

RETAIL FOR LEASE

# HULL BUILDING

*Beautiful Hard-Corner  
Retail Available in  
Historic Belltown*

2401 1ST AVE | SEATTLE, WA

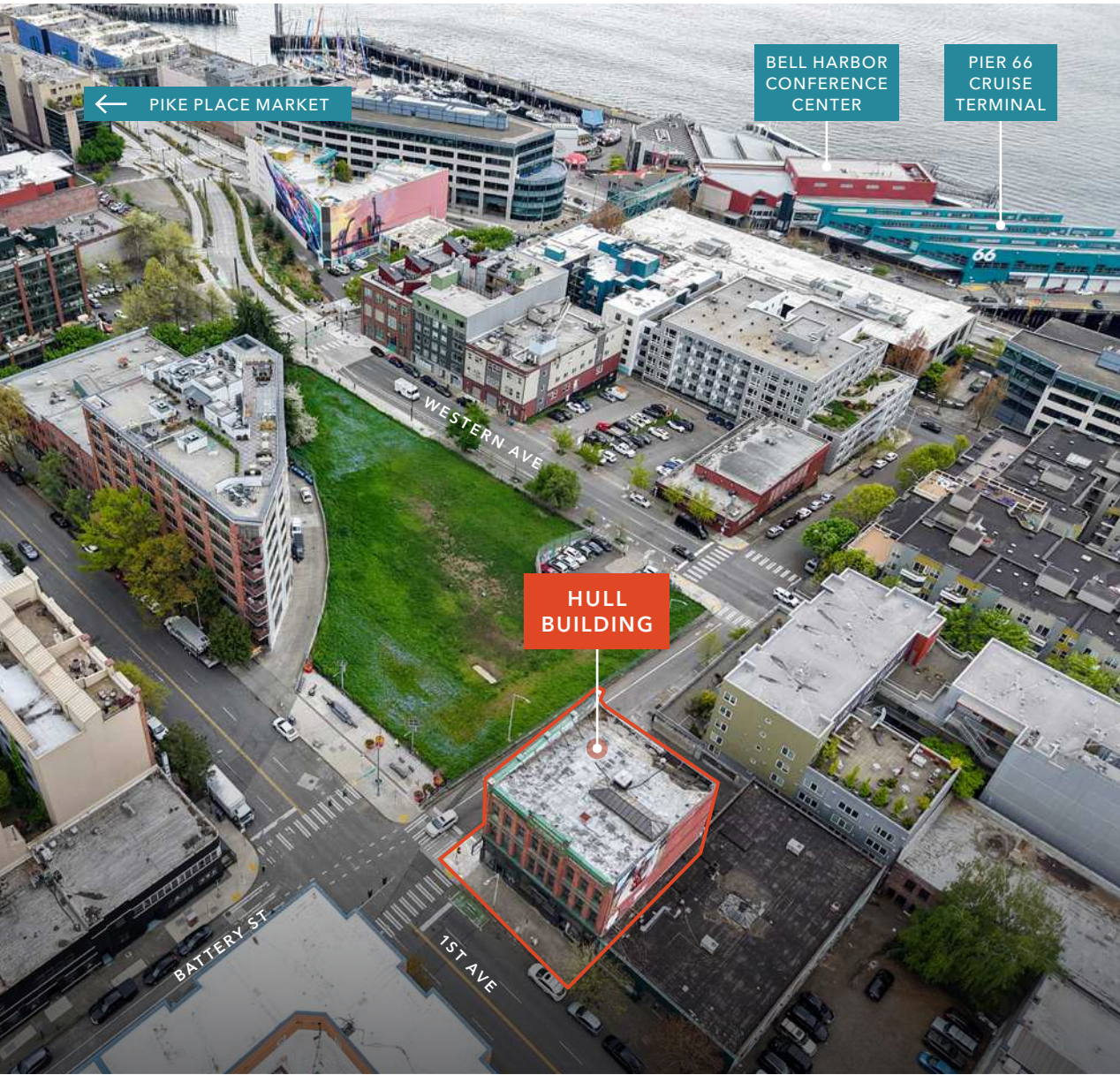
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**km** Kidder  
Mathews



*Hard-corner retail available in historic Belltown building, with excellent foot and vehicle traffic. Walking distance to Pike Place Market, Seattle's Waterfront Park and cruise terminals.*



