

# TURNKEY RESTAURANT & BAR FOR LEASE

*Good Arts Building  
704 1st Ave, Seattle, WA*



**KELLY GADDIS**  
425.450.1136  
kelly.gaddis@kidder.com

**MIA PONCE**  
425.450.1137  
mia.ponce@kidder.com

**KIDDER.COM**



TURNKEY RESTAURANT & BAR FOR LEASE



**SUBJECT RESTAURANT**

2ND AVE

COLUMBIA ST

1ST AVE

CHERRY ST

YESLER WAY

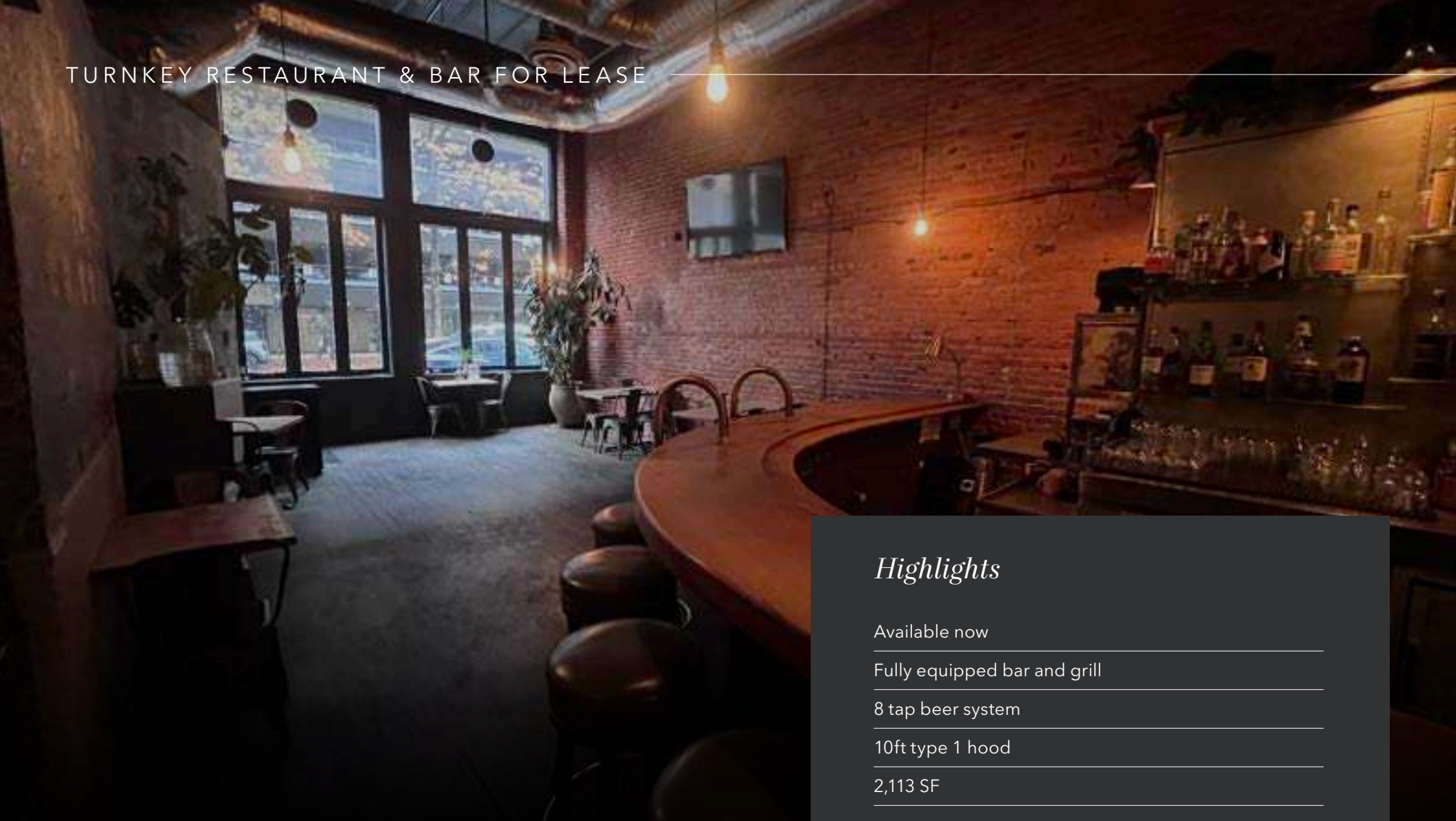
GRAND CENTRAL BUILDING

UNION STATION



KIDDER MATHEWS

TURNKEY RESTAURANT & BAR FOR LEASE



*Highlights*

Available now

Fully equipped bar and grill

8 tap beer system

10ft type 1 hood

2,113 SF

**\$32**

RATES

**\$7.00**

ESTIMATED NNN

*Turnkey Neighborhood restaurant and cocktail bar is tucked away at 704 1st Avenue at the historic Good Arts Building in Pioneer Square neighborhood of Seattle.*

