

FOR LEASE
RESTAURANT AND CHILDCARE SPACES
FREMONT VILLAGE SQUARE
3601 Fremont Ave N, Seattle, WA 98103

VILLAGE SQUARE

fremont
animal hospital

fremont
animal hospital

Hilltop
CHILDREN'S STORE

Hilltop
CHILDREN'S STORE

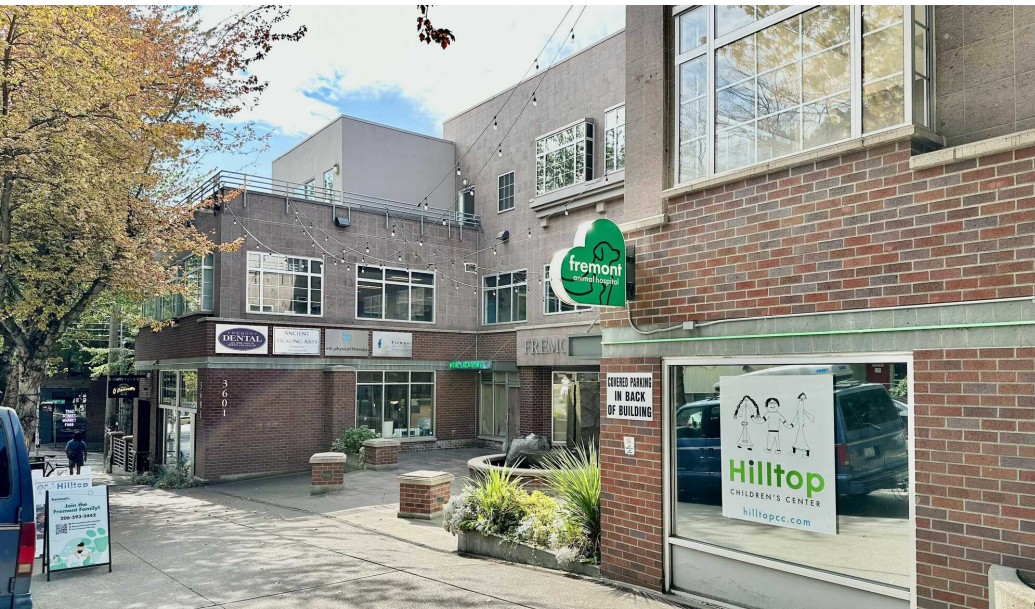
For more information please contact:

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 GIBRALTAR
INVESTMENT PROPERTY SOLUTIONS

3601 FREMONT AVE N, SEATTLE, WA 98103

RESTAURANT AND CHILDCARE SPACES



PROPERTY HIGHLIGHTS

- Rare opportunity to lease 2nd generation retail/restaurant spaces in the heart of Seattle's vibrant Fremont neighborhood, two blocks north of Fremont Bridge
- Located on the street-level of Fremont Village Square, a well-established neighborhood mixed-use office/retail center
- Ideal for restaurant, childcare, pet daycare, (veterinarian not allowed), health/wellness, and other retail or service office uses
- Fremont Village Square is home to diverse mix of professional offices, tech firms, health/wellness practitioners, veterinarian clinic, restaurants and more
- Parking ratio: 1.2/1,000 SF in surface lot or garage: \$225/month/pass
- Large neighborhood employers include Adobe, GeekWire, Geocatching HQ, Tableau Software, and Brooks Headquarters



