

STADIUM DISTRICT STREET RETAIL INVESTMENT WITH DEVELOPMENT VALUE ADDED

FOR SALE

207-209 2nd Avenue S, Seattle, WA 98104

CFRE COMMERCIAL REAL ESTATE
AVAILABLE
GARY HUNTER, CCIM
425.541.8880
Street Retail

 **Teriyaki**

YOUR SIGN HERE

RETAIL SPACE
FOR
LEASE

CFRE COMMERCIAL REAL ESTATE
ROSS NAKAMURA
425.541.8880

For more information:

ROSS NAKAMURA

Broker

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CFRE | COMMERCIAL REAL ESTATE

RARE STADIUM DISTRICT DEVELOPMENT OPPORTUNITY

This commuter and tourism hub is steps from Lumin Field and T-Mobile Park with structured and street parking available. Two blocks from Seattle’s vibrant waterfront, light rail, north / south bike lane, and trail. Easy access to cruise line docks, and the Washington State Bremerton, and Bainbridge Island Ferry.

The space is easily demised and accommodate a Market Store or Restaurant buildout.

This property is also available For Lease.



PRICING

| |
|----------------------------|
| Price: \$2,000,000 |
| Price per Lot SF: \$308.64 |
| Price per NRSF: \$343.64 |

PROPERTY

| |
|-------------------------------------------|
| Address: 207 2nd Avenue S. |
| County: King |
| Seattle Market |
| Property type: Land |
| Zoning: PSM 100/100-120 |
| Opportunity Zone: Seattle |
| APN# 524780-0665 |
| Lot size: 6,480 SF |
| Sidewalk Use Permit Available |

EXISTING BUILDING

| |
|--------------------------------------|
| Highest & best use: Retail/Wholesale |
| Present use: Retail |
| Year built: 1900 |
| Construction: Masonry |
| # of floors: 1 |
| Building total: SF 11,838 SF |
| Net rentable SF: 5,280 SF |
| Tenancy: Multiple |

INITIAL INVESTMENT

| | |
|----------------|-------------|
| Purchase Price | \$2,000,000 |
|----------------|-------------|

TENANT 1 & 2

| | |
|---------|-----------------|
| Suite 1 | 3,252 SF Vacant |
|---------|-----------------|

| | |
|---------|-----------------|
| Suite 2 | 1,510 SF Tenant |
|---------|-----------------|

| | |
|--------------------|----------|
| Basement (Storage) | 7,330 SF |
|--------------------|----------|

| |
|---------|
| \$21.15 |
|---------|

CASH FLOW

| | |
|---------------------|-------------------------|
| For the year ending | Year 1 November 2025 |
|---------------------|-------------------------|

| | |
|-------------------------------|-----------|
| PRO FORMA RENTAL INCOME (PRI) | \$100,281 |
|-------------------------------|-----------|

| | |
|-----------------------|-----|
| Vacancy / Credit Loss | \$0 |
|-----------------------|-----|

| | |
|-------------------------|-----------|
| EFFECTIVE RENTAL INCOME | \$100,281 |
|-------------------------|-----------|

| | |
|-------------------------|----------|
| Expense Recapture (NNN) | \$44,616 |
|-------------------------|----------|

| | |
|------------------------------|-----------|
| GROSS OPERATING INCOME (GOI) | \$144,897 |
|------------------------------|-----------|

| | |
|--------------------|----------|
| Operating Expenses | \$50,000 |
|--------------------|----------|

| | |
|----------------------------|----------|
| NET OPERATING INCOME (NOI) | \$94,897 |
|----------------------------|----------|

| | |
|-----------------------------------------|-----|
| Capital Expenses / Replacement Reserves | \$0 |
|-----------------------------------------|-----|

