

#### Exclusively Listed by

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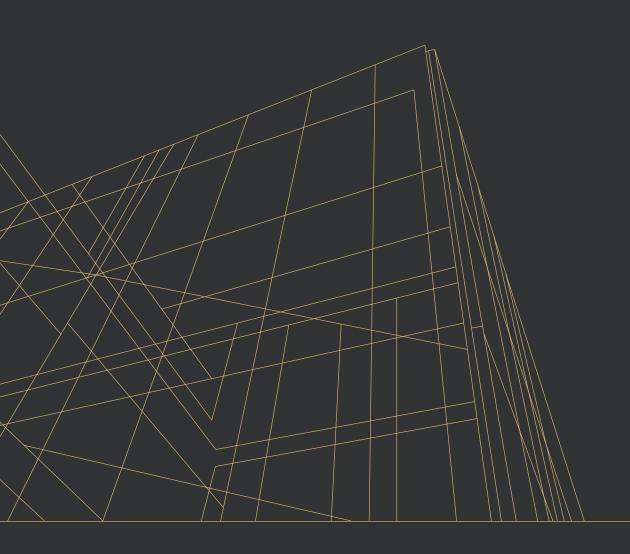
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# PROPERTY SUMMARY

2331 Second Avnue is a prime commercial retail property located in Seattle's Belltown neighborhood encompassing approximately  ${\it 5,900\,SF\,of\,updated/renovated\,restaurant/}$ bar space.

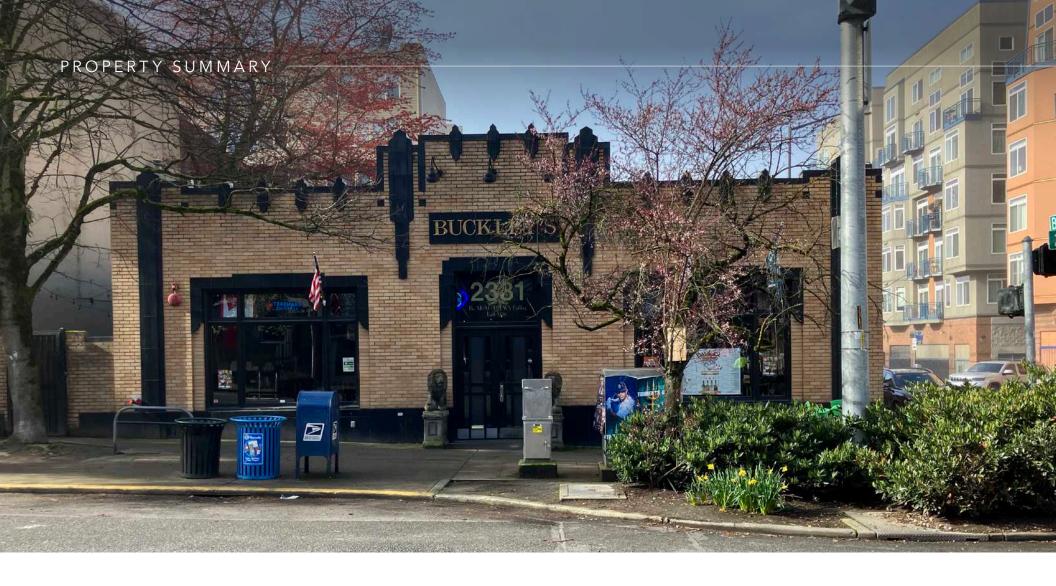
Built in 1930 for MGM film distribution and converted to retail in 2008 2331 Second Avenue offers a high quality retail/restaurant/bar space at grade level plus a basement space. Convenient location near mass transit and a walk score of 90 make this a terrific location for an owner/ user type buyer for their own restaurant/bar business.

#### **PROPERTY DETAILS**

ADDRESS	2331 2nd Ave, Seattle, WA
PRICE/SF	\$588.98
PRICE/LOT SF	\$536.27
BUILDING SF	5,900
MAIN LEVEL SF	5,510
BASEMENT SF	380 SF
PARCEL #	065 500-0045
ZONING	DMR/R 95/65
YEAR BUILT	1930
RENOVATED	2008-10

