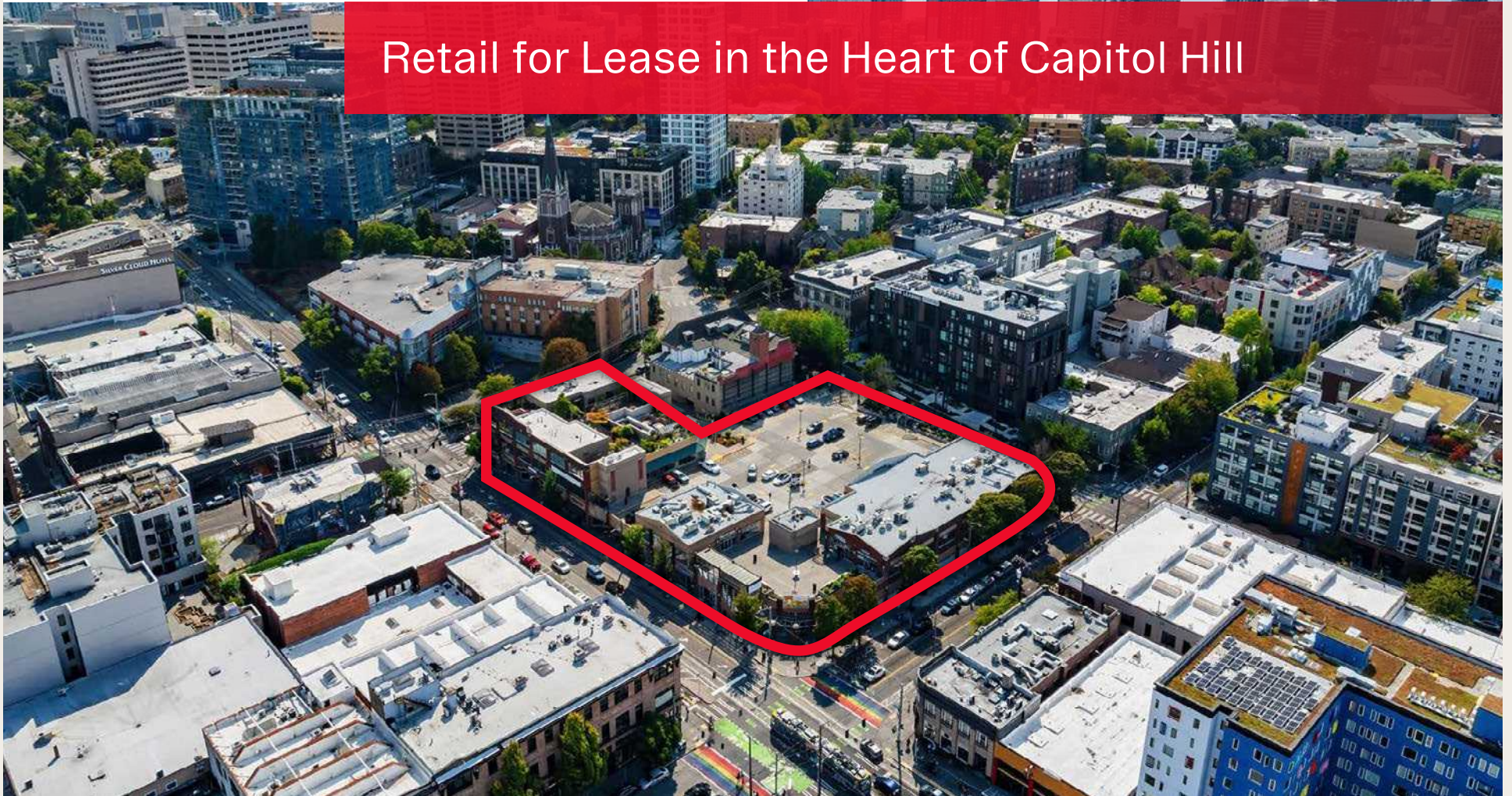


# Harvard Market

1401 Broadway, Seattle, WA 98122



Retail for Lease in the Heart of Capitol Hill





## Property Highlights

- 32,000 residents within 1.6 sq. miles; density of ~20,000 people/sq. mile (2x Seattle average)
- 10,000 light rail riders/day at Capitol Hill Station (minutes away)
- Shadow-anchored by QFC/Kroger (daily needs grocery)
- Co-tenants: Starbucks, Chipotle, UPS Store, Banfield Pet Hospital, Domino's, Woof Gang Bakery
- Seattle Central College & Seattle University add daytime student population
- Heavy evening/weekend visitor traffic from across the metro