59

TRANSIT SCORE



98

WALK SCORE



82

BIKE SCORE



142,703

TOTAL POPULATION



70,297

TOTAL HOUSEHOLDS

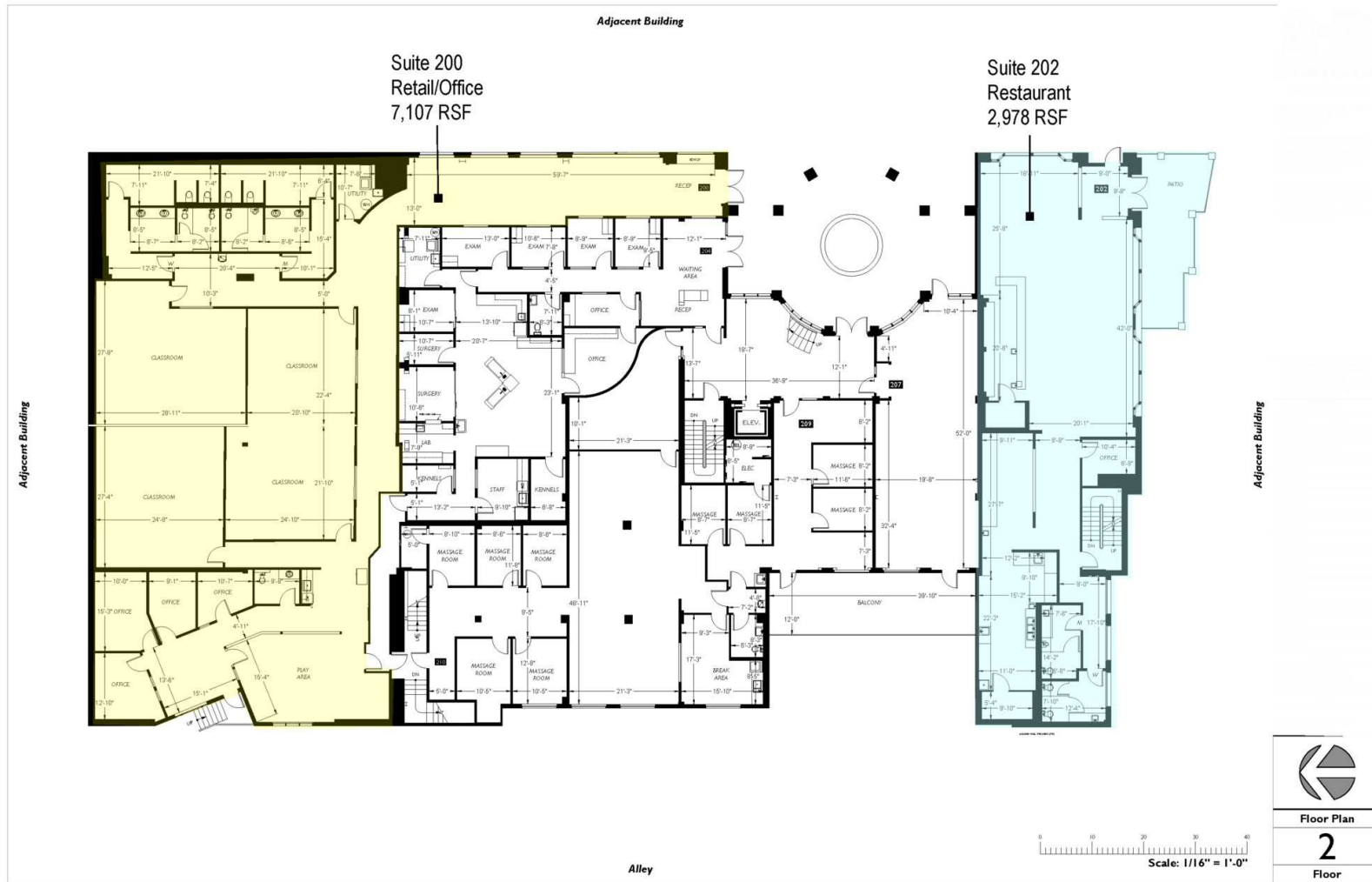


\$117,149

MEDIAN INCOME

* Estimated 2024 demographic data based on 2-mile radius (CoStar)

