

HIGH-VISIBILITY SECOND GENERATION RESTAURANT & CAFÉ SPACE

*At the Base of KODA,
International District, Seattle*

221 AND 223 5TH AVE S
SEATTLE, WA

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6,122+ VEHICLES
Average Daily Traffic

5TH AVE S

S MAIN ST

SUBJECT PROPERTY

±3,288 SF Restaurant Space Available
±1,532 SF Bakery Space Available
±4,820 SF Total Available Space

RESTAURANT & CAFÉ SPACE BELOW KODA IN SEATTLE'S INTERNATIONAL DISTRICT

Location Highlights

Second generation Food and Beverage at the base of KODA, the premier mixed-use residential tower in the heart of the Chinatown-International District, the building features 201 condominium residences across 18 stories, creating a built-in customer base directly above the retail spaces. Located along highly trafficked 5th Avenue South, these retail opportunities offer exceptional visibility, strong pedestrian activity, and direct access to one of Seattle's most vibrant dining and cultural destinations.

The International District serves as a gateway between Downtown Seattle, Pioneer Square, the Stadium District, and the waterfront, drawing a diverse mix of residents, office workers, sports fans, commuters, and visitors year-round. With immediate access to Link Light Rail, King Street Station, Interstate 5, and Seattle's professional sports venues, the neighborhood continues to be one of the city's most active urban districts. The result is a rare combination of neighborhood regulars, commuter traffic, destination dining customers, and event-driven visitors that supports both daytime café operators and evening restaurant concepts.



CAFÉ / BAKERY SPACE

223 5TH AVE S

Located at the gateway to Seattle's Chinatown-International District, this highly visible café and beverage space offers a rare opportunity to establish a coffee, bakery, tea, dessert, juice, or specialty beverage concept within KODA, one of Seattle's newest mixed-use residential developments.

New construction in 2022, the space includes substantial tenant improvements and existing beverage infrastructure, allowing operators to reduce startup costs and accelerate opening timelines. Positioned along 5th Avenue South, the location benefits from strong pedestrian traffic generated by neighborhood residents, commuters, office workers, sports fans, and visitors traveling between Downtown Seattle, Pioneer Square, the International District, and the Stadium District. FF&E are included.

