

RESTAURANT/RETAIL FOR LEASE
PREMIER CAPITOL HILL LOCATION
1508 Melrose Ave, Seattle, WA 98122

REDUCED
RENTAL RATE



For more information please contact:

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1508 MELROSE AVE, SEATTLE, WA 98122

PREMIER BUILT-OUT RESTAURANT/RETAIL



BUSINESS HIGHLIGHTS

- Incredible opportunity to lease a prime restaurant/retail space located in the west end of Capitol Hill's "Pike/Pine Corridor" (across from Melrose Market, one of Capitol Hill's most vibrant dining, shopping and entertainment destinations) with strong day and night-time traffic
- Five minute walk from Washington State Convention Center which hosts 300,000-400,000 visitors annually
- Beautiful renovation of former automotive garage, completed in 2012; restaurant designed by Cobb Architects
- "Chef's" display kitchens include two (2) type 1 hoods (86"x54" and 144"x54") and one (1) type 2 hood (48"x48"), full bar, and pick-up window
- Unique architectural character with exposed brick, high ceilings, operable storefront windows, stunning metal beams from a sunken battleship, modern design aesthetic, fire sprinklers, HVAC
- 4,436 SF
- Annual Base Rental Rate \$20.00/SF plus 2026 est. NNN (\$8.00/SF) = \$10,351/mo.
- *Lease will have a landlord demolition or sale clause effective December 31, 2030, with 12-months' prior written notice.



100

TRANSIT SCORE



99

WALK SCORE



66

BIKE SCORE



206,020

TOTAL POPULATION



120,890

TOTAL HOUSEHOLDS



\$116,284

MEDIAN INCOME

* Estimated 2025 Demographics based on a 2-mile radius (CoStar)

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