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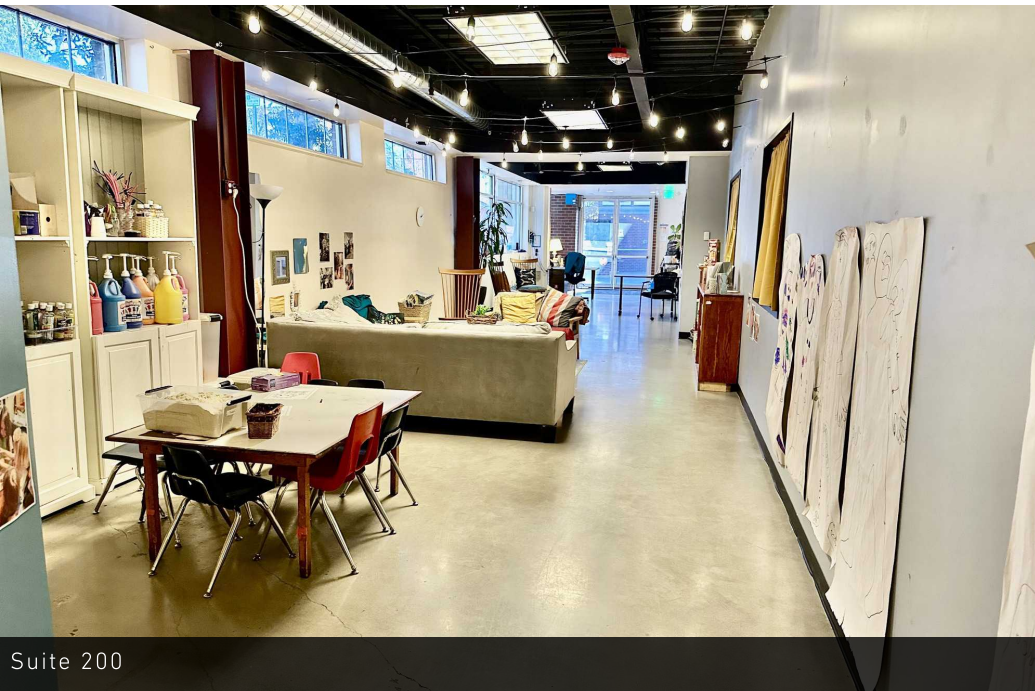
AVAILABLE SPACES

SUITE	SIZE (SF)	2026 NNN*	LEASE RATE	DESCRIPTION
■ Suite 200 Childcare	7,107 SF	\$15.18	\$27.00 SF/yr	Available September 1, 2026. Current buildout is childcare center. Features 3 private classrooms, ideal for education, tutoring, childcare, professional services, dog daycare, health/wellness practitioners. B.F. Day Playground meets outdoor requirement.
■ Suite 202 Restaurant	2,978 SF	\$15.18	\$30.00 SF/yr	Available August 1, 2026. High visibility corner restaurant w/ 17 ft type 1 hood. and dedicated outdoor patio.

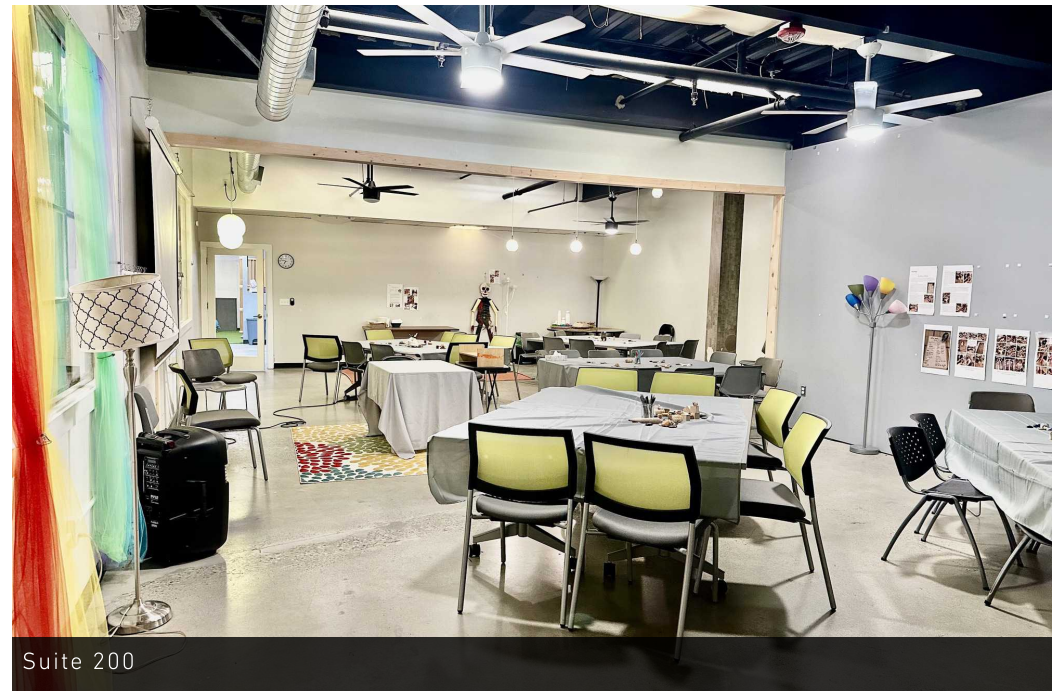
*NNN includes water, sewer, gas, trash and electricity.

