

Harvard Market

1401 Broadway, Seattle, WA 98122



Retail for Lease in the Heart of Capitol Hill





Property Highlights

- 32,000 residents within 1.6 sq. miles; density of ~20,000 people/sq. mile (2x Seattle average)
- 10,000 light rail riders/day at Capitol Hill Station (minutes away)
- Shadow-anchored by QFC/Kroger (daily needs grocery)
- Co-tenants: Starbucks, Chipotle, UPS Store, Banfield Pet Hospital, Domino's, Woof Gang Bakery
- Seattle Central College & Seattle University add daytime student population
- Heavy evening/weekend visitor traffic from across the metro



91
TRANSIT SCORE



100
WALK SCORE



87
BIKE SCORE



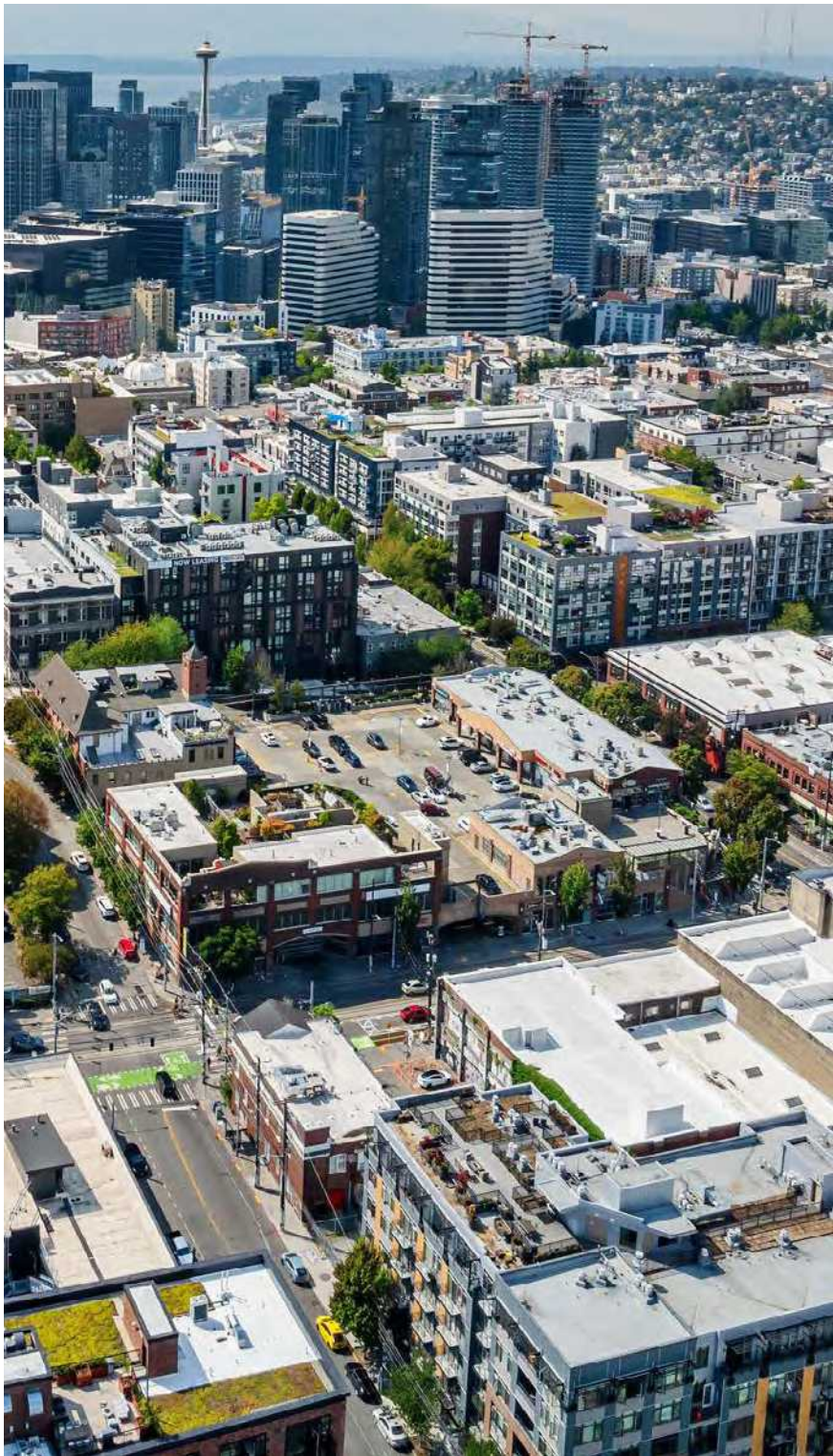
107,616
POPULATION
(1 MILE)



