

sloane

RETAIL FOR LEASE

616 Battery St, Seattle, WA 98121



Blake Taylor | Madeline Stutz | Tiffini Connell

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Commercial
Realty

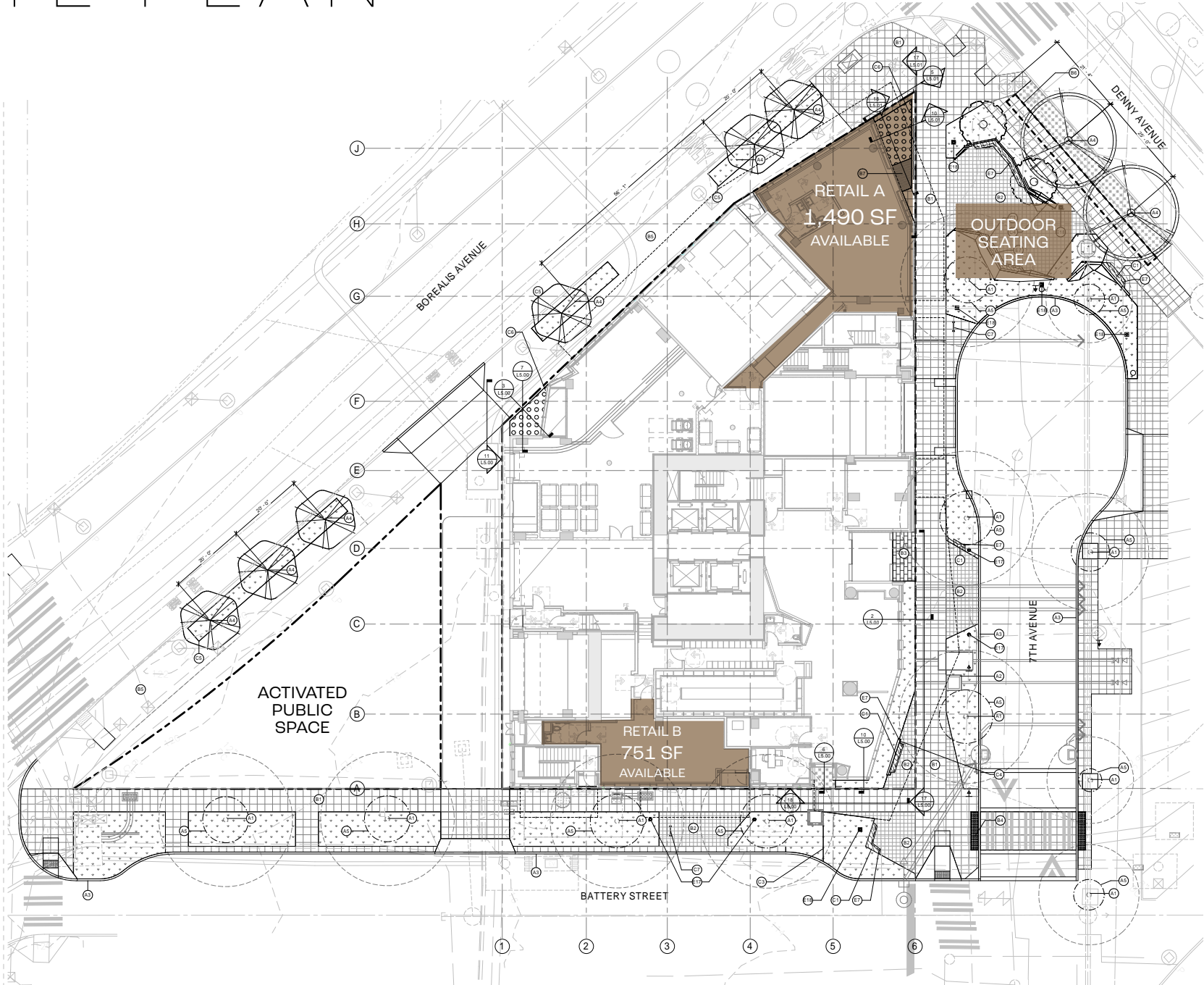
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Positioned at the highly visible intersection of 7th Avenue and Denny Way, Sloane is a 45-story residential tower (retail delivery Q1 2027) anchoring the north edge of downtown Seattle. The project provides two distinct retail spaces available for lease in a densifying, high-income urban neighborhood.