**91**  
TRANSIT SCORE



**100**  
WALK SCORE



**87**  
BIKE SCORE



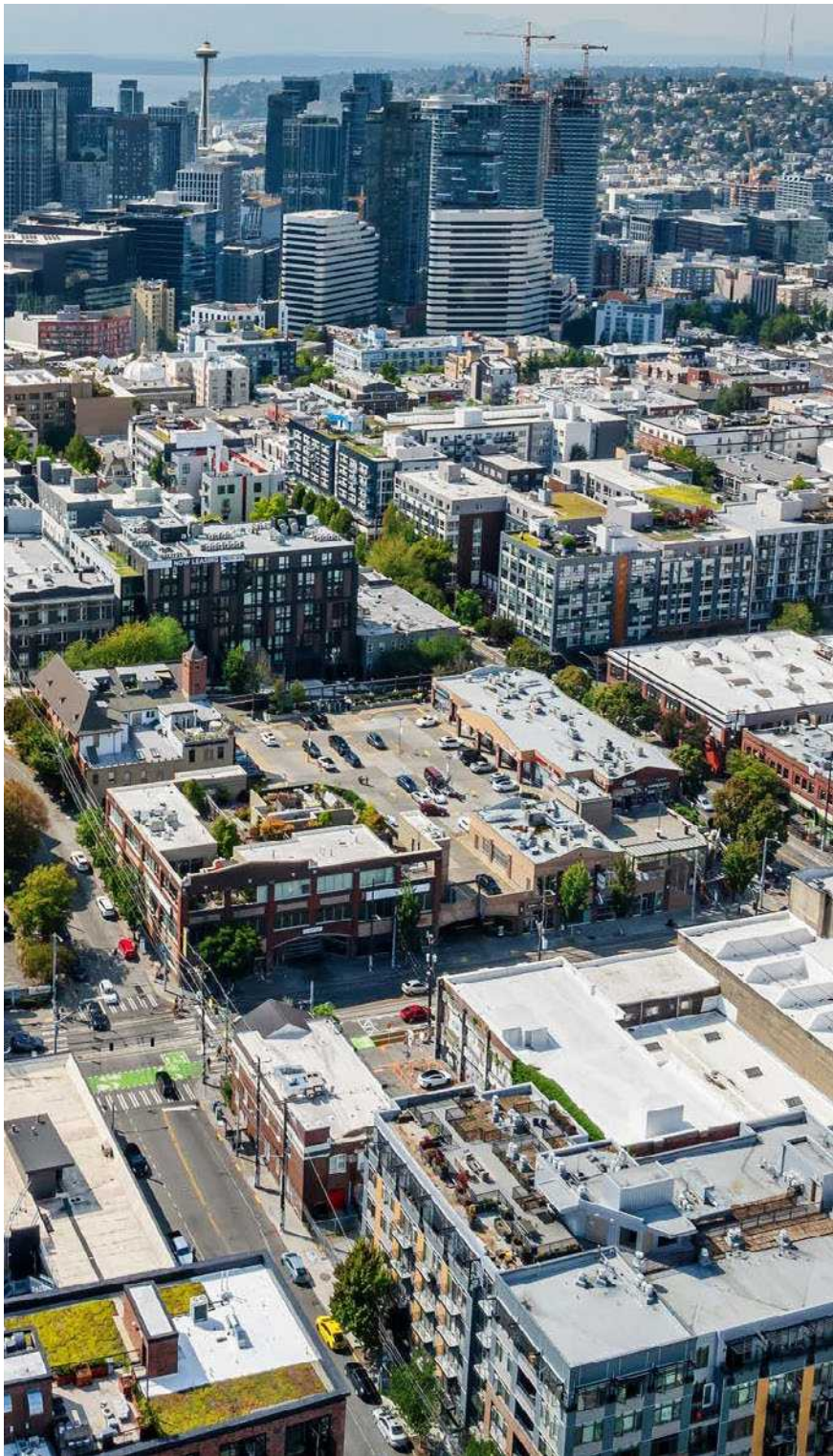
**107,616**  
POPULATION  
(1 MILE)



**65,712**  
HOUSEHOLDS  
(1 MILE)



**\$140,544**  
AVERAGE  
HOUSEHOLD  
INCOME  
(1 MILE)



A generational repositioning of Capitol Hill's only multi-tenant retail hub—where accessibility, density, and energy converge to create a destination built for today's retailers and tomorrow's growth.