65,712
HOUSEHOLDS
(1 MILE)



\$140,544
AVERAGE
HOUSEHOLD
INCOME
(1 MILE)



A generational repositioning of Capitol Hill's only multi-tenant retail hub—where accessibility, density, and energy converge to create a destination built for today's retailers and tomorrow's growth.

Harvard Market | Capitol Hill Center Stage for Retail + Community

Harvard Market stands as Capitol Hill's only true multi-tenant retail destination—an established asset now entering its next chapter. With new ownership and a meaningful capital improvement program underway, the property is being thoughtfully repositioned to become the neighborhood's central place to shop, gather, and grow.





Access + Advantage

Harvard Market offers its customers free short-term parking in its parking lot and garage, providing seamless accessibility to the surrounding urban fabric—a rarity for Capitol Hill. Positioned at the intersection of daily life and destination activity, the site benefits from immediate proximity to Seattle University, Seattle Central College, and major medical institutions—delivering a consistent, built-in customer base of students, professionals, and visitors.

Density + Demand

Surrounded by one of Seattle’s most densely populated residential neighborhoods, the property captures steady, multi-source traffic that defies standard retail cycles. This 24/7 activity is driven by a unique convergence of daytime demographics: Students and faculty from Seattle University and Seattle Central, the medical workforce and clients from the adjacent First Hill hospital corridor, plus an affluent residential base with deep discretionary spending power. Capitol Hill’s blend of long-standing community roots and ongoing residential growth creates a durable foundation for retail performance.

Entrepreneurial Energy + Proven Performance

This is a market where independent concepts launch and thrive—and where national brands consistently outperform. Harvard Market offers a rare platform to tap into both: a neighborhood known for its authenticity and creativity, supported by strong consumer fundamentals and proven retail demand.

Opportunity + Positioning

With planned upgrades designed to elevate the customer experience and unify the merchandising mix, Harvard Market is being reimaged as a cohesive retail environment—one that invites discovery, encourages dwell time, and supports long-term tenant success.

