



FOR SALE

COASTAL BUILDING

A 4,929 SF, freestanding restaurant building in east Capitol Hill, ideal for owner/user or investment opportunity.

427 - 429 15TH AVE E | SEATTLE, WA



LOCATION OVERVIEW

A 4,929 SF, full-service restaurant and bar, the property is centrally located within the highly desirable 15th Ave E Restaurant Row, with great street visibility and an operable storefront.

Current owner / user, Coastal Kitchen is a New American seafood restaurant and bar, featuring brunch, lunch and dinner with rotating menus, established in 1993. The restaurant and building have been meticulously maintained by the current owner/user.

Known for its artsy, progressive vibe and rich cultural scene, the Capitol Hill neighborhood is located east of downtown Seattle, with 15th Ave E serving as a main thoroughfare. The 15th Ave E corridor is vibrant and diverse, with a unique character and community atmosphere. It is home to a mix of local businesses, shops, cafes, and restaurants. Residents and visitors often engage in cultural events and activities at Capitol Hill's theaters, art galleries, and performance spaces.

The neighborhood consists of both residential and commercial spaces. There are apartment buildings, townhouses, and single-family homes. The residential areas contribute to the sense of community in the neighborhood. Capitol Hill has several parks and green spaces where people can relax and enjoy outdoor activities. Volunteer Park, located nearby, is a popular spot for recreation and community gatherings.

HIGHLIGHTS



TWO TYPE-1 & ONE
TYPE 2 VENTED
RESTAURANT & BAR



ZONING
NCNC2P-55
(M)