## Harvard Market | Capitol Hill Center Stage for Retail + Community

Harvard Market stands as Capitol Hill's only true multi-tenant retail destination—an established asset now entering its next chapter. With new ownership and a meaningful capital improvement program underway, the property is being thoughtfully repositioned to become the neighborhood's central place to shop, gather, and grow.





### **Access + Advantage**

Harvard Market offers its customers free short-term parking in its parking lot and garage, providing seamless accessibility to the surrounding urban fabric—a rarity for Capitol Hill. Positioned at the intersection of daily life and destination activity, the site benefits from immediate proximity to Seattle University, Seattle Central College, and major medical institutions—delivering a consistent, built-in customer base of students, professionals, and visitors.

### **Density + Demand**

Surrounded by one of Seattle’s most densely populated residential neighborhoods, the property captures steady, multi-source traffic that defies standard retail cycles. This 24/7 activity is driven by a unique convergence of daytime demographics: Students and faculty from Seattle University and Seattle Central, the medical workforce and clients from the adjacent First Hill hospital corridor, plus an affluent residential base with deep discretionary spending power. Capitol Hill’s blend of long-standing community roots and ongoing residential growth creates a durable foundation for retail performance.

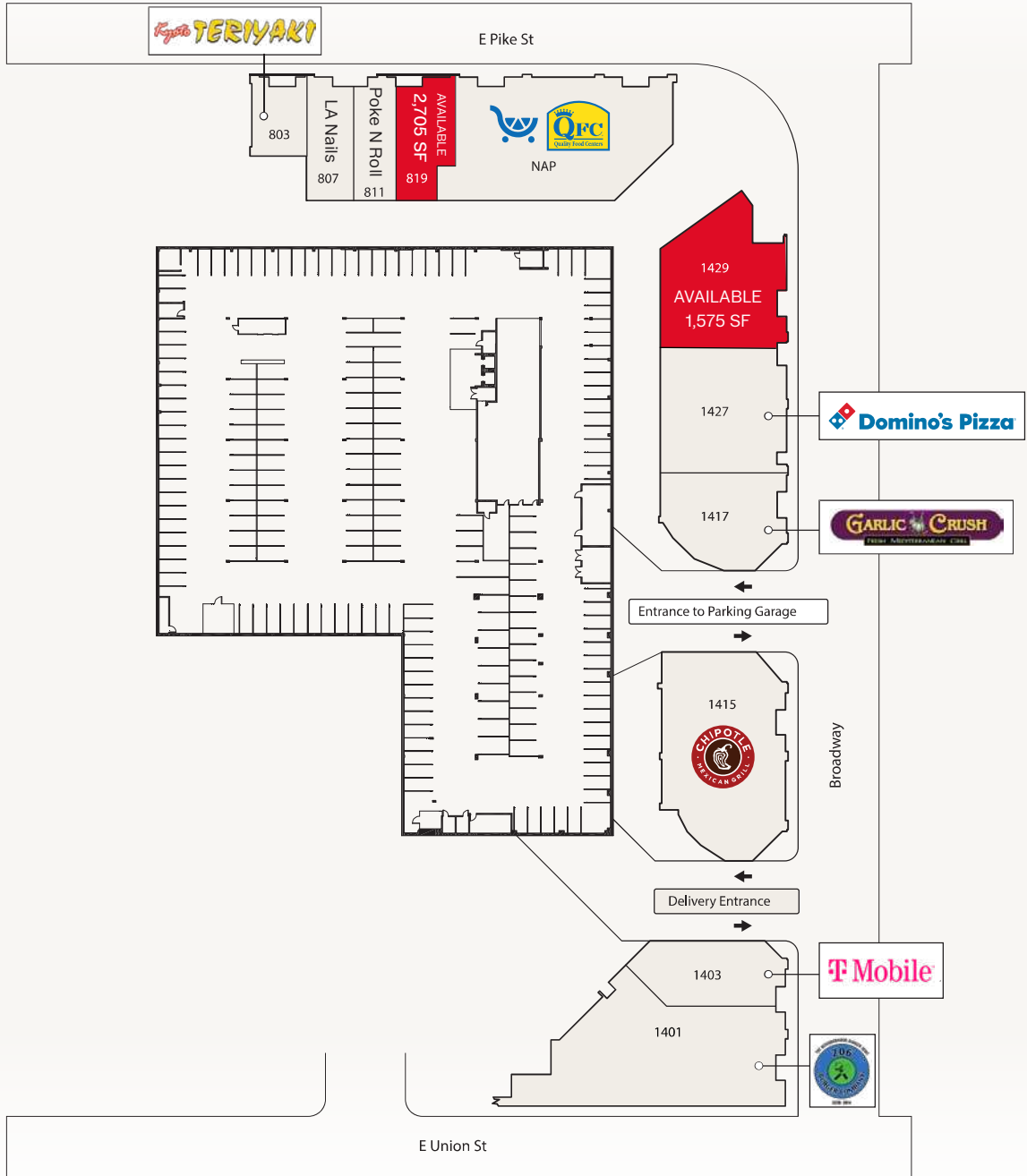
### **Entrepreneurial Energy + Proven Performance**

