

SALE

BELLTOWN RETAIL / OFFICE CONDO

2207 3rd Avenue, Suite C-2 Seattle, WA 98121



Sale Price

NEGOTIABLE

OFFERING SUMMARY

Suite C-2 Size: 1,551 SF

Lot Size: 0.3 Acres

Year Built: 1979

Zoning: DMR/R-145/65

PROPERTY OVERVIEW

Opportunity to acquire highly visible street-level retail or office condominium space in Seattle's vibrant Belltown neighborhood, appealing to both owner-users and investors. Located at the base of The Grandview, a 25-story luxury condominium tower, this 2,712 SF commercial space offers strong exposure along the active 3rd Avenue corridor.

The unit features approximately 35 feet of sidewalk storefront windows, providing natural light, strong signage potential, and consistent visibility in one of downtown Seattle's most walkable districts. Surrounded by residential towers, restaurants, cafés, and neighborhood retail, the property benefits from a built-in customer base and steady pedestrian activity.

A rare feature for downtown commercial space is the attached three-car garage, offering convenience for owners, employees, or clients, along with street parking and a pay-to-park lot across the street. Positioned just blocks from Pike Place Market, the Seattle Waterfront, and Olympic Sculpture Park, this flexible commercial condominium offers an excellent opportunity for owner-users or investors seeking well-located Belltown retail or office space.