2,100 SF  
TOTAL



WALKING  
SCORE  
100



TRANSIT  
SCORE  
100



BIKE  
SCORE  
70

#### ADDITIONAL HIGHLIGHTS

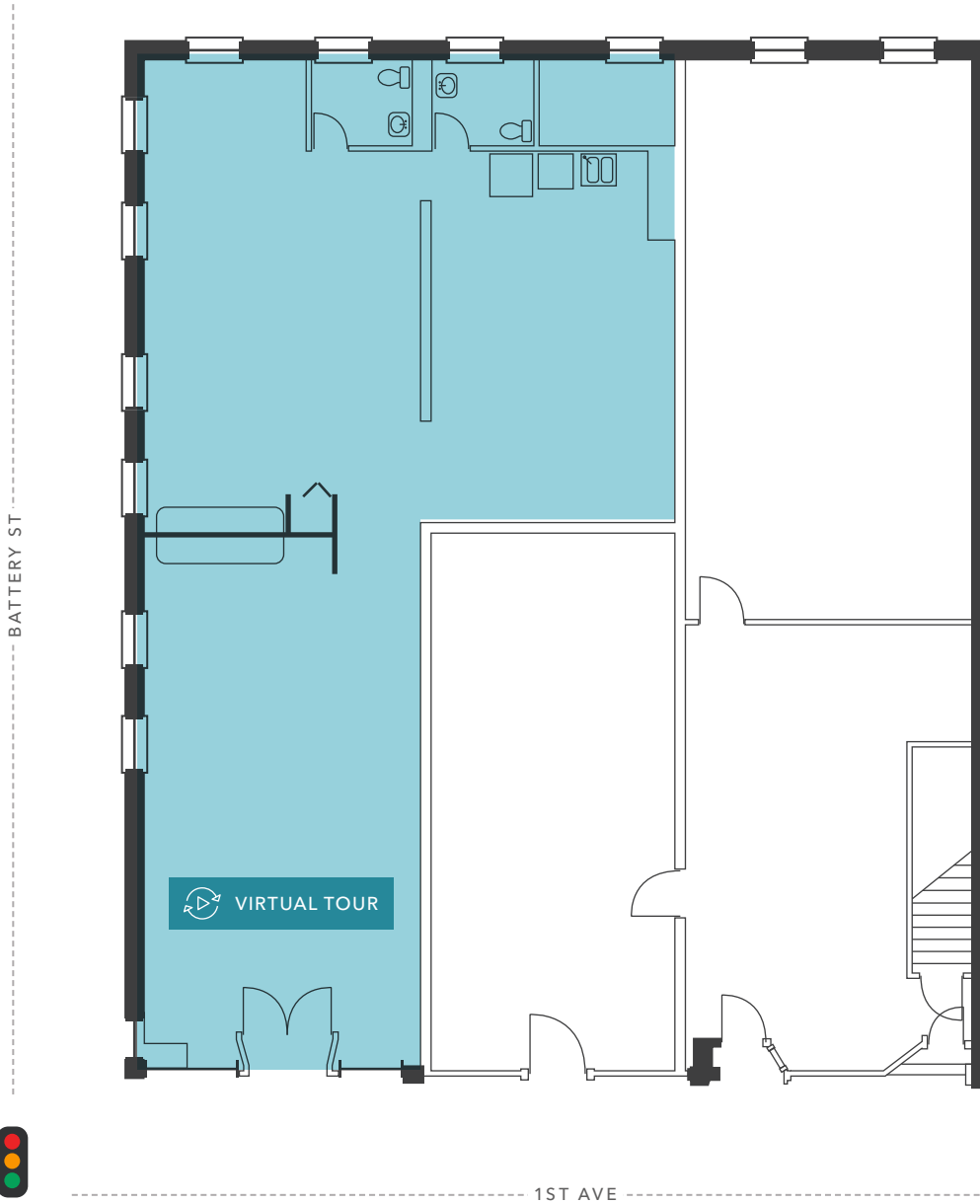
Excellent hard-corner visibility— 11,898 average vehicles per day at 1st Ave and Battery St

±15' ceiling height

Includes two restrooms plus a kitchenette area

Walking distance from cruise terminals, expected to bring a record 2.1 million passengers in 2026