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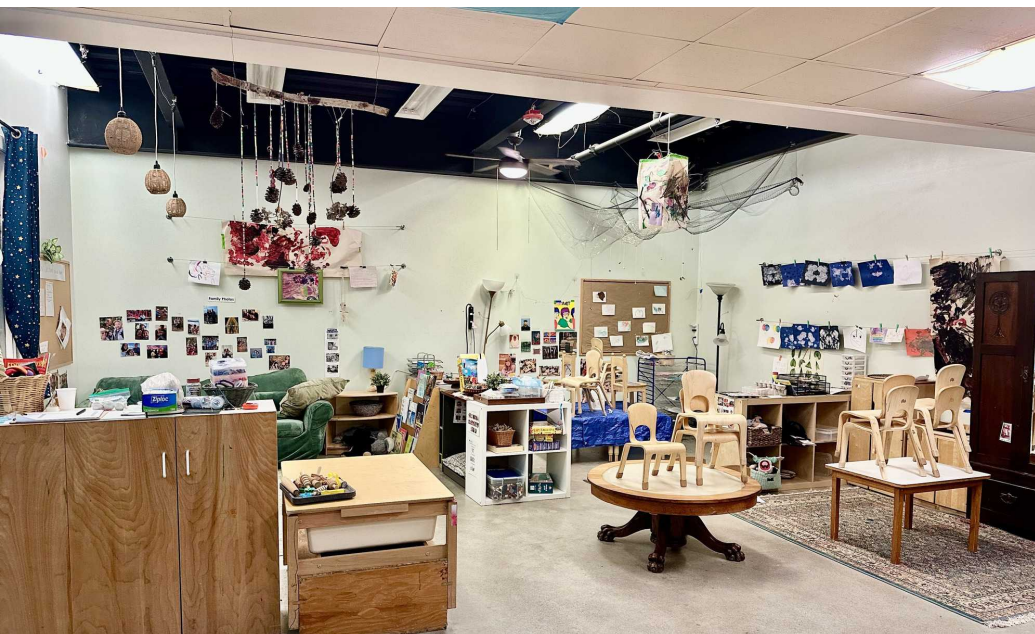
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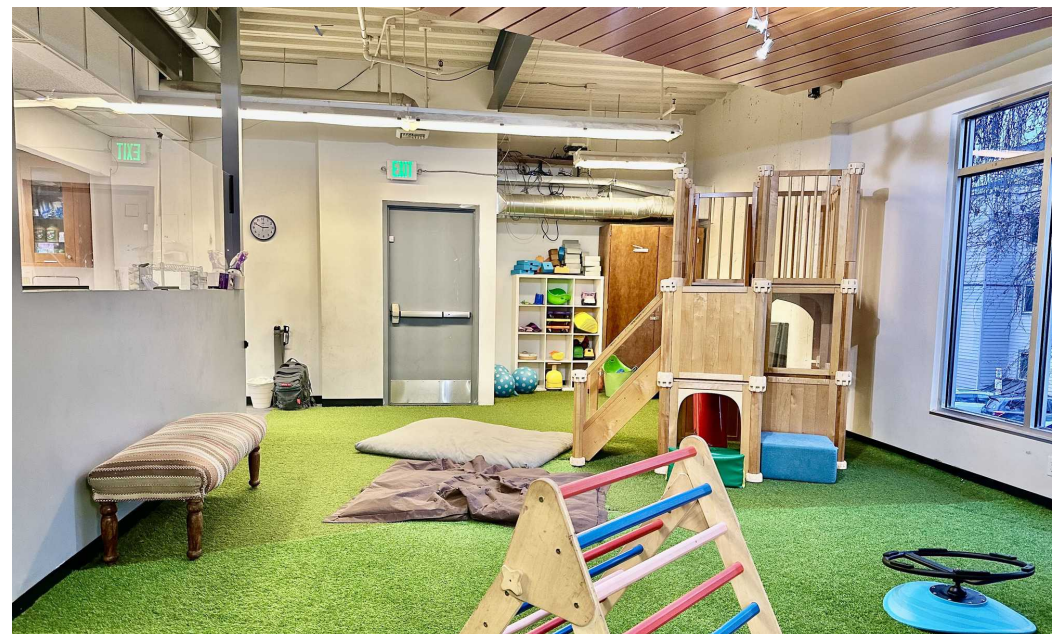
Suite 200