\$3,475,000





### PROPERTY HIGHLIGHTS

Prime in-city, Belltown location

"Walker's Paradise" walk score of 90

Within blocks of award-winning restaurants, shops, and residential properties

Convenient to Downtown CBD, Belltown, and Lower Queen Anne

Seismically upgraded / sprinklered

Courtyard for outdoor seating

Historic landmark destination / TDR's available

"A" type occupancy in place

Existing restaurant/bar infrastructure in place and available

## EXTERIOR PHOTOS









## INTERIOR PHOTOS

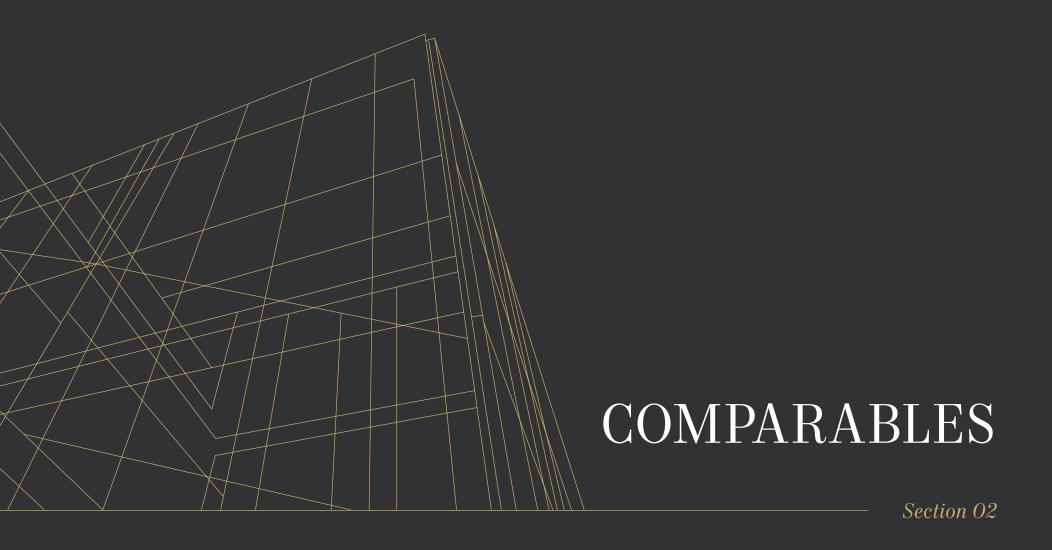






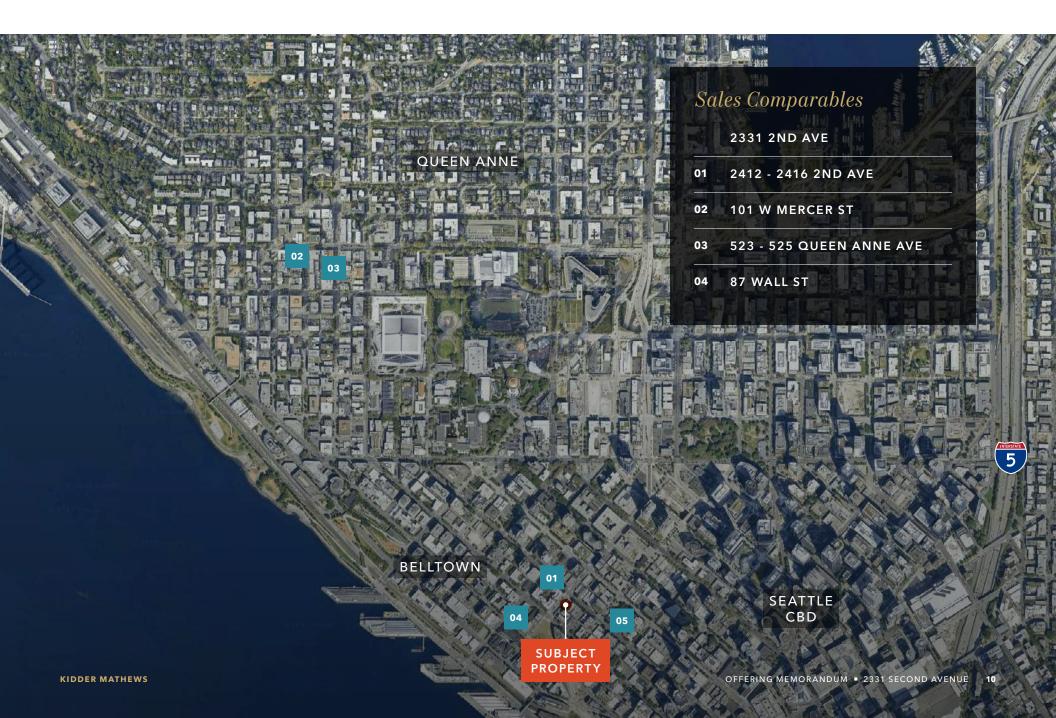




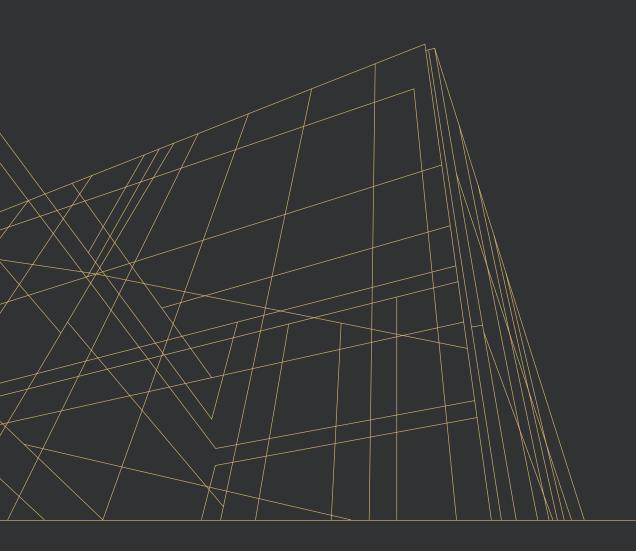


## SALES COMPARABLES

SUBJECT 2331 2nd Ave, Seattle	e		2412 - 2416 2N Seattle	ND AVE	01	101 W MERCER Seattle	ST	02
DATE SOLD	TBD		DATE SOLD	1/23/2023		DATE SOLD	9/9/2024	
LIST PRICE	\$3,475,000		SALE PRICE	\$2,528,000		SALE PRICE	\$4,000,000	
SF	5,900		SF	5,520		SF	8,650	
PRICE/SF	\$588.98		PRICE/SF	\$458		PRICE/SF	\$462	
LOT	6,480		LOT	6,534		LOT	6,242	
YEAR BUILT	1930		YEAR BUILT	1948		YEAR BUILT	1946	
523 - 525 QUEE Seattle	N ANNE AVE	03	87 WALL ST Seattle		04	2224 2ND AVE Seattle		05
DATE SOLD	8/21/2023		DATE SOLD	10/12/2021		DATE SOLD	8/31/2021	
SALE PRICE	\$6,000,000		SALE PRICE	\$4,800,000		SALE PRICE	\$15,500,000	
SF	7,280		SF	14,130		SF	N/A	
PRICE/SF	\$824		PRICE/SF	\$348		PRICE/SF	\$746 (Land)	
LOT	9,120		LOT	7,405		LOT	19,440	
YEAR BUILT	1910		YEAR BUILT	1912		YEAR BUILT	N/A	