# FLOOR PLAN



2,100 SF

AVAILABLE

CALL

FOR LEASE RATE

\$8.50/SF

EST 2026 NNN

NOW

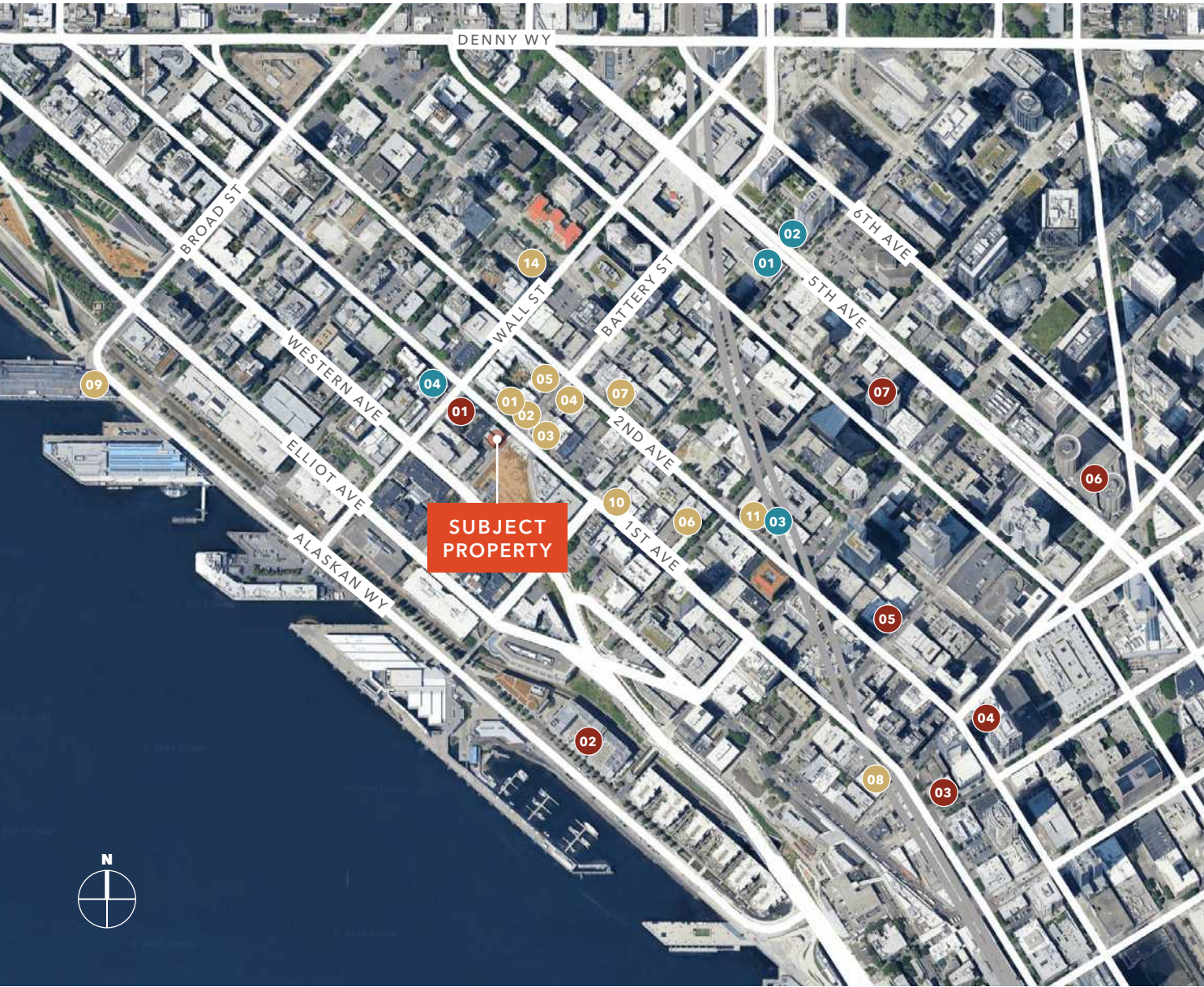
AVAILABLE



Floorplan not to scale. Configuration subject to tenant field verification.

11,898+ VPD





## Nearby retailers

### RESTAURANTS & BARS

- 01 Macrina
- 02 Imperial
- 03 Vindictive Wings
- 04 Buckley's
- 05 Shiro's Sushi
- 06 Bathtub Gin & CO
- 07 Shorty's
- 08 Biscuit Bitch
- 09 Aqua by El Gaucho
- 10 Umi Sake House
- 11 Jupiter Bar

### LIFESTYLE & FITNESS

- 01 Corepower Yoga
- 02 Orangetheory Fitness
- 03 Spa Noir
- 04 The Crocodile

### HOTELS

- 01 Ace
- 02 Marriott
- 03 Wyndham
- 04 Hilton
- 05 Kimpton
- 06 Westin
- 07 Hllton

# HULL BUILDING RETAIL | BELLTOWN



74,444

2025 ESTIMATED  
POPULATION, 1 MILE

33.6

MEDIAN AGE,  
1 MILE

\$187,008

AVERAGE HH INCOME,  
1 MILE

2.1 M

2026 EST. CRUISE  
PASSENGERS



# DEMOGRAPHICS

## POPULATION

|                     | ½ Mile | 1 Mile  | 2 Miles |
|---------------------|--------|---------|---------|
| 2020 CENSUS         | 21,212 | 52,667  | 147,162 |
| 2025 ESTIMATED      | 26,739 | 69,317  | 177,992 |
| 2030 PROJECTED      | 27,473 | 74,444  | 190,317 |
| 2025 EST HOUSEHOLDS | 18,221 | 46,083  | 109,500 |
| DAYTIME POPULATION  | 45,243 | 153,382 | 267,384 |