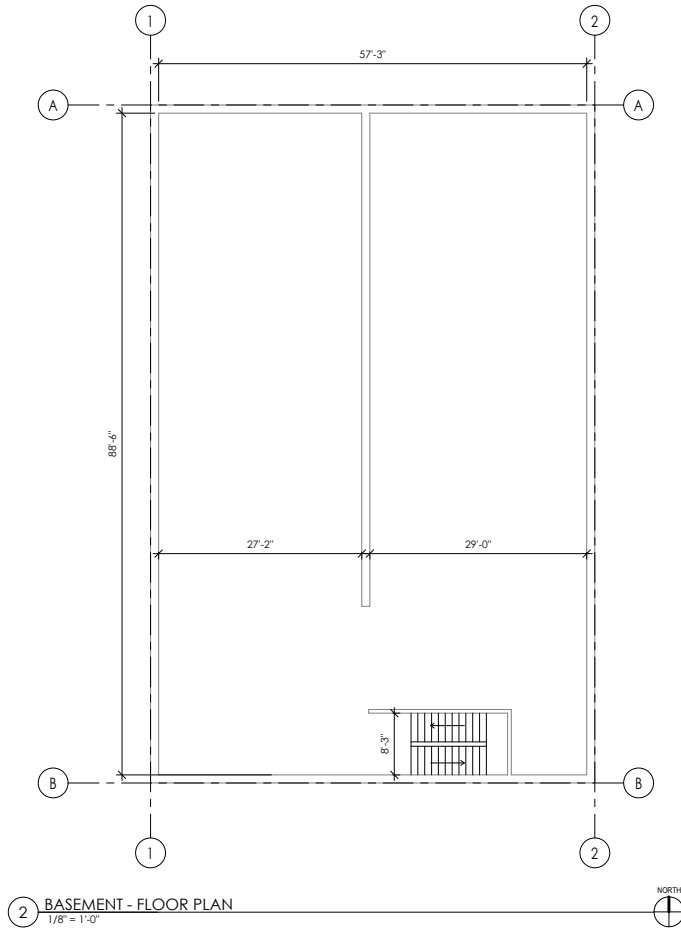
| | |
|------------------------------|-----|
| Annual Debt Service 1st Lien | \$0 |
|------------------------------|-----|