This is a market where independent concepts launch and thrive—and where national brands consistently outperform. Harvard Market offers a rare platform to tap into both: a neighborhood known for its authenticity and creativity, supported by strong consumer fundamentals and proven retail demand.

### **Opportunity + Positioning**

With planned upgrades designed to elevate the customer experience and unify the merchandising mix, Harvard Market is being reimaged as a cohesive retail environment—one that invites discovery, encourages dwell time, and supports long-term tenant success.

# SITE PLAN 1st Floor Plan

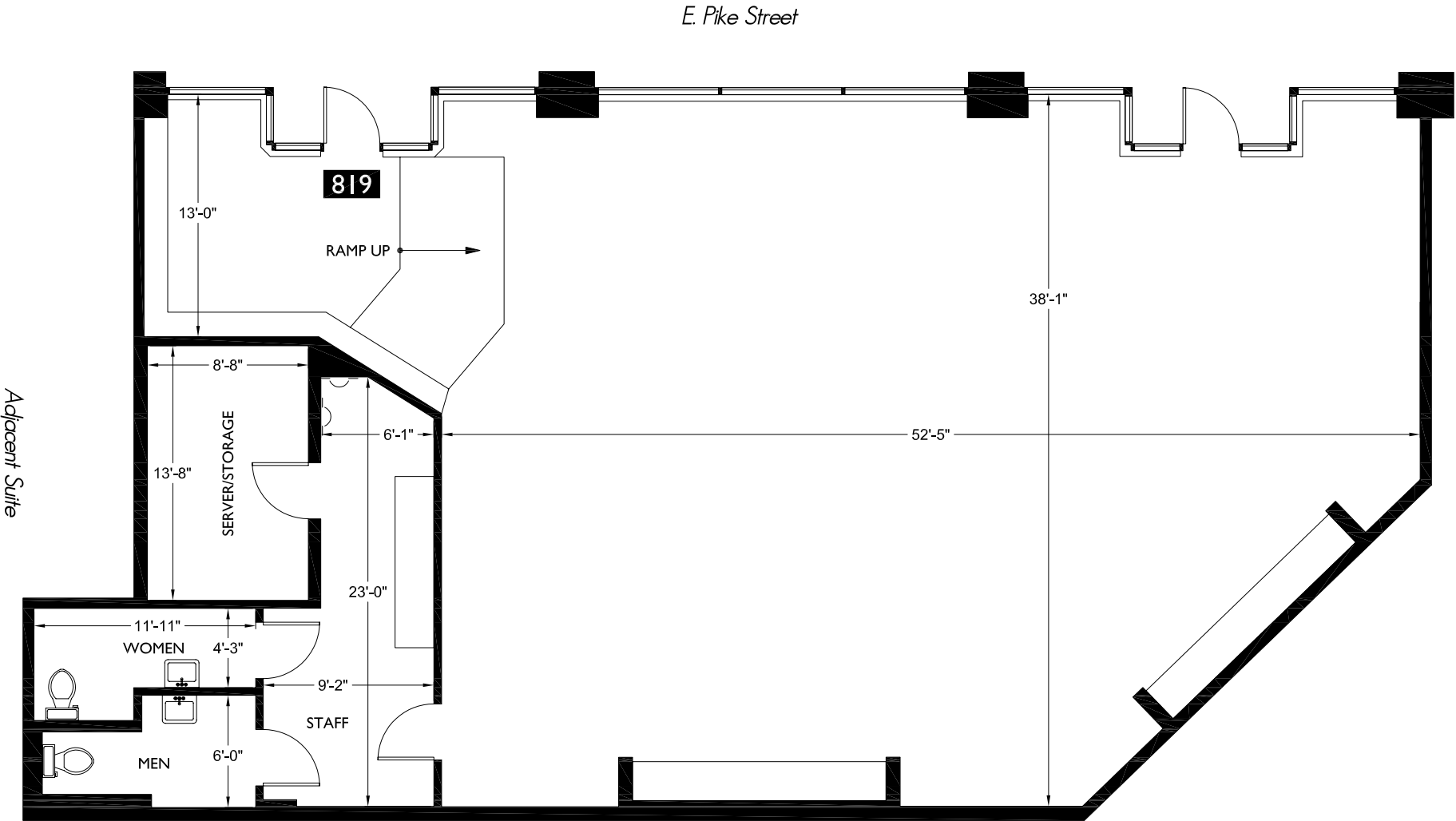


# SITE PLAN 2<sup>nd</sup> Floor Plan



# FLOOR PLAN

SUITE 819  
2,705 SF



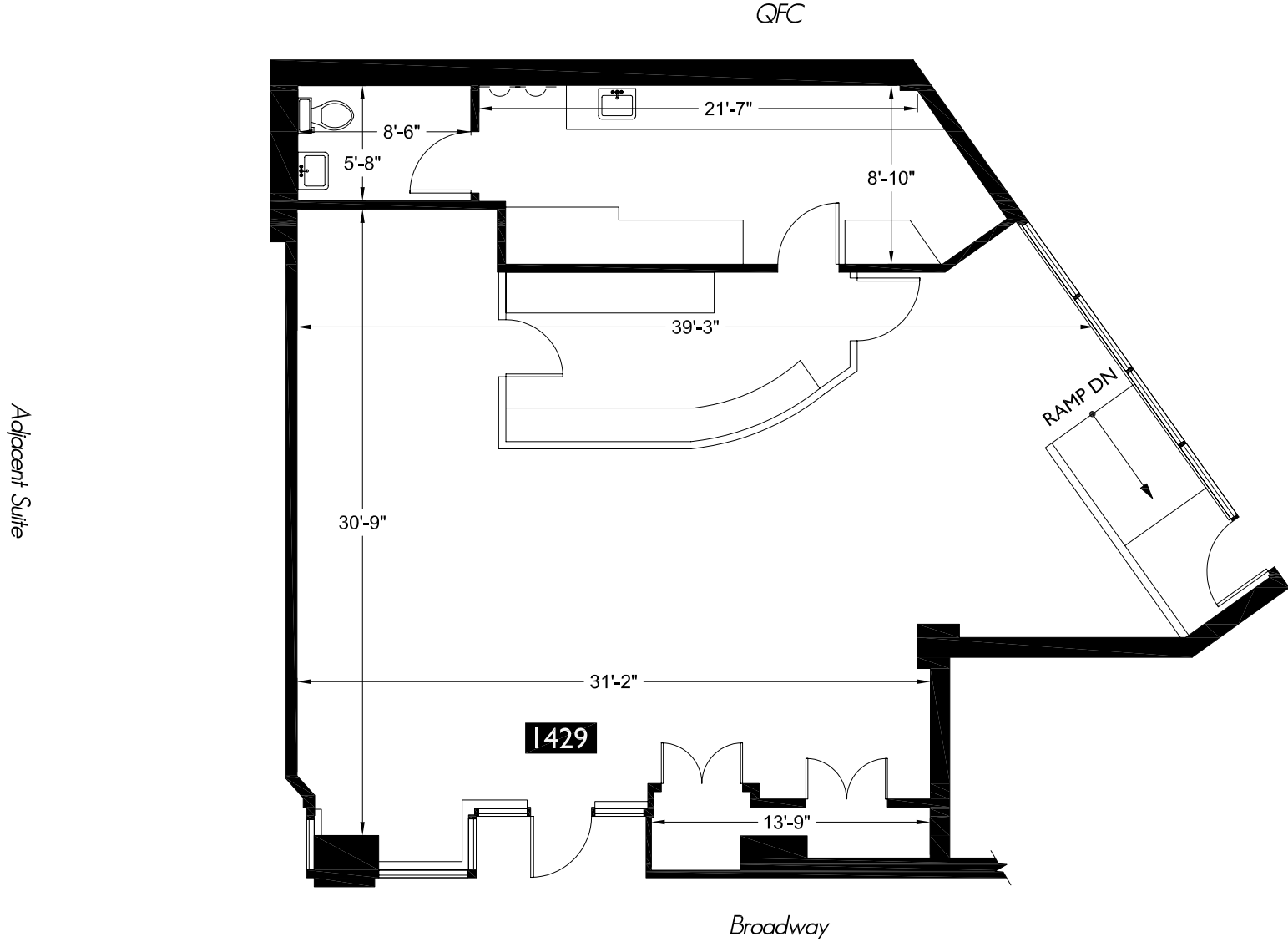
\* WALL THICKNESS ASSUMED

QFC



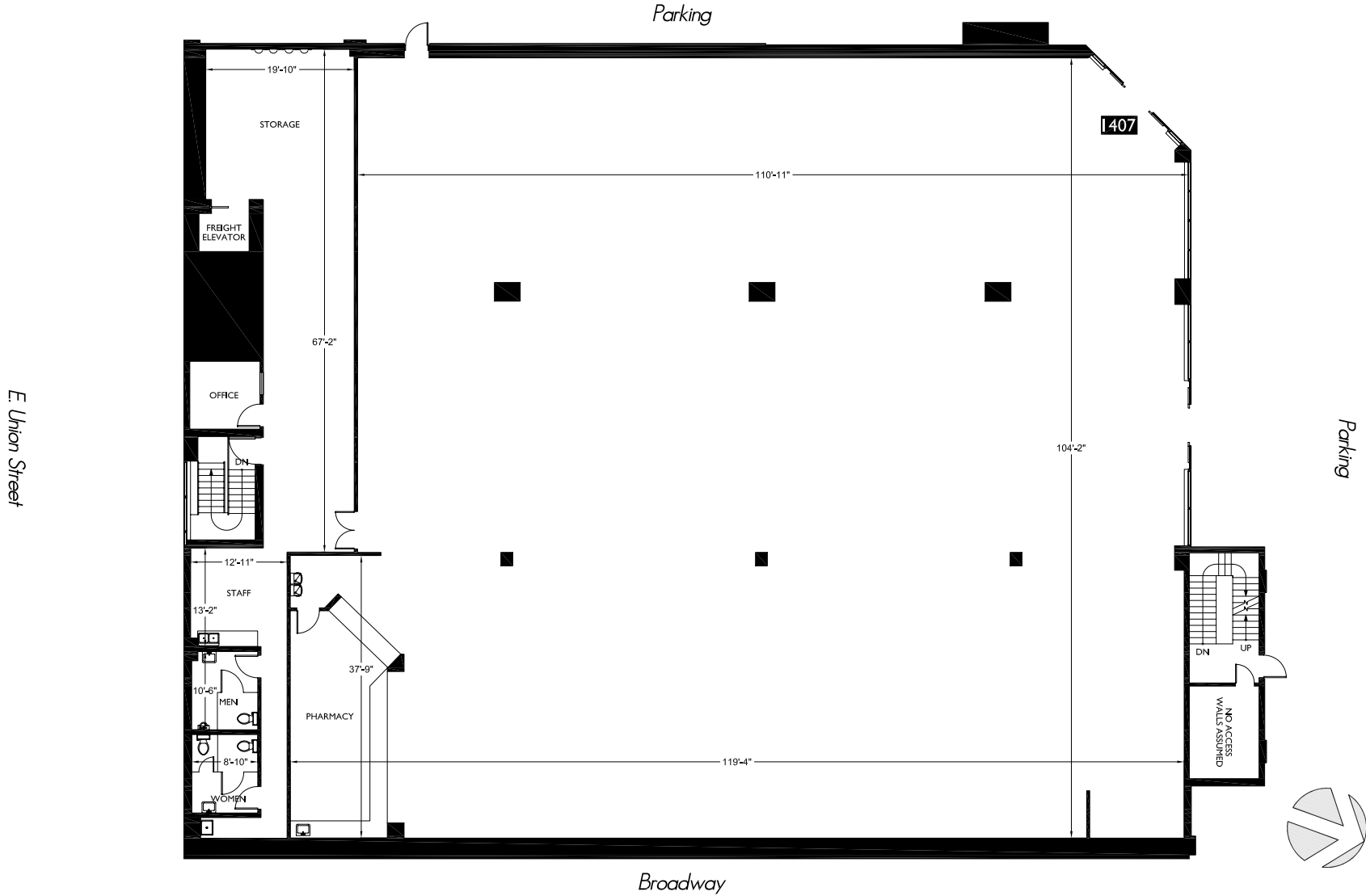
# FLOOR PLAN

SUITE 1429  
1,575 SF



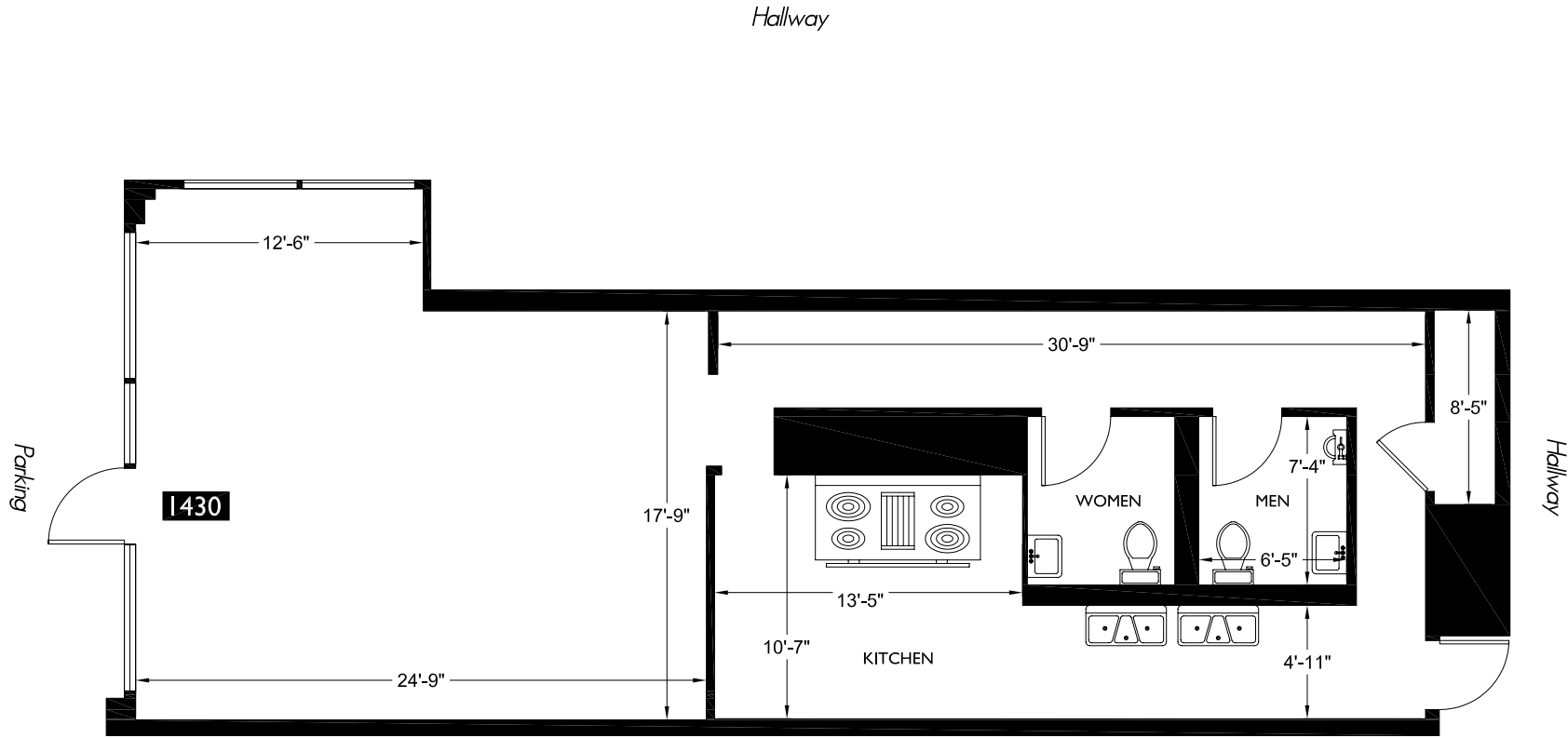
# FLOOR PLAN

SUITE 1407  
14,668 SF



# FLOOR PLAN

SUITE 1430  
1,372 SF



Adjacent Suite



## Retail & Personal Services

- 1 U.S. Bank
- 2 M2M Market
- 3 Elliott Bay Book Company
- 4 Glossier
- 5 Chophouse Row
- 6 Neumos
- 7 [solidcore]
- 8 VAIN
- 9 Glasswing
- 10 Atelier
- 11 Mudbay