SITE PLAN 1st Floor Plan

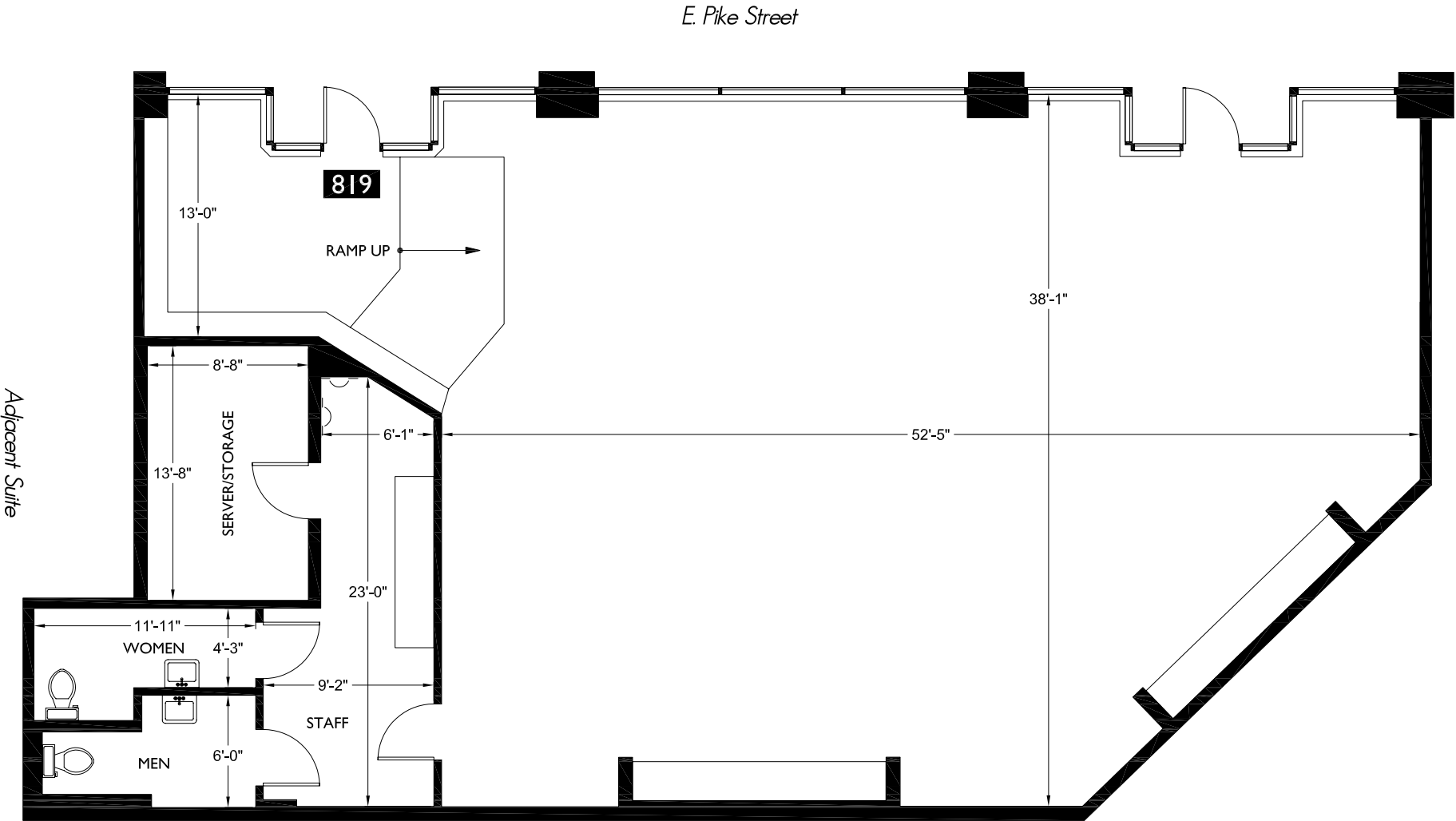


SITE PLAN 2nd Floor Plan



FLOOR PLAN

SUITE 819
2,705 SF