| | |
|------------------------|----------|
| CASH FLOW BEFORE TAXES | \$94,897 |
|------------------------|----------|

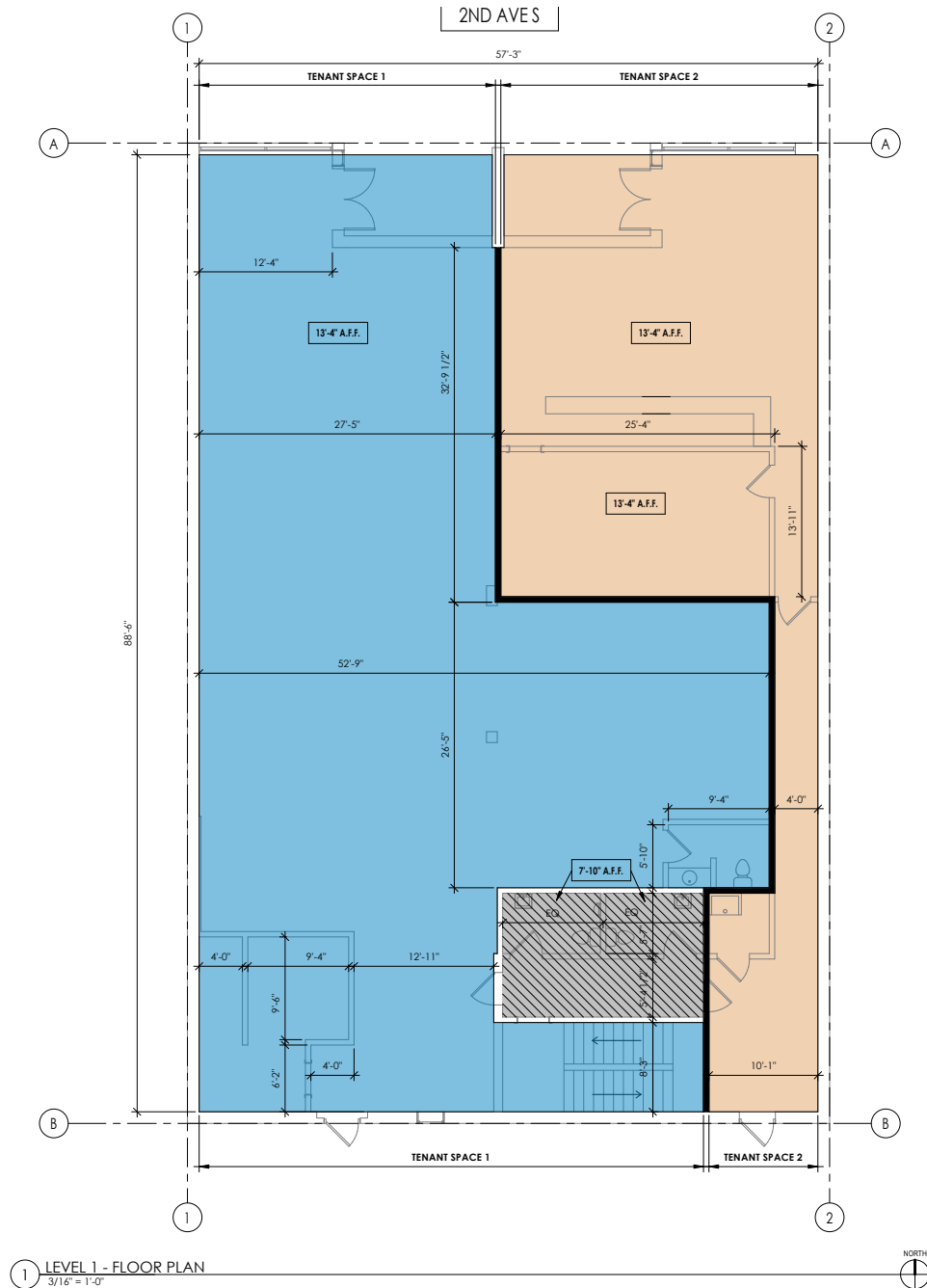
EXPENSE DETAIL

| | |
|--------------------------|----------|
| TOTAL OPERATING EXPENSES | \$50,000 |
|--------------------------|----------|

| | |
|----------------------------|----------|
| NET OPERATING INCOME (NOI) | \$94,897 |
|----------------------------|----------|



| | |
|--------------------|--------------|
| TENANT 1 | = 3,252 SQFT |
| TENANT 2 | = 1,510 SQFT |
| SHARED R.R. | = 213 SQFT |
| TOTAL | = 4,975 SQFT |



