

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

Asia Since Teriyaki

YOUR SIGN HERE

RETAIL SPACE
FOR
LEASE

CFRE COMMERCIAL REAL ESTATE
ROSS NAKAMURA
425.541.8880

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CFRE | COMMERCIAL REAL ESTATE

RARE STADIUM DISTRICT DEVELOPMENT OPPORTUNITY

This commuter and tourism hub is steps from Lumen 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 Bremerton and Bainbridge Island state ferries.

The space is easily demised and can 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: 4,975 SF

Tenancy: Multiple

INITIAL INVESTMENT

Purchase Price	\$2,000,000
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TENANT 1 & 2

Suite 1	3,252 SF Vacant
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Suite 2	1,510 SF Tenant
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Basement (Storage)	7,330 SF
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Base Rent	\$19.00 SF + NNN / CAM
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CASH FLOW

For the year ending	Year 1 November 2025
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PRO FORMA RENTAL INCOME (PRI)	\$100,281
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Vacancy / Credit Loss	\$0
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EFFECTIVE RENTAL INCOME	\$100,281
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Expense Recapture (NNN)	\$44,616
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GROSS OPERATING INCOME (GOI)	\$144,897
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Operating Expenses	\$50,000
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NET OPERATING INCOME (NOI)	\$94,897
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Capital Expenses / Replacement Reserves	\$0
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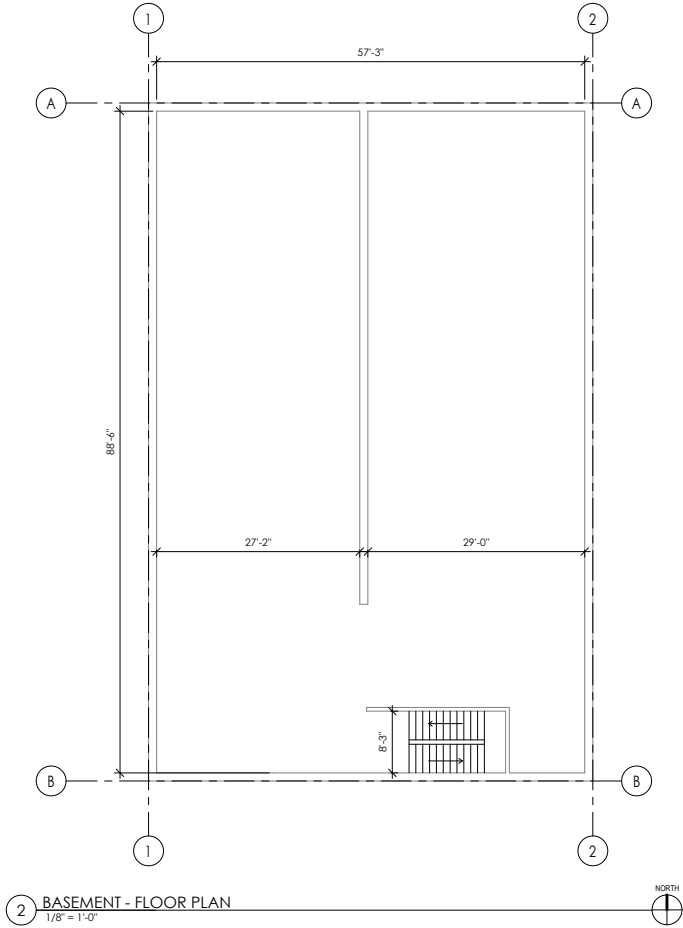
Annual Debt Service 1st Lien	\$0
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CASH FLOW BEFORE TAXES	\$94,897
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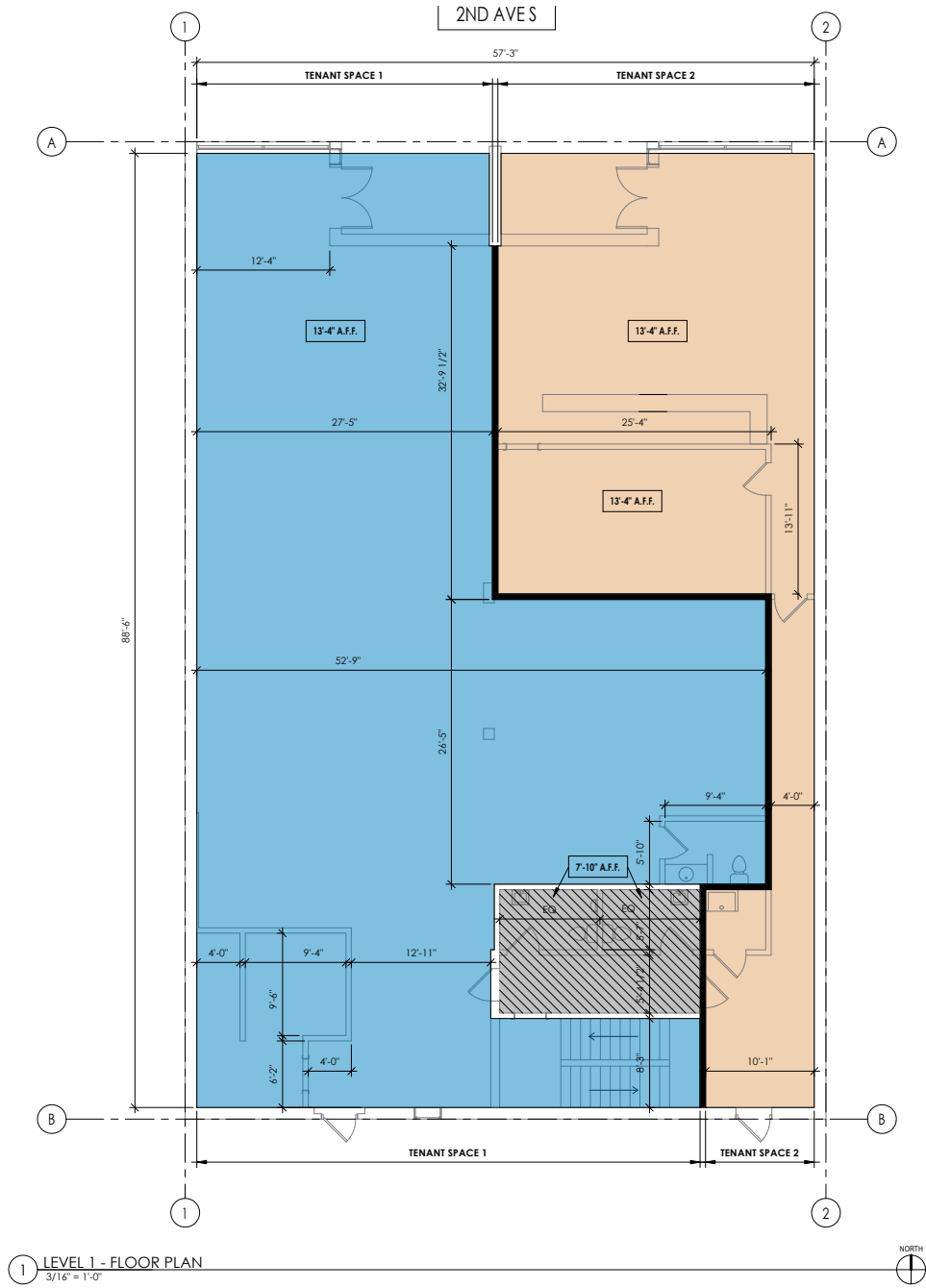
EXPENSE DETAIL

TOTAL OPERATING EXPENSES	\$50,000
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NET OPERATING INCOME (NOI)	\$94,897
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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.