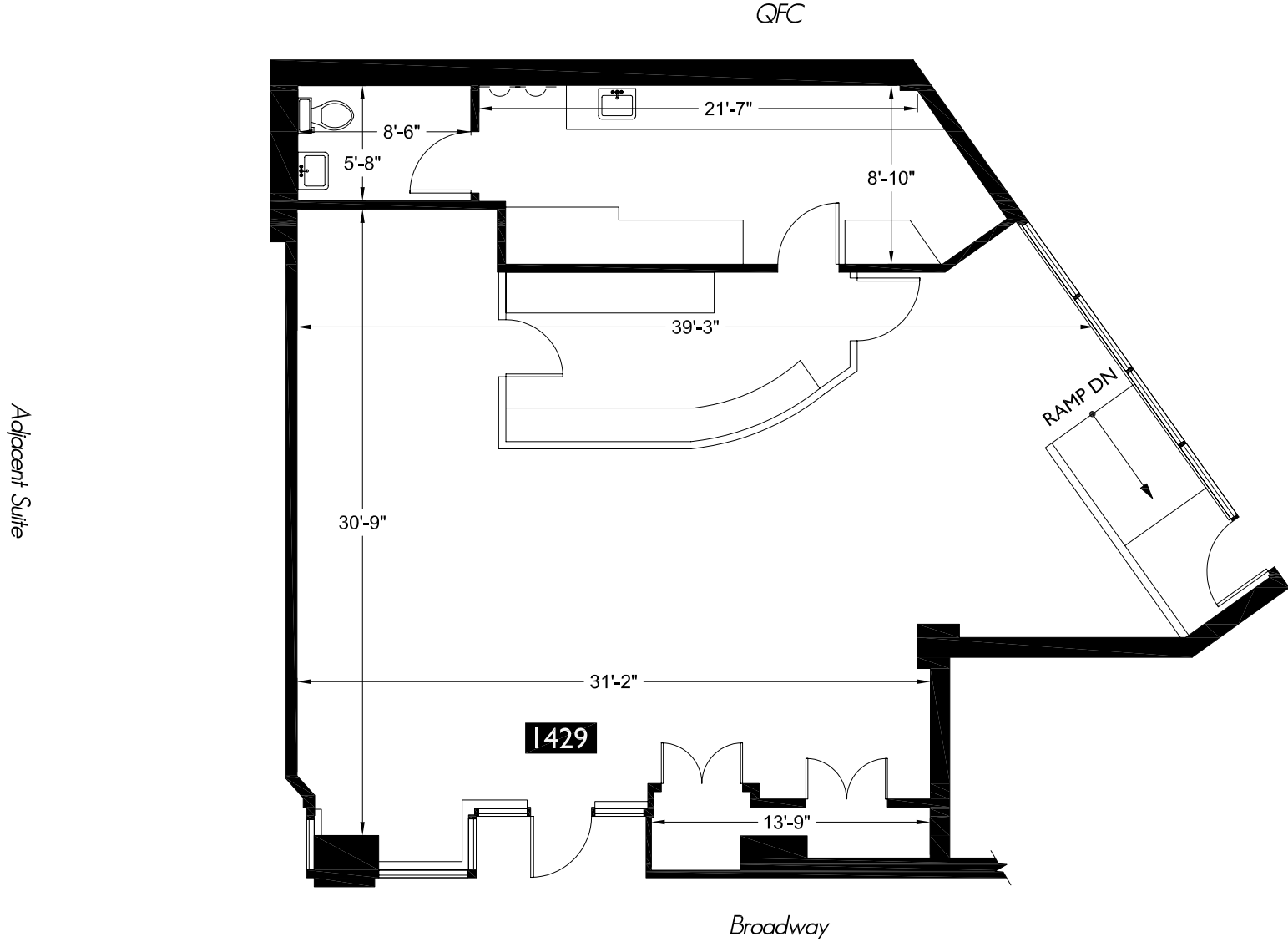
* WALL THICKNESS ASSUMED

QFC



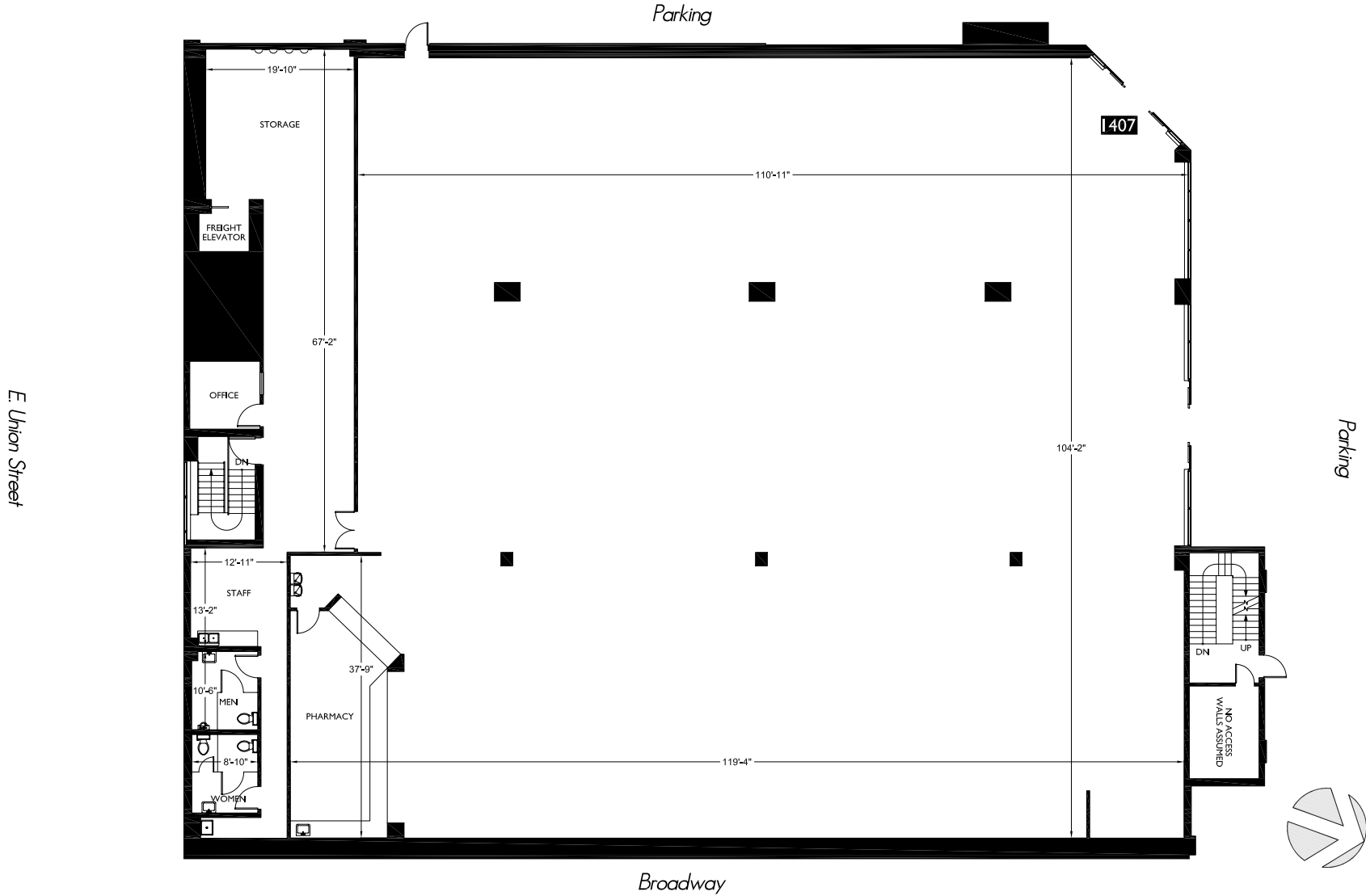
FLOOR PLAN

SUITE 1429
1,575 SF



FLOOR PLAN