207 S 2ND AVE
SEATTLE, WASH.

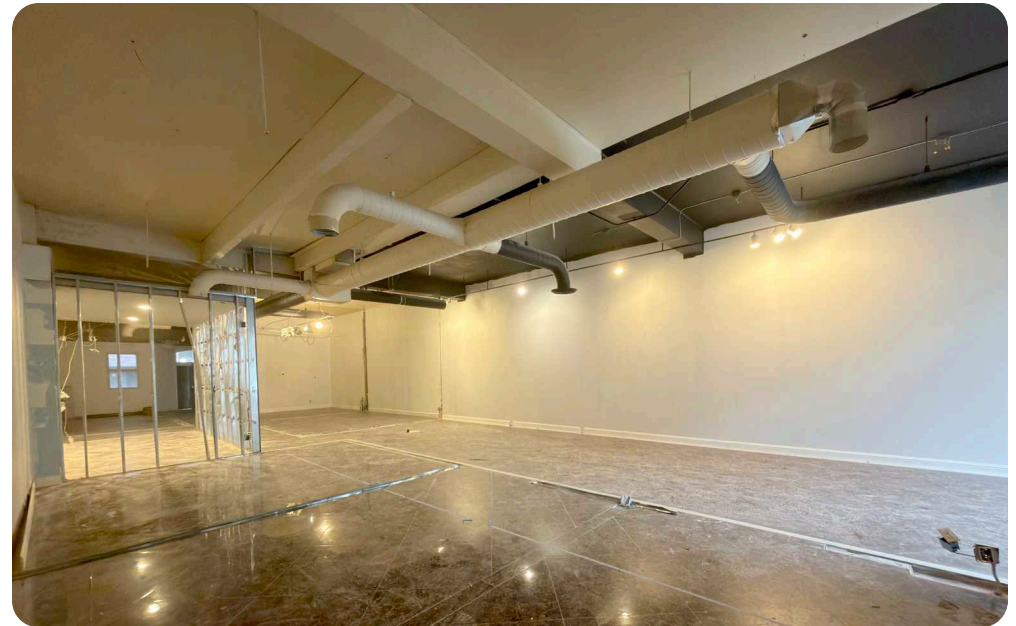
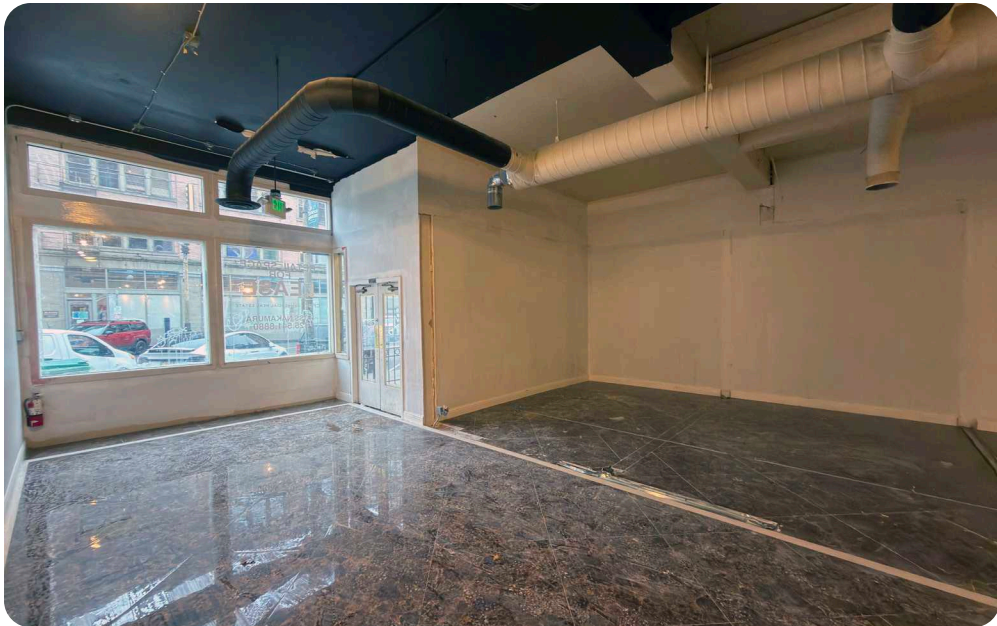
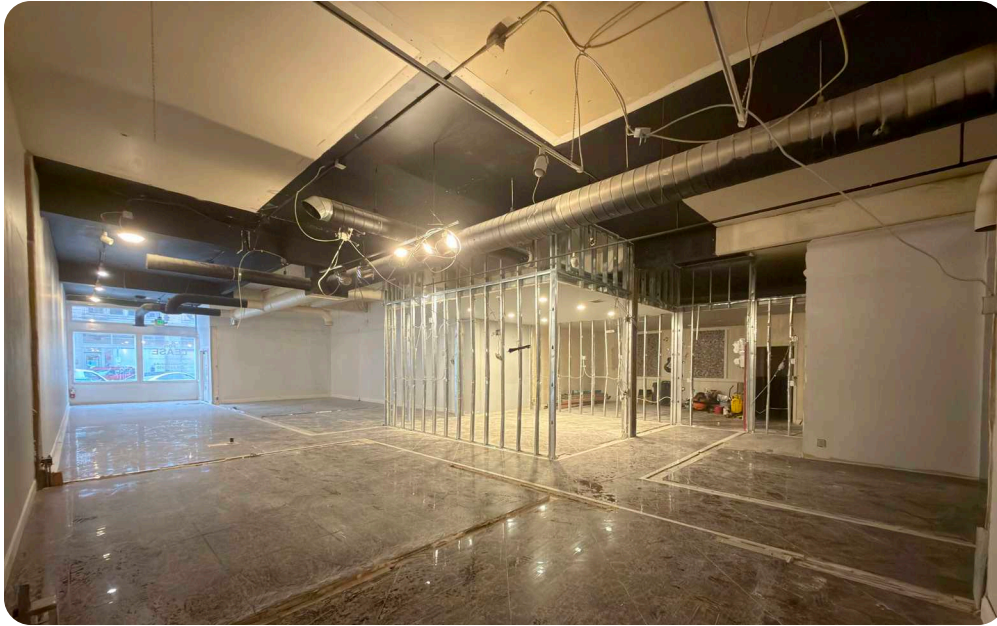
AS-BUILT

| | | |
|--------------------------|-------------|------|
| ISSUED: JANUARY 13, 2026 | | |
| REVISION SCHEDULE | | |
| # | DESCRIPTION | DATE |

FLOOR PLAN - LEVEL 1

PROJECT #: 2025151.00

A21.2



| POPULATION | 1-MILE | 5-MILE | 10-MILE |
|--------------------|----------|-----------|-----------|
| Total Population | 48,777 | 478,035 | 1,166,171 |
| % Growth 2025-2029 | 0.8% | 0.4% | 0.3% |
| Median Age | 36.9 | 36 | 37.7 |
| HH & INCOME | 1-MILE | 5-MILE | 10-MILE |
| Total Households | 28,278 | 235,594 | 520,627 |
| Median HH Income | \$77,840 | \$112,866 | \$115,875 |
| BUSINESS & WORKERS | 1-MILE | 5-MILE | 10-MILE |
| Total Businesses | 15,322 | 48,382 | 83,572 |
| Total Employees | 172,959 | 48,382 | 755,542 |



98

Walker's Paradise



100

Rider's Paradise



90

Biker's Paradise

FOOD & DRINK

Asia Ginger Teriyaki
 Flatstick Pub
 Muse
 Darkalino's
 Cookie's Country Kitchen
 Baba Yaga
 McCoy's Firehouse Bar & Grill
 Saigon Drip Cafe
 DeLeo Bros. Pizza
 Locus Wines
 The Pastry Project
 Four Diamonds

AREA EMPLOYERS

Weyerhaeuser Company
 Dell Technologies
 Seattle City Light
 Olson Kundig Architects
 Kint County
 Getty Images
 Foss Maritime
 RealNetworks, Inc.
 Seattle City Hall
 Coastal Environmental System
 Xealth
 Saltchuck Resources, Inc.