Suite 200



Suite 200



Suite 200

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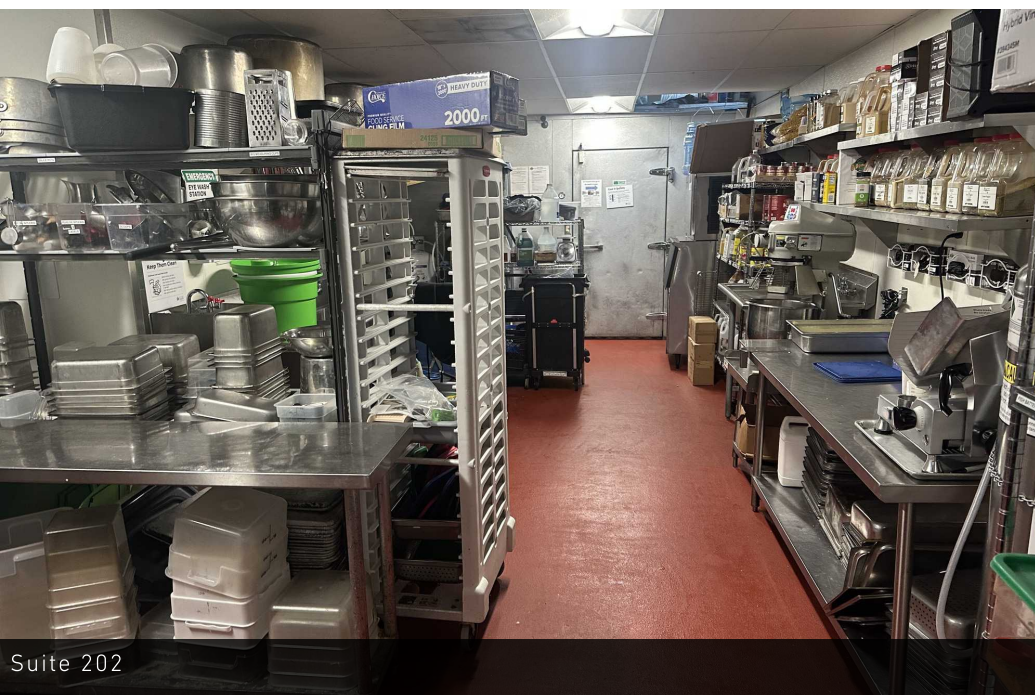
RESTAURANT AND CHILDCARE SPACES