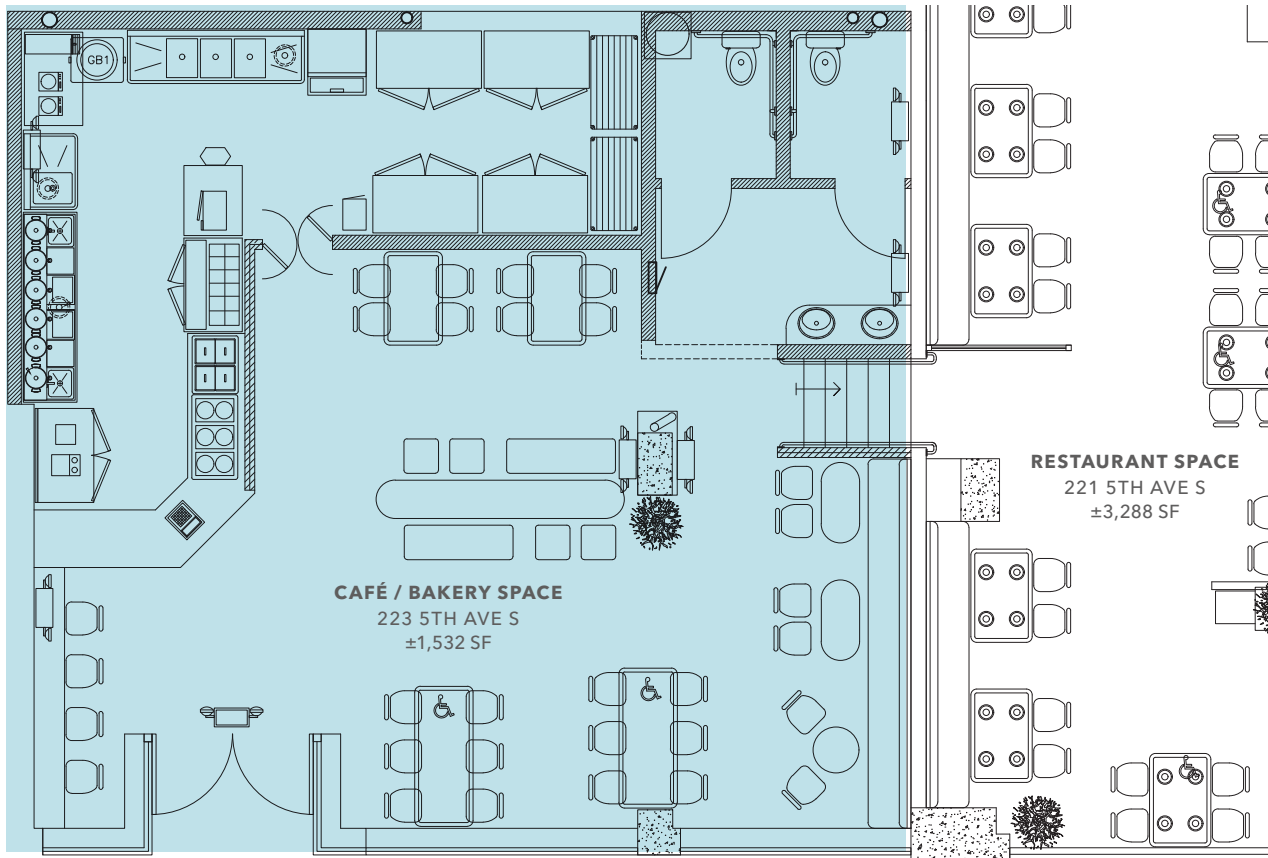
±1,532 SF

AVAILABLE



FLOOR PLAN

223 5TH AVE S



HIGHLIGHTS

Turnkey Beverage Dessert Cafe

Existing beverage and service infrastructure in place

Ideal for coffee, bakery, bubble tea, dessert, café, juice, or specialty beverage concepts

Located within KODA's 201-unit residential tower

Steps from King Street Station and International District/Chinatown Light Rail Station