RETAIL

Seattle Mart
 Drexel Deli & Grocery
 Saveway Market
 Uwajimaya
 Bon Voyage Vintage
 Arundel Books

SERVICES

Occidental Square
 Union Station
 King Street Station
 Seattle Fire Station 10

Pioneer Square is Seattle's original downtown, established in 1852. Rebuilt after the devastating "Great Fire" of 1889, the district is characterized by late 19th-century brick and stone buildings, featuring one of the nation's best-preserved collections of Romanesque Revival architecture. Designated both a National Historic District and a local preservation district in 1970, Pioneer Square is protected by ordinances and design guidelines that focus on preserving its unique historic and architectural character, ensuring the sensitive rehabilitation of buildings, promoting development of residential uses for all income levels, and enhancing the district's economic climate for residents, employers, workers, and visitors.

Situated at the heart of historic Seattle's downtown, Pioneer Square is bordered by the Retail Core to the north; the Chinatown-International District to the east; the SODO District to the south, home to the city's two major stadiums—Lumen Field and T-Mobile Park; and the Central Waterfront to the west. The neighborhood boasts unparalleled transit connectivity. It is served by the First Hill Streetcar, which connects to the Link Light Rail at the Capitol Hill and International District stations, as well as the Sounder Commuter Rail and Amtrak intercity rail at King Street Station. Additionally, the neighborhood is easily accessible from



Interstate 5, 90, and Highway 99, and offers direct connections to Sea-Tac International Airport via the Link Light Rail.

In just one square mile, you'll find exceptional historic architecture, a thriving arts community, vibrant shops and restaurants, exciting nightlife, and an energetic game day atmosphere. Pioneer Square is home to numerous art galleries, studios, and exhibition spaces, showcasing works by both established and emerging artists. The First Thursday Art Walk, held on the first Thursday of every month, is a popular event that allows visitors to explore the local art scene and enjoy gallery receptions and special exhibits. Public art installations, sculptures, and

murals are also scattered throughout the neighborhood, adding to its creative vibe. The neighborhood's culinary scene is diverse and delightful, offering a mix of upscale restaurants, cozy cafes, and lively bars. Notable establishments include Il Terrazzo Carmine, known for its classic Italian dishes; Zeitgeist Coffee, a favorite among locals for its well-crafted lattes; and The Central Saloon, Seattle's oldest bar, offering a historic atmosphere with live music and a variety of drinks. Nowhere else in Seattle offers such a vibrant and walkable experience.





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ROSS NAKAMURA

From the Pacific Northwest, Ross Nakamura brings a unique blend of sales acumen, customer service expertise, and real estate knowledge to his work. His background spans marketing leadership in the tourism industry, business development in B2B partnerships, and extensive study in real estate investment and brokerage.

Ross has built a reputation for combining client-focused service with a results-driven sales approach—whether cultivating long-term customer relationships, guiding real estate decisions, or developing creative growth strategies. With a personal passion for running and exploring the outdoors, he brings the same energy, discipline, and endurance to his professional pursuits. His work reflects a commitment to helping clients achieve their goals through trust, clarity, and strategic execution.

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GARY N. HUNTER, CCIM

A Seattle native, Gary Hunter developed his professional career locally, working in wholesale and conduit lending for Washington Mutual Bank's corporate offices in Seattle and Bellevue. He joined Colliers International, a leading global commercial real estate company, in 2007, and in 2011, Gary joined Westlake Associates, Inc., advancing to partner and shareholder.

Gary founded CFRE | Commercial Real Estate, and together with the CF Capital Fund, vertically integrated commercial real estate with commercial lending, development, and construction financing. Gary delivers value to his clients through his local knowledge, education, and experience in C-suite corporate management and commercial finance. He is also a professional turnaround manager skilled in corporate renewal, which helps evolve companies and improve their value.

For Gary, inspirational leadership and being out on the floor with the producers and advisors amplifies the energy of the firm. The team members are involved in the day-to-day business of the firm and are knowledgeable and responsive to better provide service to the client.

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