Suite 202



Suite 202



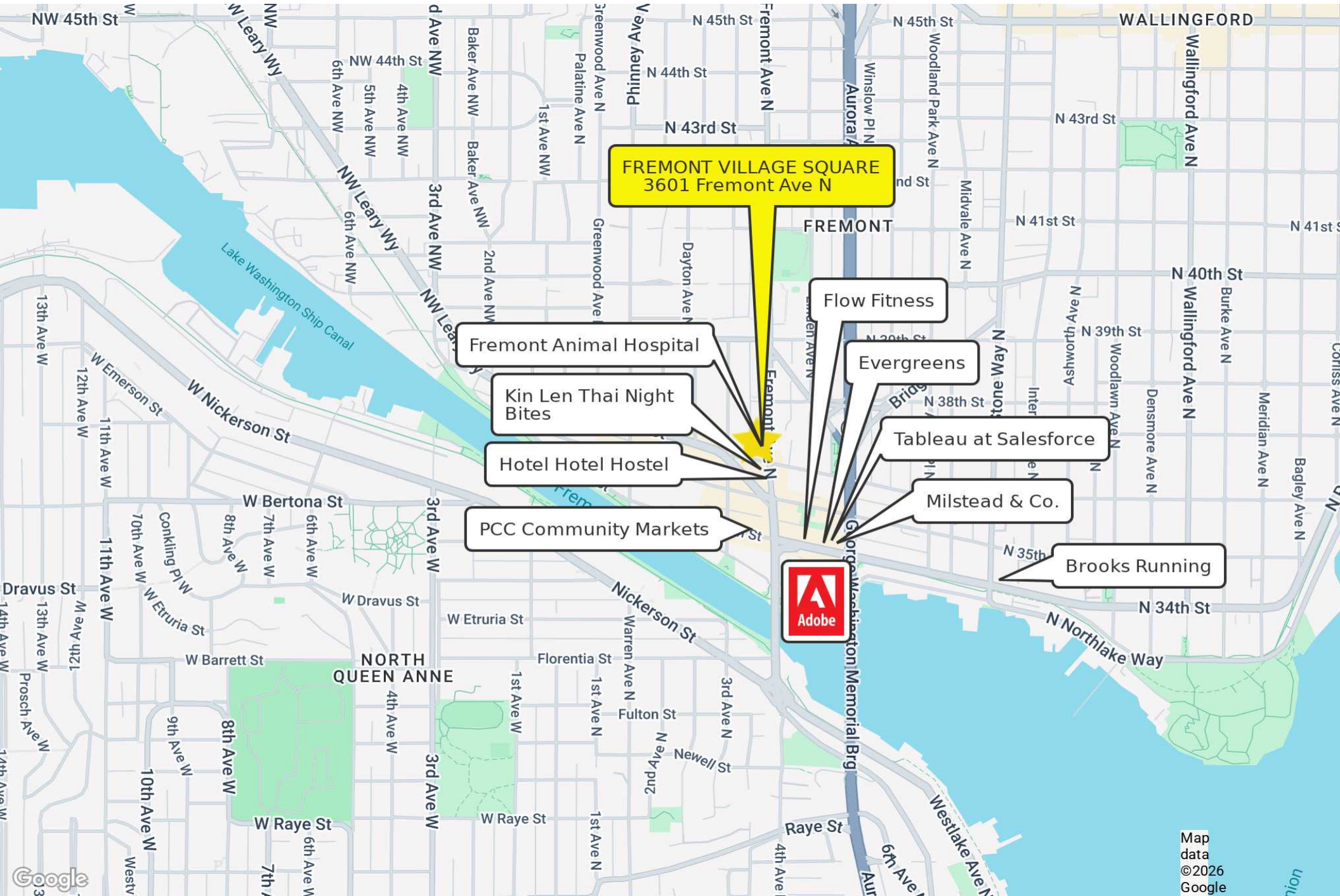
Suite 202



Suite 202

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FREMONT VILLAGE SQUARE
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Fremont Animal Hospital

Kin Len Thai Night Bites

Hotel Hotel Hostel

PCC Community Markets

Flow Fitness

Evergreens

Tableau at Salesforce

Milstead & Co.

Brooks Running