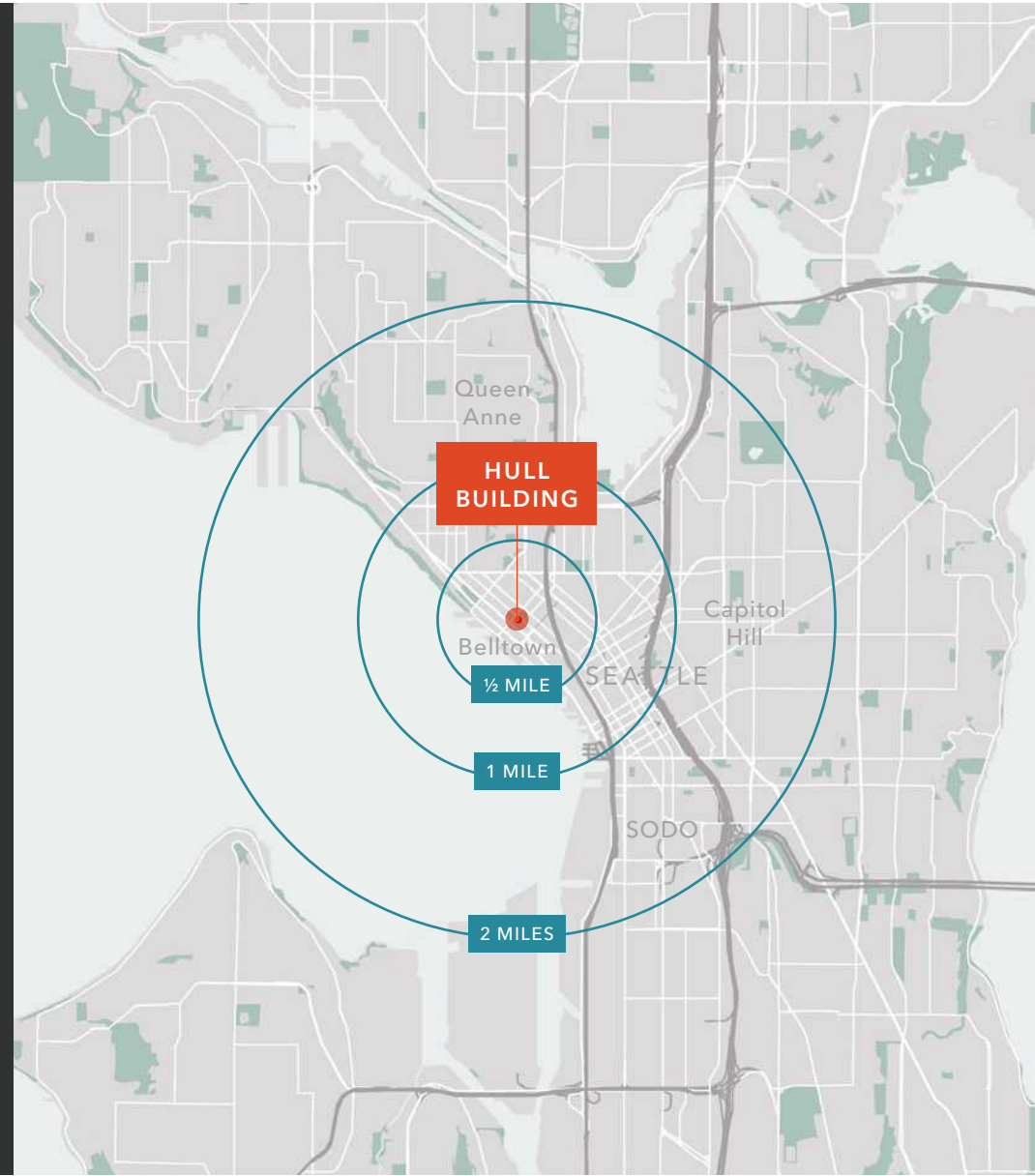
## MEDIAN AGE & GENDER

|            | ½ Mile | 1 Mile | 2 Miles |
|------------|--------|--------|---------|
| MEDIAN AGE | 34.7   | 33.6   | 33.5    |
| FEMALE     | 42.9%  | 42.5%  | 43.6%   |
| MALE       | 57.1%  | 57.5%  | 56.4%   |

## HOUSEHOLD INCOME

|                        | ½ Mile    | 1 Mile    | 2 Miles   |
|------------------------|-----------|-----------|-----------|
| 2025 MEDIAN            | \$150,433 | \$148,834 | \$130,847 |
| 2030 MEDIAN PROJECTED  | \$151,080 | \$151,350 | \$131,731 |
| 2025 AVERAGE           | \$186,569 | \$187,008 | \$174,343 |
| 2030 AVERAGE PROJECTED | \$188,358 | \$190,080 | \$174,937 |

Data Source: ©2026, Sites USA



# HULL BUILDING RETAIL

*Exclusively leased by*

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