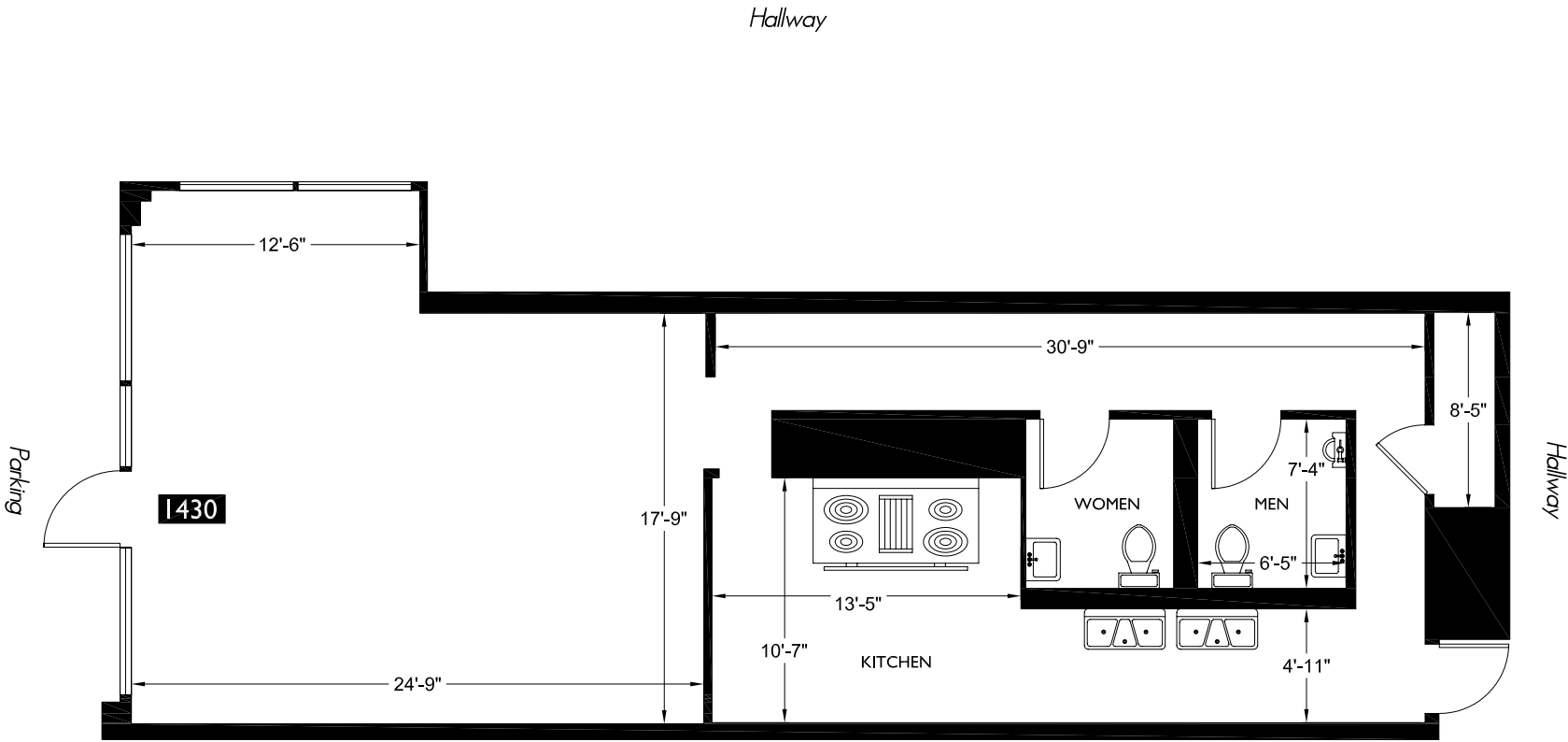
SUITE 1407
14,668 SF



FLOOR PLAN

SUITE 1430

1,372 SF



Adjacent Suite



Retail & Personal Services

- 1 U.S. Bank
- 2 M2M Market
- 3 Elliott Bay Book Company
- 4 Glossier
- 5 Chophouse Row
- 6 Neumos
- 7 [solidcore]
- 8 VAIN
- 9 Glasswing
- 10 Atelier
- 11 Mudbay