Exceptional visibility along 5th Avenue South

Surrounded by residential, office, hotel, and tourism activity

Cannot be vented for type 1 hood

±1,532 SF

AVAILABLE

\$34/SF

ANNUAL RENT

\$13.71/SF

NNN

\$47.71/SF

COMBINED MONTHLY

RESTAURANT SPACE

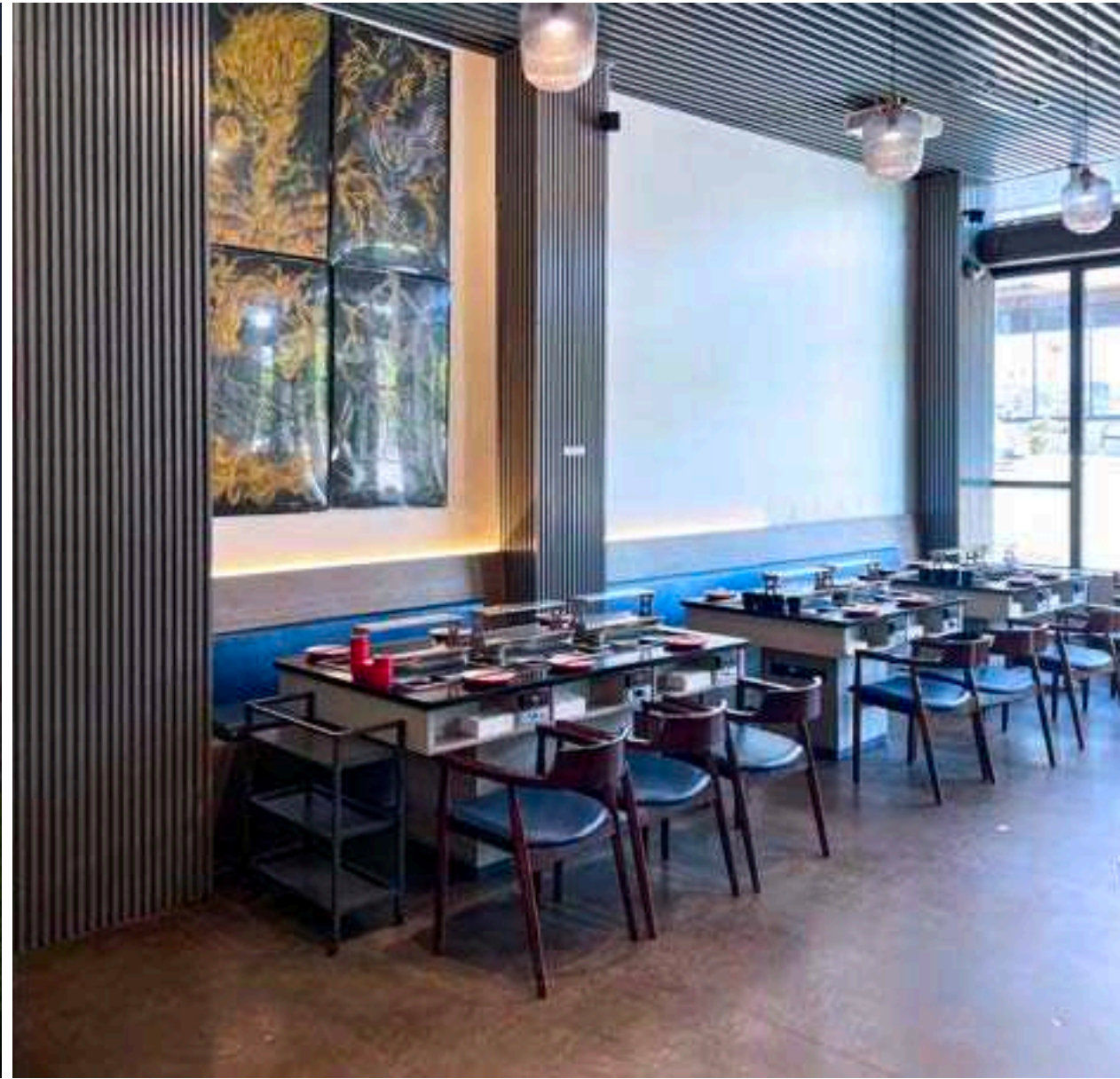
221 5TH AVE S

Rare opportunity to lease a fully improved restaurant space in the heart of Seattle's Chinatown-International District. Originally built out in 2022 with significant investment in infrastructure and dining-room improvements, the space offers a sophisticated contemporary environment suitable for a wide range of restaurant concepts.

The restaurant features a 10-foot Type I hood, commercial kitchen infrastructure, walk-in refrigeration, prep areas, dishwashing facilities, and extensive utility improvements already in place. The existing layout can support a variety of concepts including Asian cuisine, Korean BBQ, hot pot, sushi, upscale casual dining, chef-driven restaurants, or other experiential food and beverage uses. All FF&E is included.

