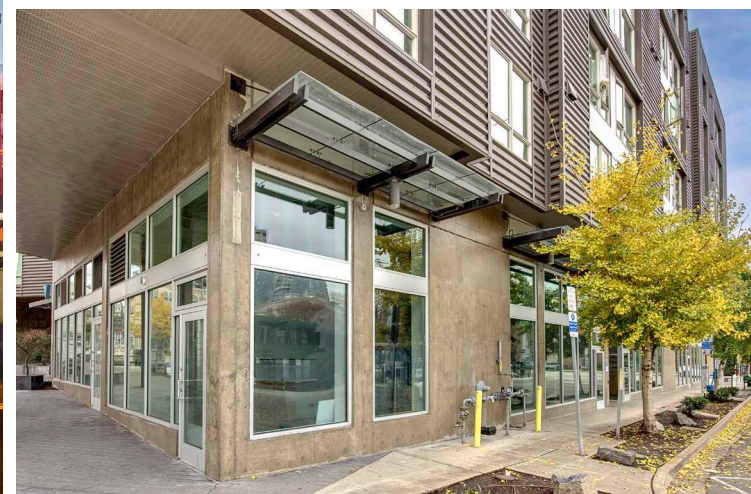




**1,080 RSF** urban street front retail

Corner retail space  
for lease in the heart  
of Capitol Hill

VIVA Apartments at 1101 E Union Street offers a versatile ground-floor space for retailers, pet businesses, cocktail concepts, and studio fitness operators.





# Neighborhood Highlights



Positioned at the corner of 11th Avenue and E Union Street at the edge of Capitol Hill's Pike-Pine Corridor, one of Seattle's most vibrant dining and nightlife districts, this mixed-use opportunity offers prime visibility and walk-ability. The location is minutes from downtown Seattle, adjacent to Seattle University campus, and close to iconic neighborhood destinations, including Chophouse Row and Melrose Market.



Join the dynamic lineup of restaurants and retailers that define the Pike-Pine district, including Warby Parker, Blu Dot Furniture, Marine Layer, Aesop, Caffe Vita, Glossier, Elliott Bay Book Company, Tavolàta, Frankie & Jo's, Bateau, Metier, and Stoup Brewing.

# Building Highlights

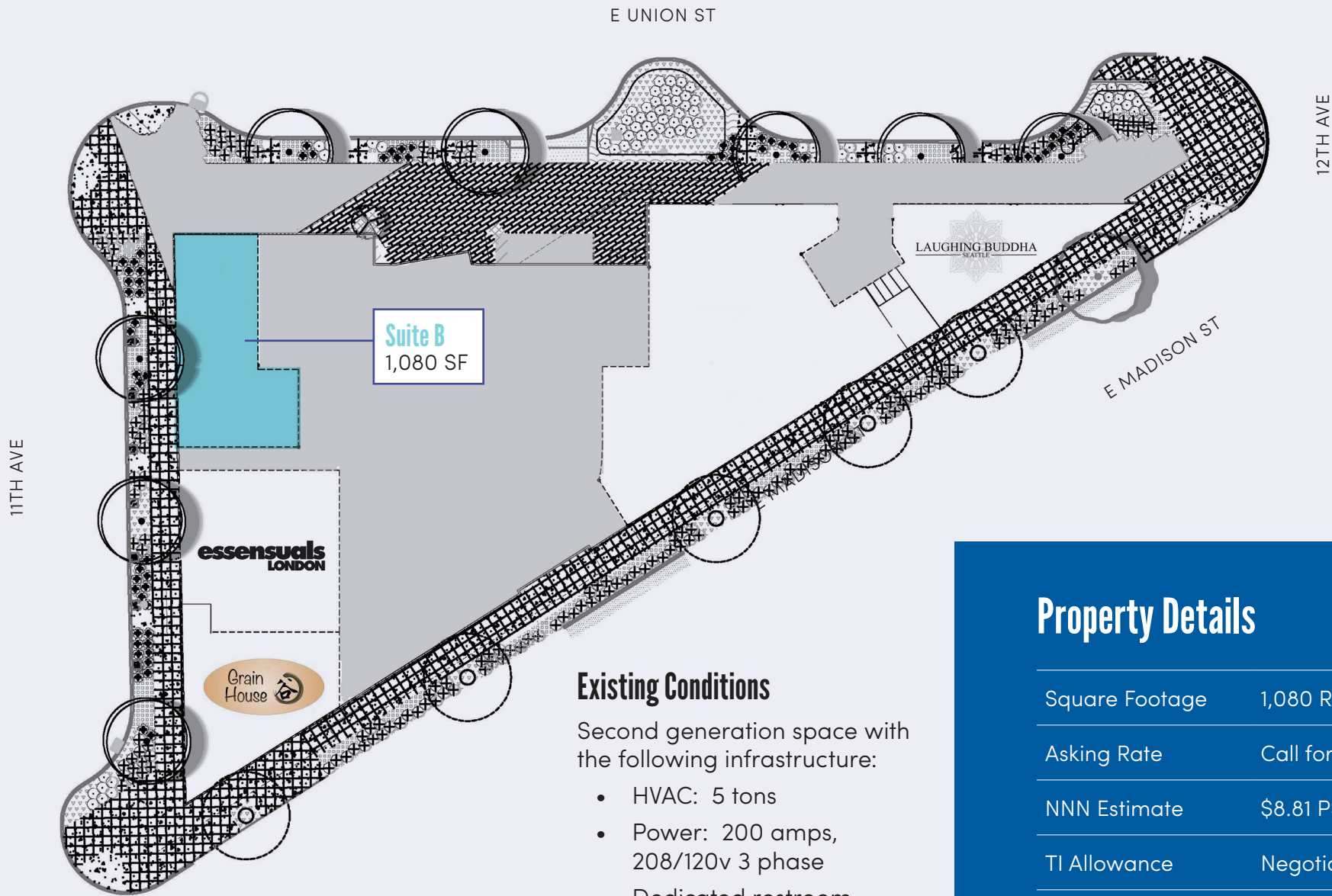
- 1,080 RSF second generation space with tall ceilings, corner location with window glazing on two storefronts, and a built-out ADA restroom within the space.
- Perfect for a general retail, pet-related business, cocktail bar, or small format fitness user.
- 105 luxury apartments located above at VIVA Capitol Hill provide a built-in customer base.
- Join Grain House, Laughing Buddha, and Essentials London at VIVA Capitol Hill, located at the edge of the Pike-Pine Corridor.