With prominent frontage along Denny Way—one of Seattle’s most heavily trafficked east-west corridors—the spaces benefit from exceptional visibility and connectivity between South Lake Union, Belltown, and the downtown core.



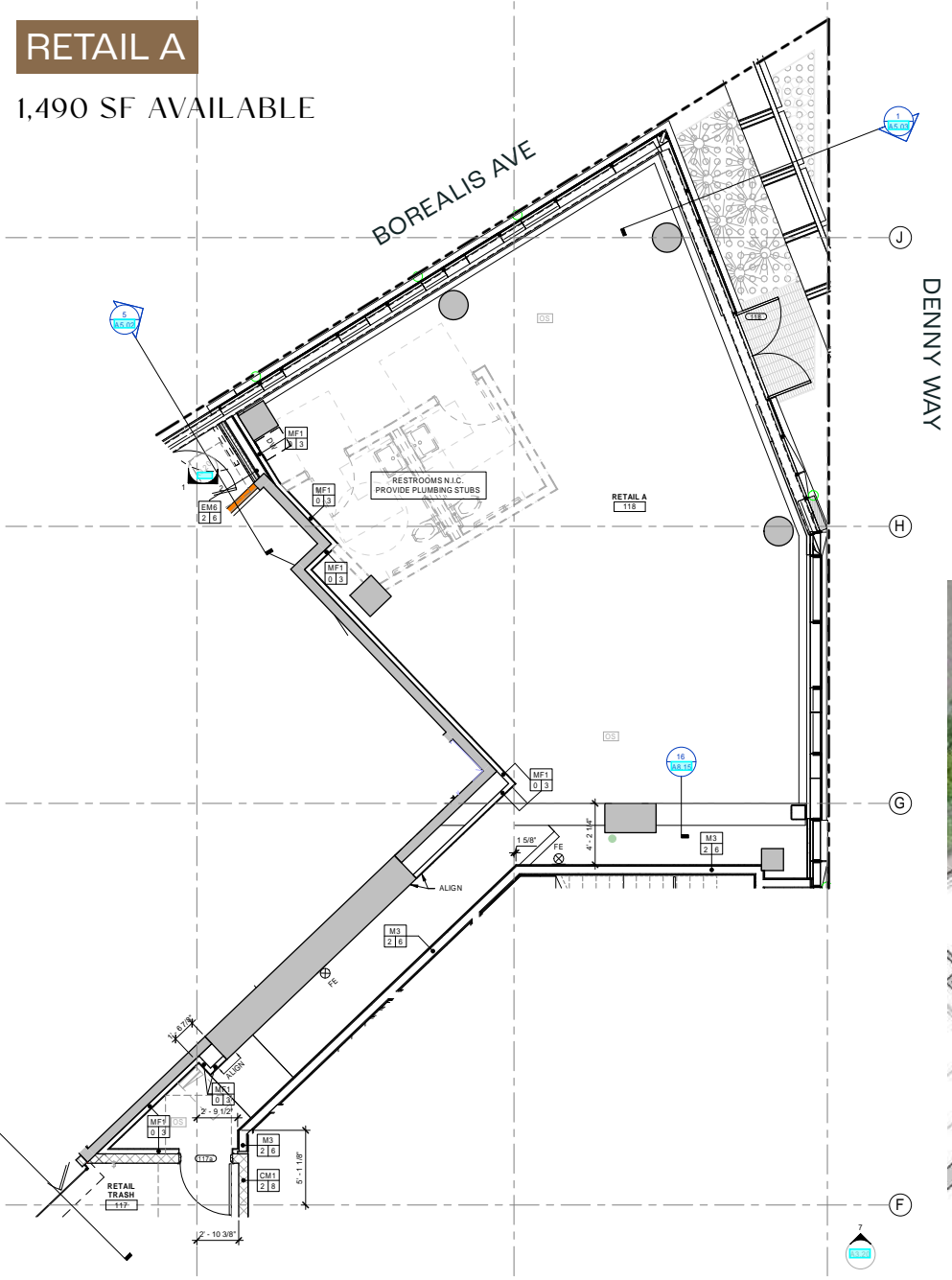
SITE PLAN



FLOOR PLAN

RETAIL A

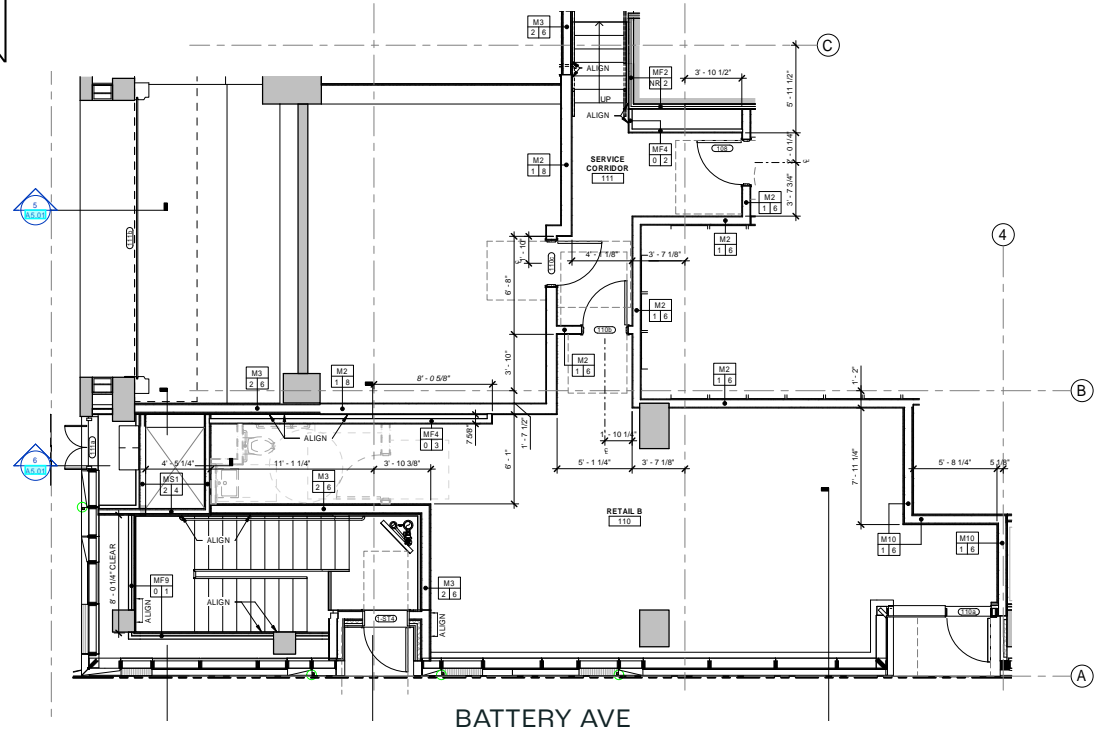
1,490 SF AVAILABLE



FLOOR PLAN

RETAIL B

751 SF AVAILABLE





DEMOGRAPHICS

Downtown Seattle continues to see strong residential growth, with tens of thousands of apartment units delivered over the past decade and a growing full-time population that supports a vibrant, walkable retail environment. The surrounding neighborhood is characterized by a highly educated, affluent renter base, with strong demand for boutique fitness, wellness, food & beverage, and service-oriented retail. Immediate proximity to major employment hubs in South Lake Union and the Denny Triangle further drives consistent daytime population and foot traffic.

This is a rare opportunity to establish a presence in a high-density, supply-constrained corridor with built-in visibility, a strong residential customer base, and seamless access to some of Seattle's most dynamic neighborhoods.

	2 MILES	5 MILES	10 MILES
TOTAL POPULATION	166,100	490,152	1,106,186
TOTAL EMPLOYEES	262,467	432,679	694,814
AVG. HOUSEHOLD INCOME	\$147,520	\$155,578	\$158,076
TOTAL HOUSEHOLDS	99,743	242,114	493,295

100

TRANSIT SCORE

83

BIKE SCORE

99

WALK SCORE



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