125 SEAT
CAPACITY



2ND FLOOR
OFFICE &
STORAGE



\$2.5M

SALE PRICE

4,929 SF

BUILDING

4,574 SF

LAND

\$508

PSF

\$37 NNN

PRICING ASSUMPTION, 6% CAP RATE

15TH AVE E CAPITOL HILL



93/100
WALKER'S PARADISE



62/100
OVERALL CITY RATING

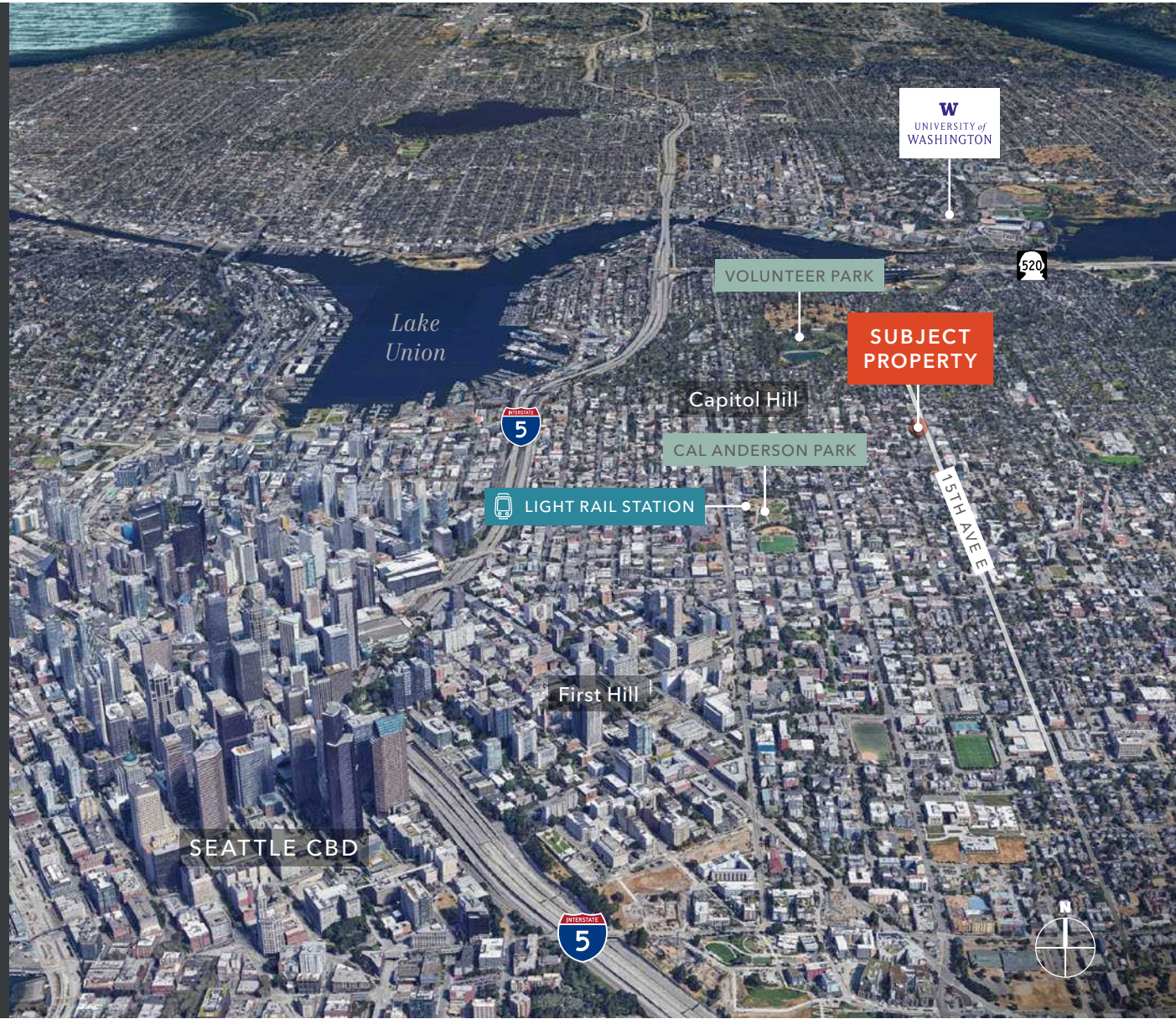


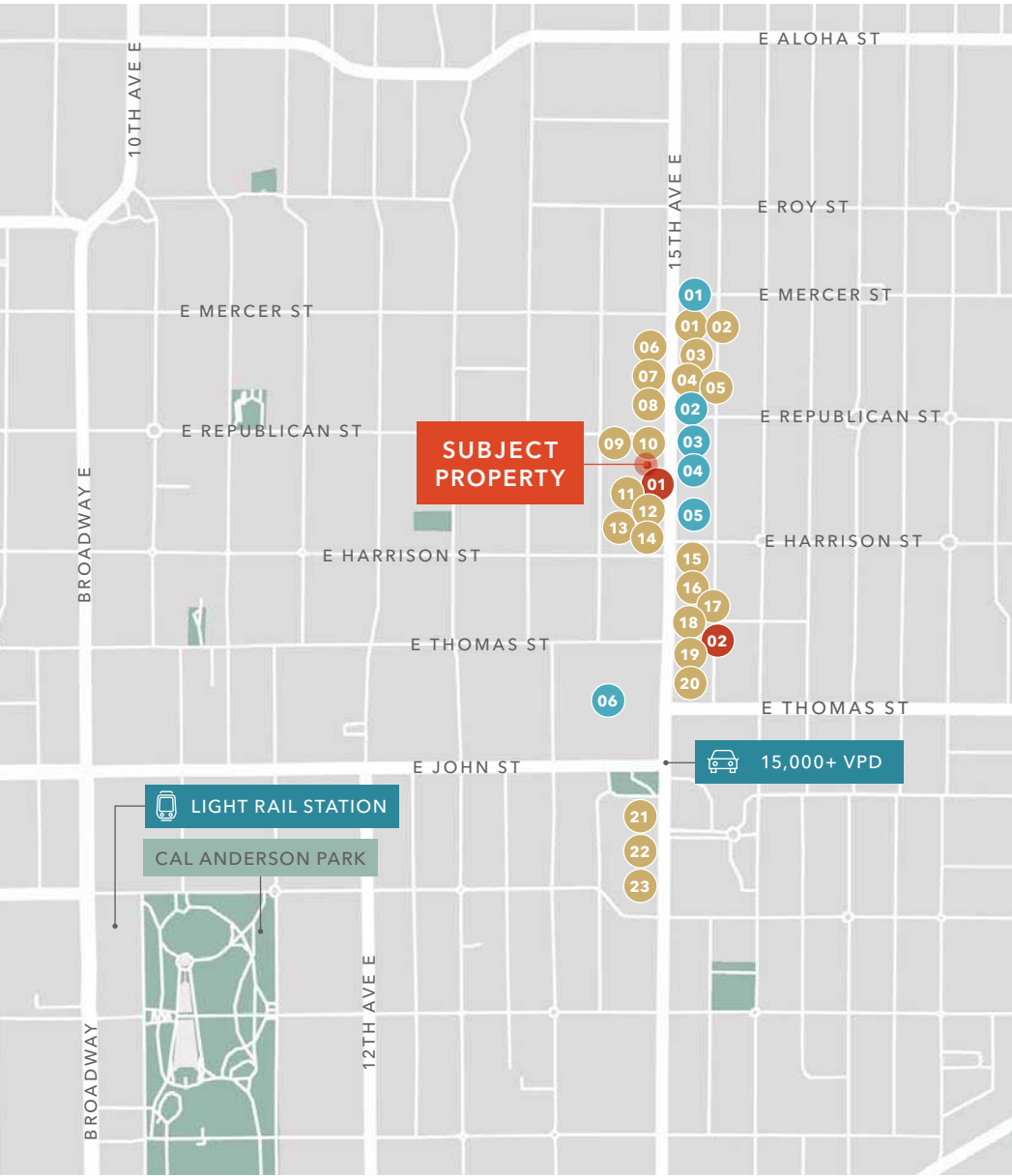
71/100
EXCELLENT TRANSIT



.5 MI TO
LIGHT RAIL & STREET CAR

Sources: CoStar, and cityratings.peopleforbikes.org





NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Restaurant Meliora & Bar
- 02 The Patio Fine Thai Cuisine
- 03 Nufflours Bakery
- 04 Olympia Pizza & Spaghetti
- 05 Harry's Bar
- 06 Liberty
- 07 Jamjuree Thai Cuisine
- 08 Hopvine Pub
- 09 El Farol Mexican Restaurant
- 10 Caffe Ladro
- 11 Victrola Coffee
- 12 Bar Vacilando
- 13 Rubinstein Bagels
- 14 Rione XIII
- 15 Palermo Pizza & Pasta
- 16 Spice Waala
- 17 Bites of Bangkok
- 18 Smith
- 19 Moli Bento
- 20 Overcast Coffee Company
- 21 Bakery Nouveau
- 22 Kobuta & Ookami Katsu
- 23 Aviv Hummus Bar

SHOPS & SERVICES