Heidi Ihde
(425) 478-7546
heidi@hlbirealestate.com

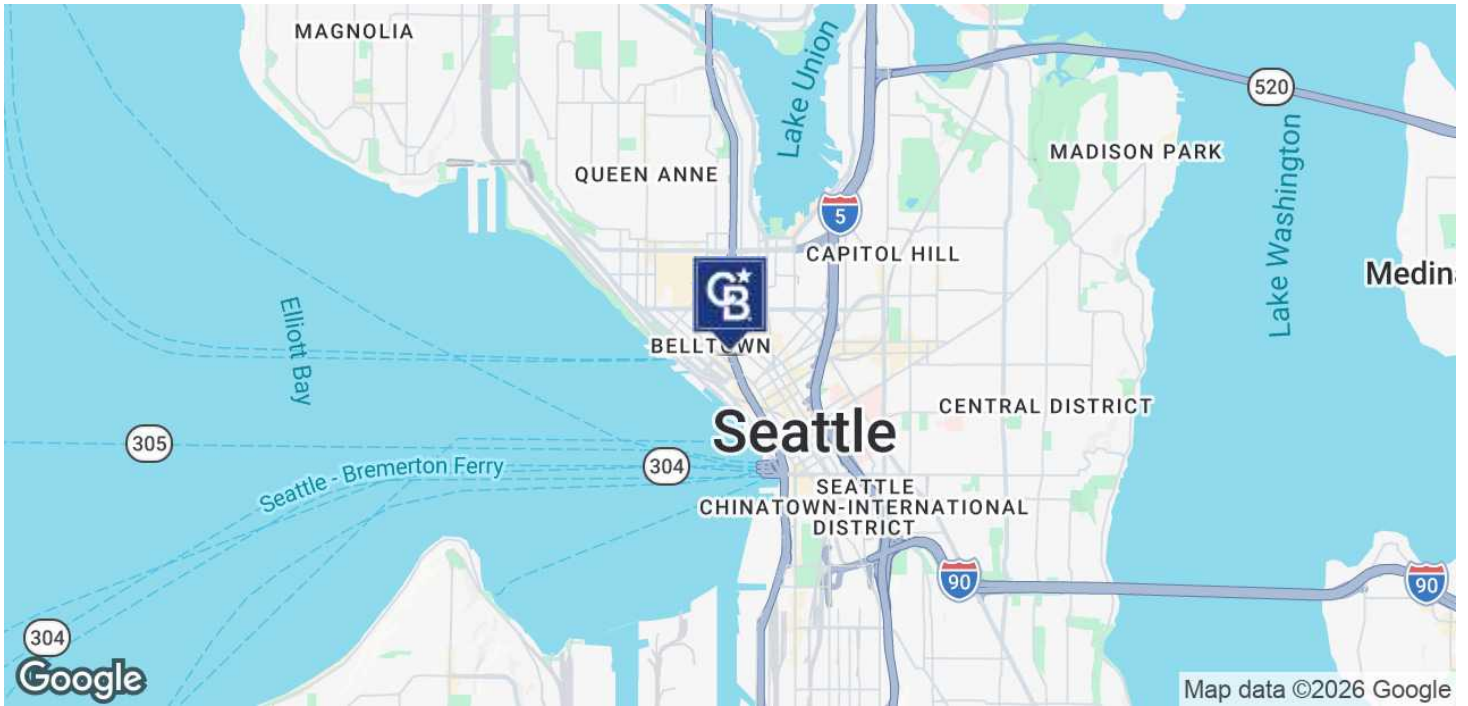


**COLDWELL BANKER
COMMERCIAL**
DANFORTH

SALE

BELLTOWN RETAIL / OFFICE CONDO

2207 3rd Avenue, Suite C-2 Seattle, WA 98121



Heidi Ihde
(425) 478-7546
heidi@hlbirealestate.com

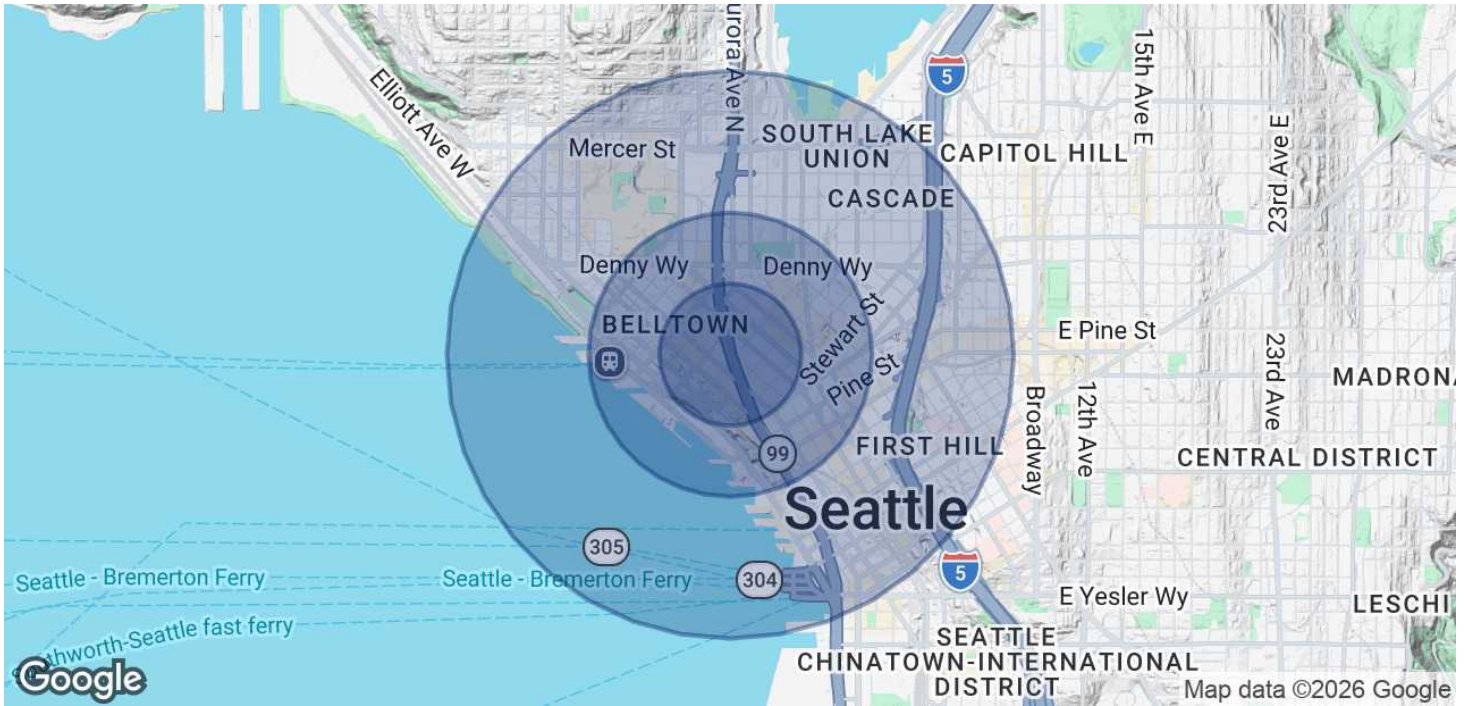


**COLDWELL BANKER
COMMERCIAL**
DANFORTH

SALE

BELLTOWN RETAIL / OFFICE CONDO

2207 3rd Avenue, Suite C-2 Seattle, WA 98121



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,639	26,814	67,953
Average Age	35.5	36.7	34.6
Average Age (Male)	35	36.4	34.4
Average Age (Female)	36.6	37	36.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	6,904	17,828	46,220
# of Persons per HH	1.5	1.5	1.5
Average HH Income	\$157,114	\$169,909	\$154,537
Average House Value	\$953,919	\$898,288	\$821,847

2023 American Community Survey (ACS)

Heidi Ihde
(425) 478-7546
heidi@hlbirealestate.com



**COLDWELL BANKER
COMMERCIAL**
DANFORTH