## PROPERTY OVERVIEW

*Join a thriving community including Cherry St Coffee, Good Arts, Sake Nomi, Open Books, and Beneath the Streets.*

The space features a warm, inviting layout defined by high ceilings and a thoughtful mix of textures and materials. Operable storefront windows open the interior to the street, creating a seamless indoor-outdoor flow with the potential for sidewalk seating. Inside, rustic brick walls and rich wood floors set a timeless tone, complemented by low ambient lighting that enhances the atmosphere. A long, curved bar rail anchors the room, offering both visual character and functional appeal, while the overall structure lends itself well to a variety of hospitality concepts.

The space features a warm, inviting layout defined by high ceilings and a thoughtful mix of textures and materials. Operable storefront windows open the interior to the street, creating a seamless indoor-outdoor flow with the potential for sidewalk seating. Inside, rustic brick walls and rich wood floors set a timeless tone, complemented by low ambient lighting that enhances the atmosphere. A long, curved bar rail anchors the room, offering both visual character and functional appeal, while the overall structure lends itself well to a variety of hospitality concepts.



# TURNKEY RESTAURANT & BAR FOR LEASE

Easily accessible by light rail, Pioneer Square and the Stadium District together form one of Seattle's most dynamic urban areas, where history, sports, and culture converge. Pioneer Square's cobblestone streets and historic architecture create a charming backdrop for art galleries, boutique shops, and an eclectic mix of restaurants that highlight the city's culinary diversity. Just steps away, the Stadium District brings an electric energy with world-class venues—Lumen Field and T-Mobile Park—drawing millions of visitors each year for games, concerts, and special events.

Lumen Field hosts over 300 event days annually with 2.4 million attendees, while T-Mobile Park welcomes fans to 81 Seattle Mariners games and more than 500 additional events, from concerts to weddings and corporate gatherings. The area's vibrant bar and restaurant scene makes it a natural gathering spot before and after events.

In the past year, the neighborhood has seen a surge of new retail, dining, and nightlife activity, including Darkalino's, Occidental Hall, Hometeam, three Sea Creatures Restaurant Group concepts, and the celebrated Death & Co in the former FX McRory's space. With the 2026 FIFA World Cup on the horizon—bringing six matches to Lumen Field—the district's momentum continues to grow, blending Seattle's historic past with its ever-evolving urban energy.



# DEMOGRAPHICS

## POPULATION

	1 Mile	2 Miles	3 Miles
2025 TOTAL	56,719	182,671	261,565
2030 PROJECTION	62,820	199,406	280,066
2020 CENSUS	44,104	150,688	226,260
PROJECTED GROWTH 2025 - 2030	6,101	16,735	18,502

## MEDIAN AGE & GENDER

	1 Mile	2 Miles	3 Miles
MEDIAN AGE	34.4	33.4	35.0
% FEMALE	40.0%	43.2%	45.1%
% MALE	60.0%	56.8%	47.8%

## HOUSEHOLDS

	1 Mile	2 Miles	3 Miles
2025 TOTAL	33,634	109,930	148,061
2030 PROJECTED	37,424	120,628	159,798
2020 CENSUS	26,143	89,182	125,331
GROWTH 2025 - 2030	3,790	10,698	11,737
OWNER-OCCUPIED	14.4%	20.6%	28.6%
RENTER-OCCUPIED	85.6%	79.4%	71.4%

## INCOME

	1 Mile	2 Miles	3 Miles
2025 AVERAGE HH INCOME	\$151,719	\$164,844	\$183,032
2030 PROJECTED HH INCOME	\$148,504	\$163,266	\$180,154