- 01 European Vine Selections
- 02 Walgreens
- 03 ShopRite
- 04 Rudy's Barbershop
- 05 Station 7
- 06 Safeway

ENTERTAINMENT

- 01 The Lab at Ada's
- 02 Club Comedy

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2020 CENSUS	65,145	266,464	491,701
2023 ESTIMATED	69,710	290,231	512,685
2028 PROJECTED	76,762	331,446	567,400
MEDIAN AGE	33.7	35.0	36.3

WORKFORCE

	1 Mile	3 Miles	5 Miles
WHITE COLLAR WORKERS	44,239	167,114	288,828
BLUE COLLAR WORKERS	7,595	31,811	54,744
WORK FROM HOME	21,755	91,646	161,204

HOUSEHOLDS & INCOME

	1 Mile	3 Miles	5 Miles
2023 EST. AVERAGE HH INCOME	\$155,108	\$163,964	\$186,233
2023 EST. PER CAPITA INCOME	\$92,430	\$90,645	\$94,779
HOUSING UNITS RENTER-OCCUPIED	20,847	79,553	125,483
HOUSING UNITS OWNER-OCCUPIED	20,542	79,155	133,586
MEDIAN HOME VALUE	\$857,753	\$907,189	\$927,505

Data Source: ©2023, Sites USA





Exclusively listed by

KELLY GADDIS

Senior Vice President

425.450.1136

kelly.gaddis@kidder.com

BEN NORBE

Senior Vice President

253.722.1410

ben.norbe@kidder.com

KIDDER.COM