## 2025 Demographics

Drive Time	5 Minutes	10 Minutes	15 Minutes
Residential Population	44,875	268,481	596,609
Daytime Population	179,186	481,914	867,267
Average Household Income	\$156,354	\$172,656	\$193,271
Median Age	34.2	33.4	35.0

# Building Highlights



## Existing Conditions

Second generation space with the following infrastructure:

- HVAC: 5 tons
- Power: 200 amps, 208/120v 3 phase
- Dedicated restroom located in the space
- Small mezzanine built for additional storage space

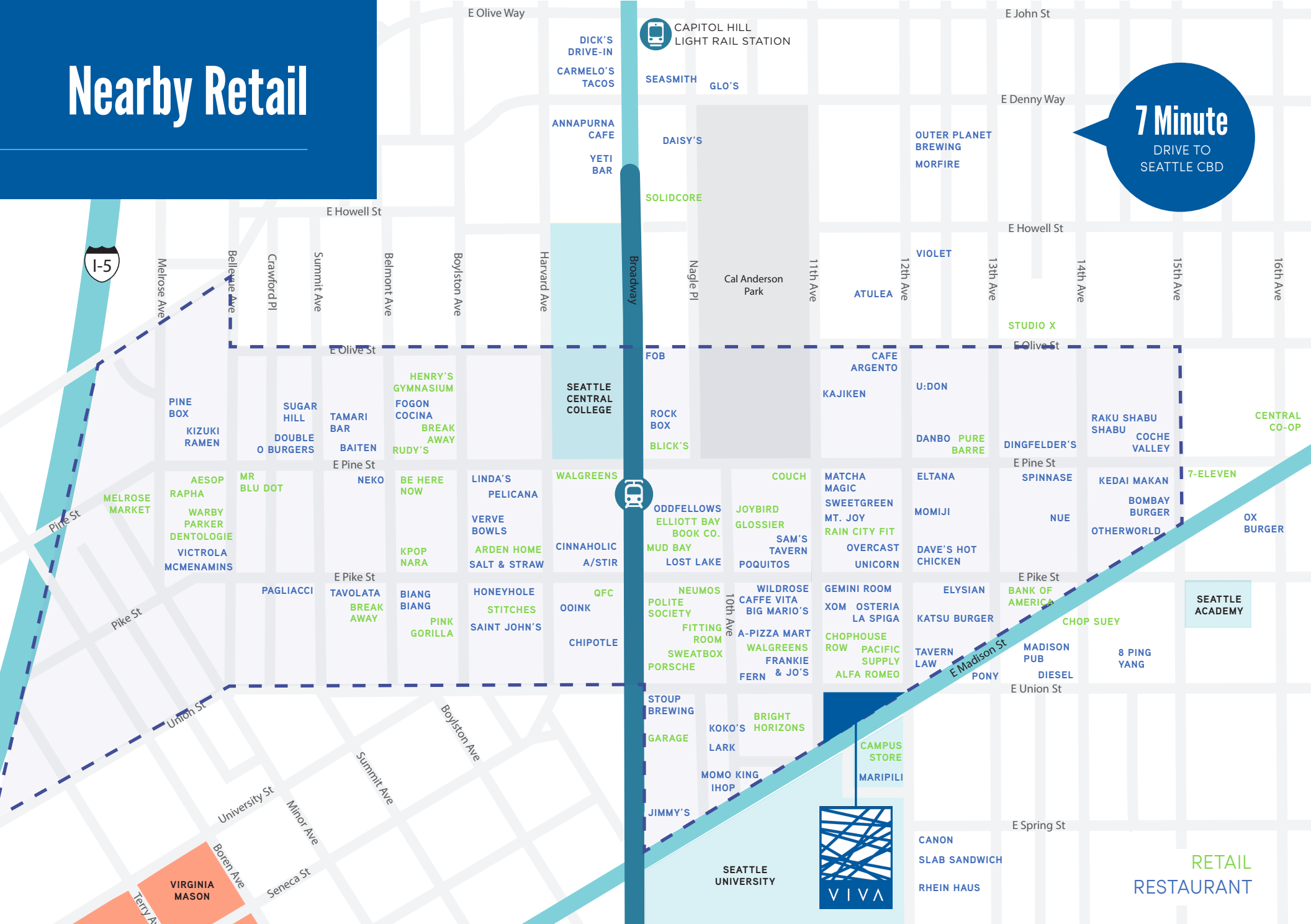
## Property Details

Square Footage	1,080 RSF
Asking Rate	Call for Rates
NNN Estimate	\$8.81 PSF
TI Allowance	Negotiable
Availability	Available Now



# Nearby Retail

**7 Minute**  
DRIVE TO  
SEATTLE CBD





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