±3,288 SF

AVAILABLE



FLOOR PLAN

223 5TH AVE S

\$34/SF

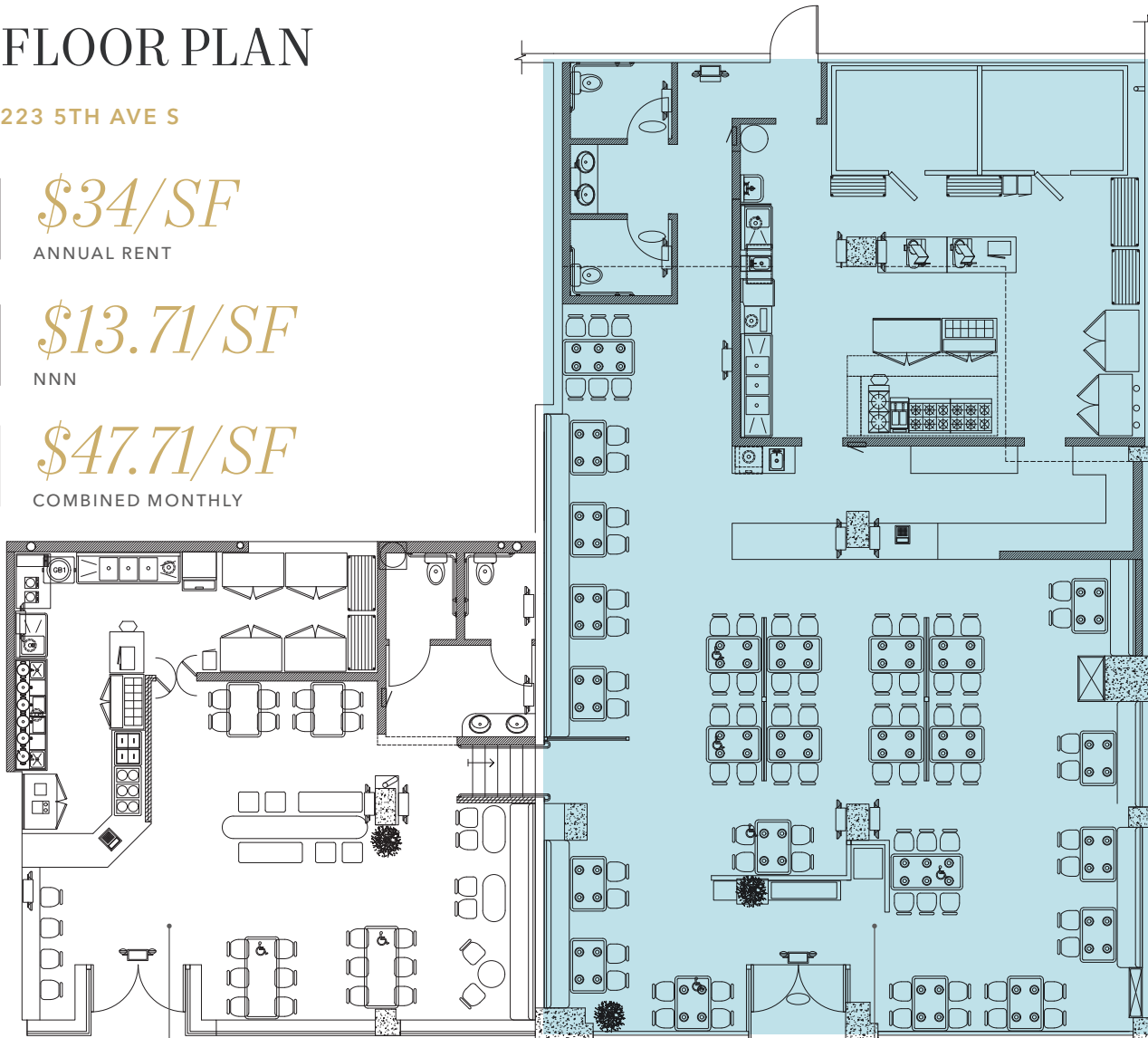
ANNUAL RENT

\$13.71/SF

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\$47.71/SF

COMBINED MONTHLY



CAFÉ / BAKERY SPACE
223 5TH AVE S
±1,532 SF

RESTAURANT SPACE
221 5TH AVE S
±3,288 SF

HIGHLIGHTS

Turnkey Restaurant

Existing 10-foot Type I hood

Significant kitchen infrastructure
already installed

Modern dining room with
premium finishes

High-exposure frontage along 5th
Avenue South

Located beneath KODA's 201
luxury residences

Convenient access to Downtown
Seattle, Pioneer Square, the
Waterfront, Lumen Field, and
T-Mobile Park

Adjacent to regional transit
including Link Light Rail and King
Street Station

±3,288 SF

AVAILABLE

RESTAURANT & CAFÉ SPACE BELOW KODA IN SEATTLE'S INTERNATIONAL DISTRICT



DEMOGRAPHICS

POPULATION

	1 Mile	2 Mile	3 Mile
2020 CENSUS	45,849	152,080	222,462
2010 CENSUS	32,831	108,416	166,933
2025 ESTIMATED	57,445	183,386	259,417
2030 PROJECTED	64,171	199,891	277,533

HOUSEHOLDS

	1 Mile	2 Mile	3 Mile
2025 ESTIMATED	32,384	108,367	146,499
2030 PROJECTED	36,598	119,137	158,432
OWNER-OCCUPIED	16.1%	22.6%	27.8%
RENTER-OCCUPIED	83.9%	77.4%	72.2%

HOUSEHOLD INCOME

	1 Mile	2 Mile	3 Mile
2025 MEDIAN	\$103,996	\$128,029	\$134,005
2030 MEDIAN PROJECTED	\$104,122	\$128,955	\$134,463
2025 AVERAGE	\$145,013	\$169,285	\$183,144
2030 AVERAGE PROJECTED	\$144,040	\$170,004	\$183,188

Data Source: ©2026, Sites USA



RESTAURANT & CAFÉ SPACE BELOW KODA
IN SEATTLE'S INTERNATIONAL DISTRICT

CHINATOWN-INTERNATIONAL DISTRICT IS *A BUSTLING HUB* FOR SEATTLE'S ASIAN AMERICAN COMMUNITIES.



AVAILABLE FOR LEASE

KIDDER MATHEWS

221 AND 223 5TH AVE S

Exclusively leased by

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