Eats & Entertainment

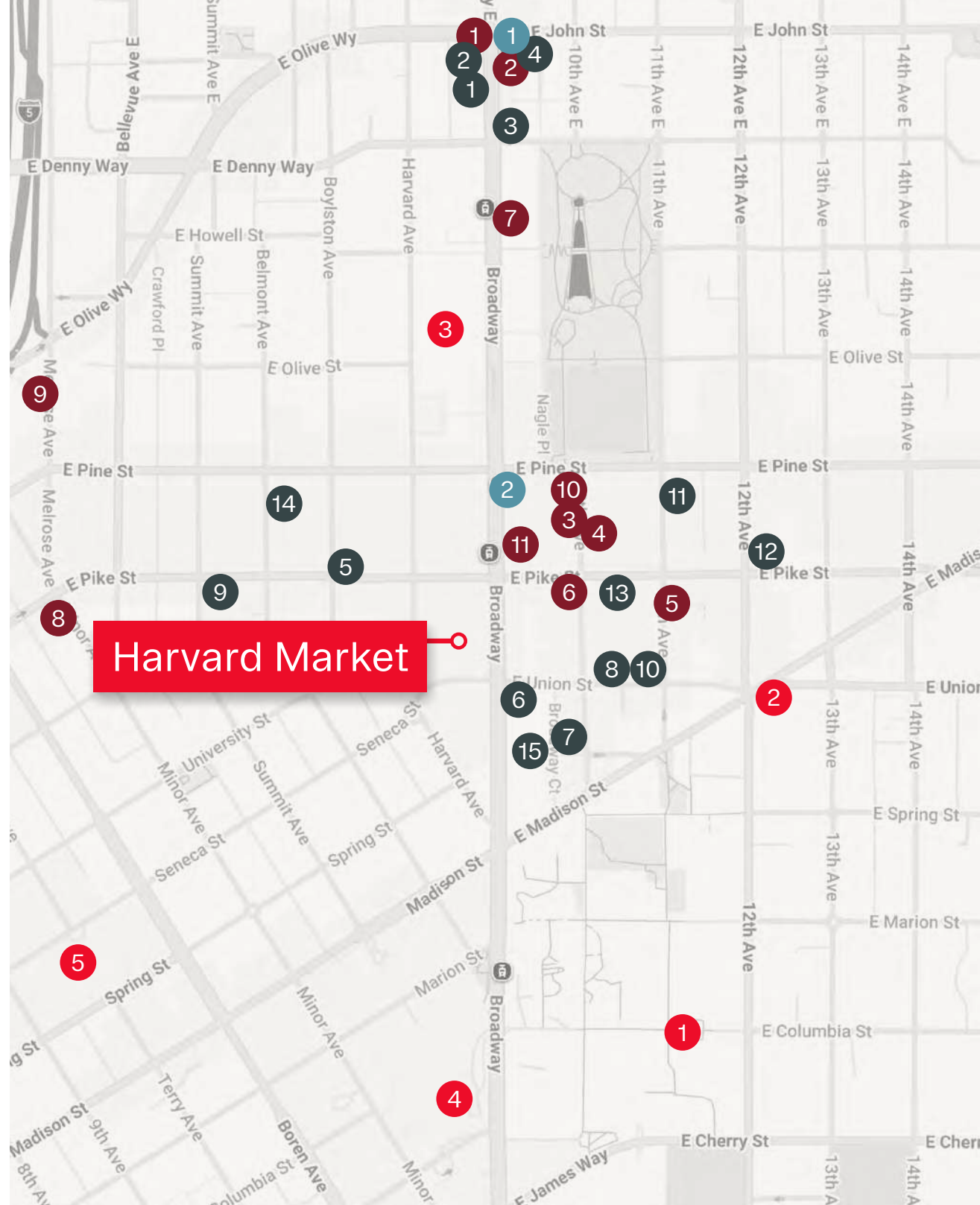
- 1 Dick's Drive-In
- 2 Just Poke
- 3 Seasmith
- 4 Tous Les Jours
- 5 Salt & Straw
- 6 Stoup Brewing
- 7 Lark
- 8 Frankie & Jo's
- 9 Tivolàta
- 10 Jeffry's
- 11 sweetgreen
- 12 Dave's Hot Chicken
- 13 Big Mario's Pizza
- 14 Starbird
- 15 Garage

Transit

- 1 Capitol Hill Station
- 2 Broadway & Pine-Pine Streetcar

Healthcare & Education

- 1 Seattle University
- 2 Seattle Academy (SAAS)
- 3 Seattle Central College
- 4 Swedish Hospital
- 5 Virginia Mason
- 6 Kaiser Permanente



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