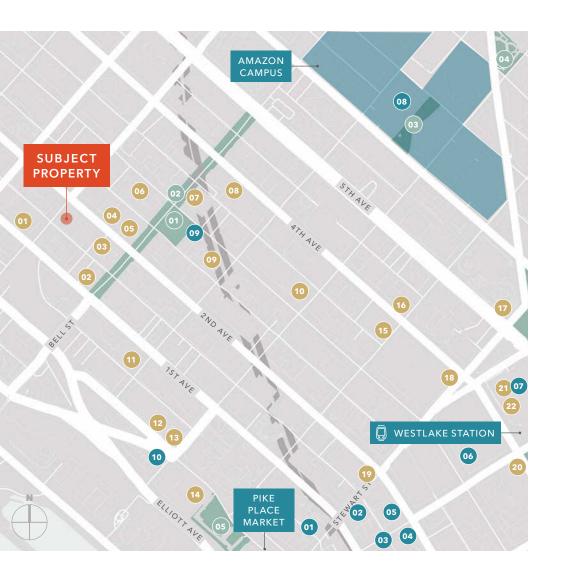




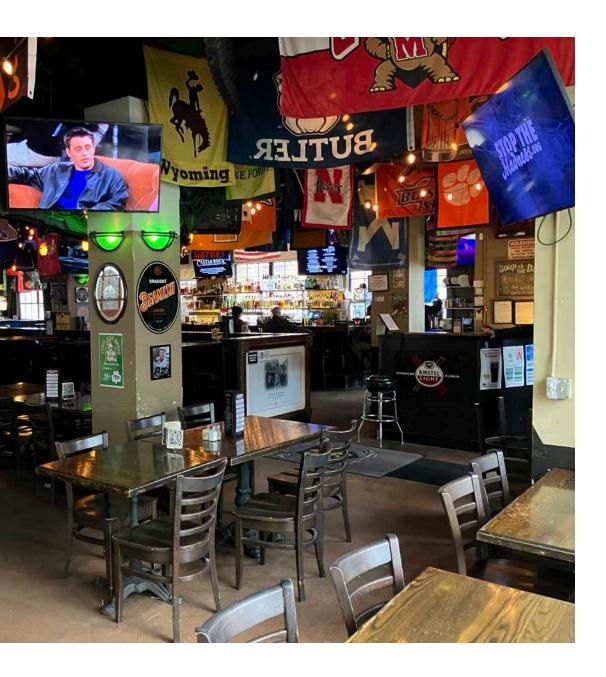
# LOCATION OVERVIEW

## NEIGHBORHOOD SURROUNDINGS

Neighborhood characteristics include sleek highrises, bustling shopping areas, popular evening destinations, apartments, and offices. This area has easy access to public transportation, as well as lively public spaces. Many new projects are currently proposed and are changing the look and density of the area.



EA	T & DRINK	SH	OPPING & GROCERY
01	Macrina Bakery	01	Post Alley Kids
02	Al Basha Mediterranean Grill	02	Mochi Things
03	Wasabi Sushi & Izakaya	03	Fjallraven Store
04	Rob Roy	04	Pendleton
05	The Rendezvous	05	HMart Downtown Seattle
06	Biscut Bitch Belltown	06	UNIQLO
07	Korean Bamboo	07	Westlake Center
08	Kanak Indian Cuisine	08	Amazon Go
09	FOB Poke Bar	09	Belltown Grocery
10	Bento World	10	World Market
11	Just the Tap	_	
12	Cloudburst Brewing	RE	CREATION & PARKS
13	Cafe Remix	01	Regrade Park
14	Cutters Crabhouse	02	Bell Street Park
15	Serious Pie Downtown	03	Amazon Day 1 Dog Park
16	Lola	04	Urban Triangle Park
17	Relish Bistro	05	Victor Steinbrueck Park
18	Third Avenue Cafe		
19	Ludi's Restaurant		
20	Yard House		
21	Wild Tiger Pizza	-	
22	Asean Street Food Hall		



2331 2nd Avenue is set in Seattle's Belltown Urban Village neighborhood, four blocks to Amazon's principal headquarters campus complex.

#### SEATTLE DOWNTOWN CORE

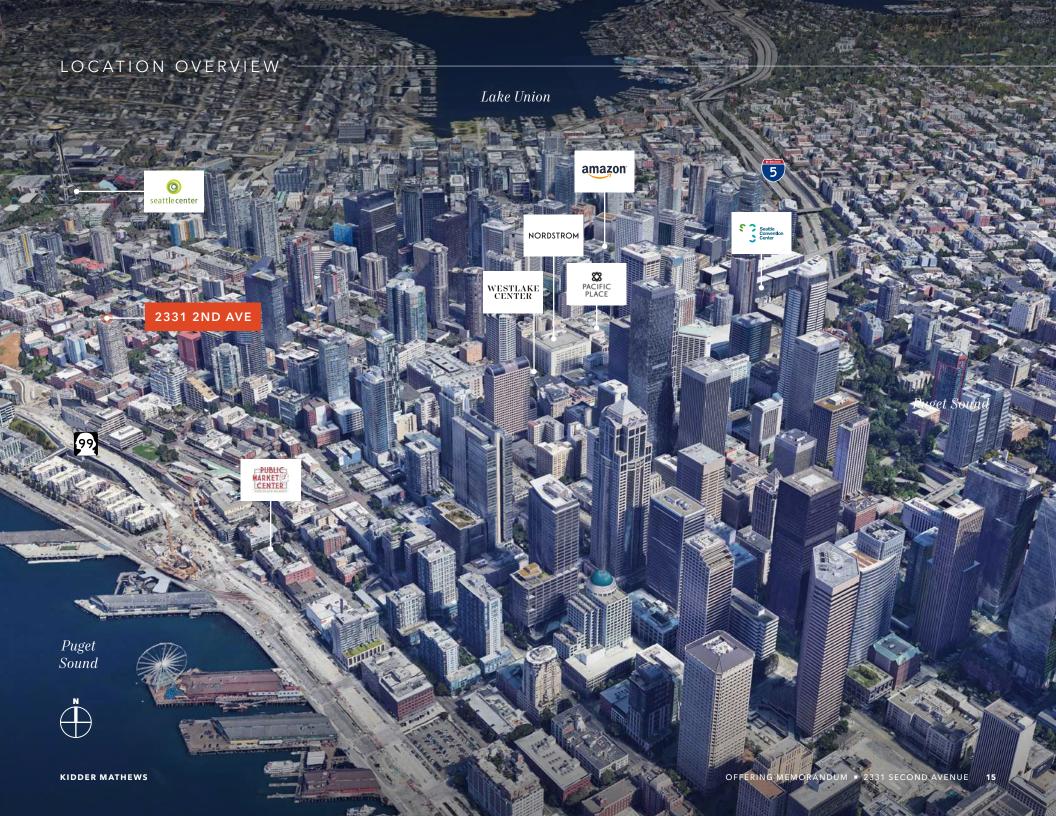
The site is walking distance to all of Seattle's major downtown amenities, including Westlake Center and Pacific Place retail complexes, Nordstrom's flagship retail store, Climate Pledge Arena, Pike Place Market, and the Seattle Center, and scores of entertainment options including bars and restaurants, movie theatres and dozens of retail shops and stores.