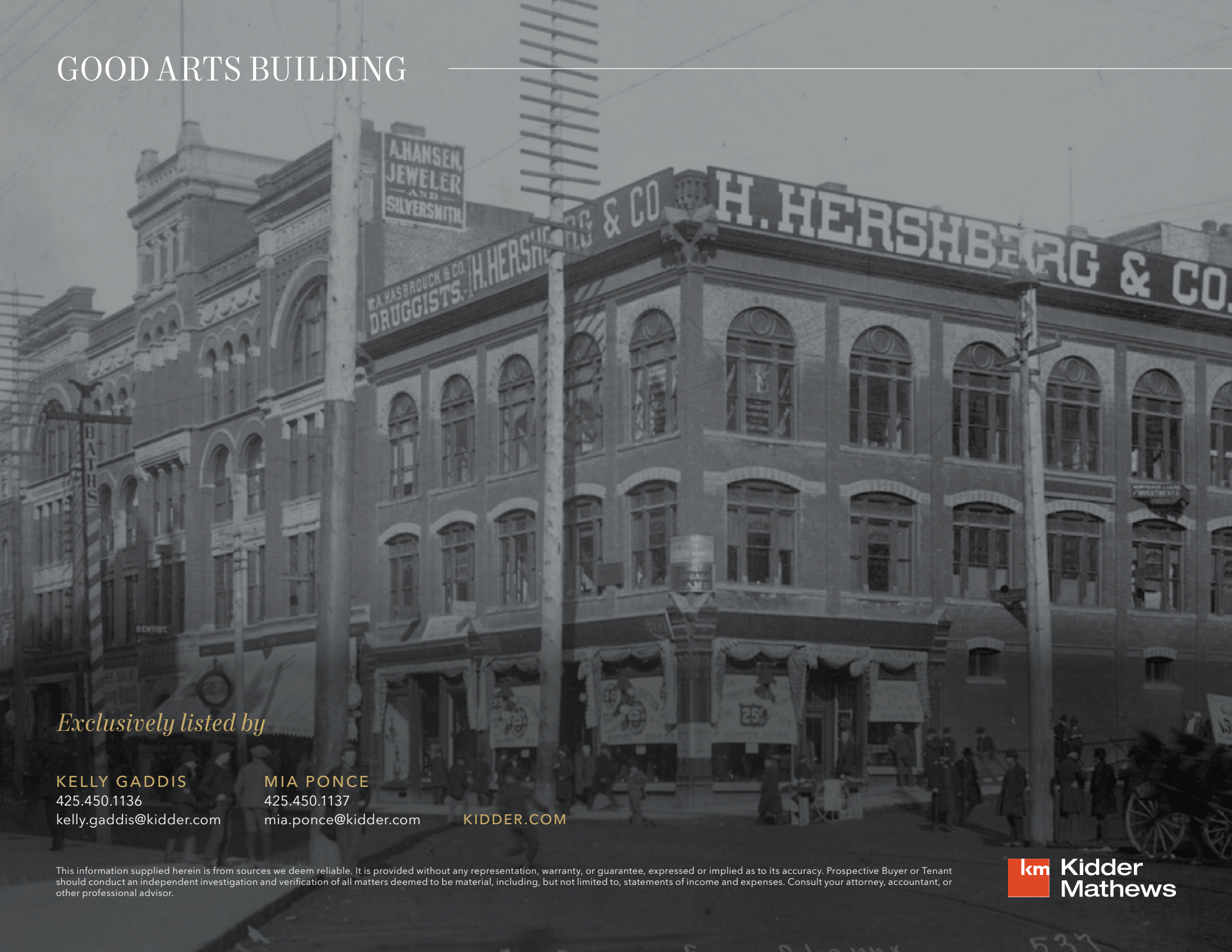
## EMPLOYMENT

	1 Mile	2 Miles	3 Miles
TOTAL BUSINESSES	10,634	18,467	24,451
TOTAL EMPLOYEES	145,130	232,954	276,174
WHITE COLLAR WORKERS	27,910	106,007	146,352
BLUE COLLAR WORKERS	6,535	19,306	27,563

## EDUCATION

	1 Mile	2 Miles	3 Miles
SOME HIGH SCHOOL	3.7%	2.0%	1.9%
HIGH SCHOOL DIPLOMA	10.5%	8.3%	8.2%
SOME COLLEGE	14.3%	11.6%	11.2%
ASSOCIATE	4.8%	5.4%	5.3%
BACHELOR'S	33.5%	38.2%	38.4%
GRADUATE	29.0%	32.0%	32.7%

# GOOD ARTS BUILDING



*Exclusively listed by*

**KELLY GADDIS**  
425.450.1136  
kelly.gaddis@kidder.com

**MIA PONCE**  
425.450.1137  
mia.ponce@kidder.com

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**km Kidder Mathews**