## Eats & Entertainment

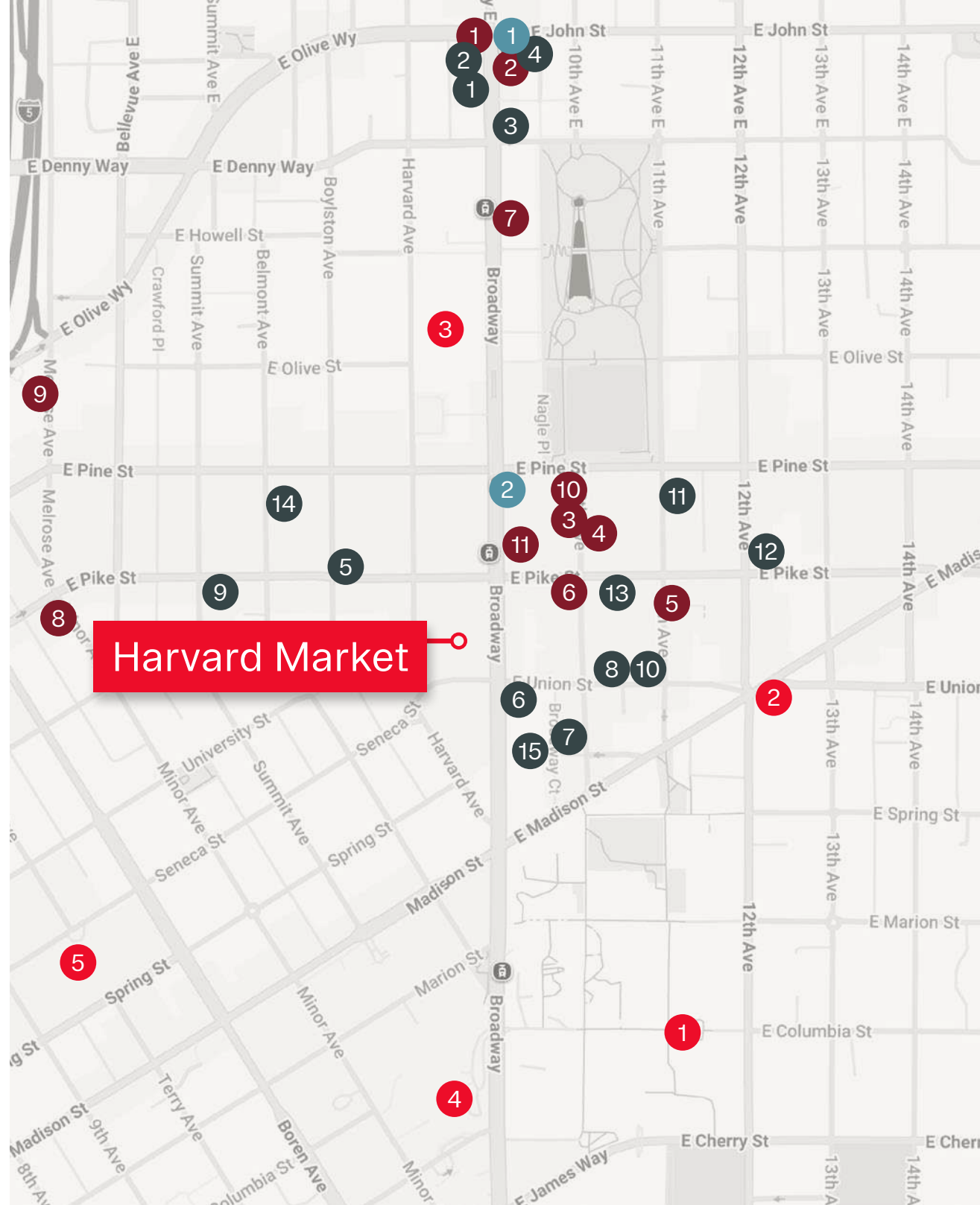
- 1 Dick's Drive-In
- 2 Just Poke
- 3 Seasmith
- 4 Tous Les Jours
- 5 Salt & Straw
- 6 Stoup Brewing
- 7 Lark
- 8 Frankie & Jo's
- 9 Tivolàta
- 10 Jeffry's
- 11 sweetgreen
- 12 Dave's Hot Chicken
- 13 Big Mario's Pizza
- 14 Starbird
- 15 Garage

## Transit

- 1 Capitol Hill Station
- 2 Broadway & Pine-Pine Streetcar

## Healthcare & Education

- 1 Seattle University
- 2 Seattle Academy (SAAS)
- 3 Seattle Central College
- 4 Swedish Hospital
- 5 Virginia Mason
- 6 Kaiser Permanente



# Harvard Market

1401 Broadway,  
Seattle, WA 98122

**Tracy Cornell**

tracyc@wccommercialrealty.com  
206 948 0630

**Jennifer Israel**

jenniferi@wccommercialrealty.com  
206 349 8907

**Tiffini Cox**

tiffini@wccommercialrealty.com  
206 854 1925

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC



**WCCR** | West Coast  
Commercial  
Realty

206 283 5212  
wccommercialrealty.com