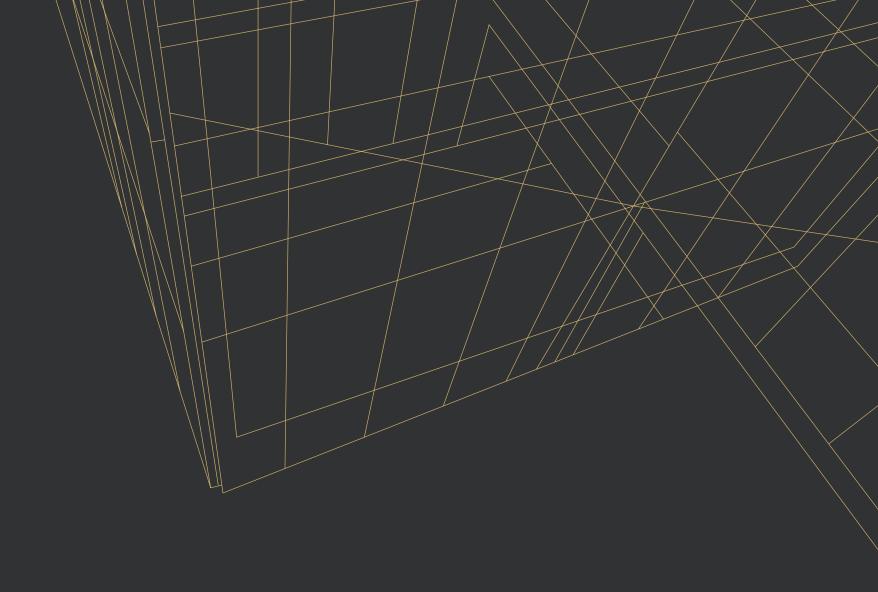
In addition, the site is located four blocks west of Amazon's 5+ million SF expansion campus and in close proximity to the Gates Foundation and new tech campus projects for Facebook, Apple, University of Washington Life Sciences and Google in South Lake Union.

Access from the site to I-5 via several arterials is less than 10 minutes via Olive Way and Howell Street; to SR-99 and the new cross-city vehicle tunnel is approximately 5 minutes; Seattle's waterfront on Elliott Bay is 2 blocks west; several transit options are available on 4th and 5th Avenues; and the Sound Transit Light Rail Station is accessible below the former Macy's Department Store building 4 blocks south.

Belltown and the adjacent South Lake Union districts are home to dozen's of new technology, life science and multifamily projects under construction, or in the final stages of planning, making this area one of the most active development regions in the country.

#### LOCATION OVERVIEW S Dropbox Lake Washington SODO gettyimages SEATTLEU **SWEDISH ∠** Zillow ORACLE! CAPITOI NORDSTROM PUBLIC MARKET CENTER Puget Sound WESTLAKE CENTER **HBO** amazon BELLTOWN SOUTH LAKE UNION OLYMPIC SCULPTURE **∞** Meta cisco **IMAX** UW Medicine CLIMATE PLEDGE ARENA CHIHULY GARDEN AND GLASS SCM Steens KIDDER MATHEWS OFFERING MEMORANDUM ■ 2331 SECOND AVENUE





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