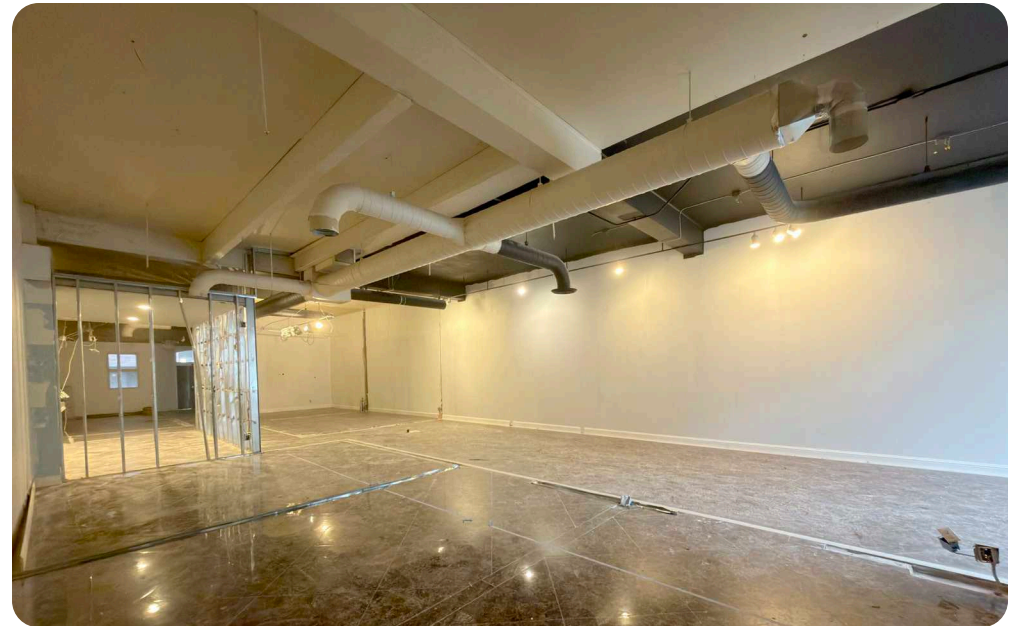
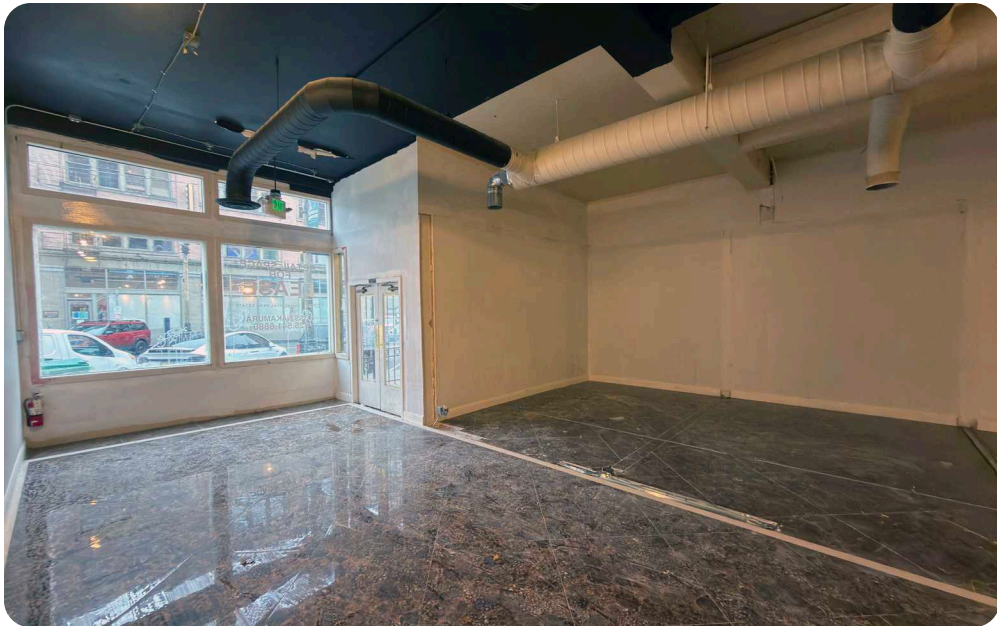
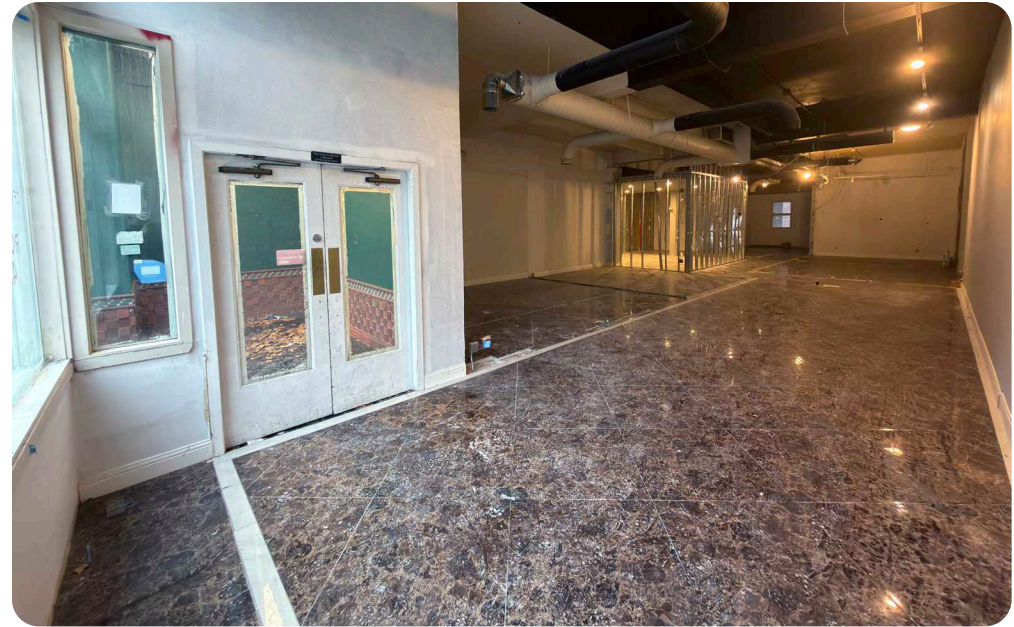
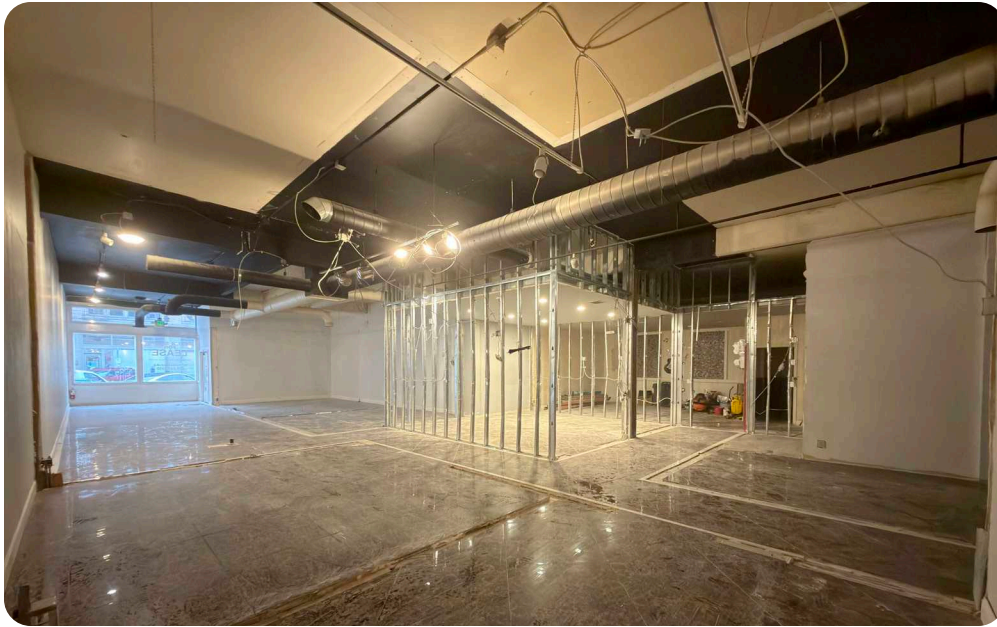
AS-BUILT

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

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



98

Walker's Paradise



100

Rider's Paradise

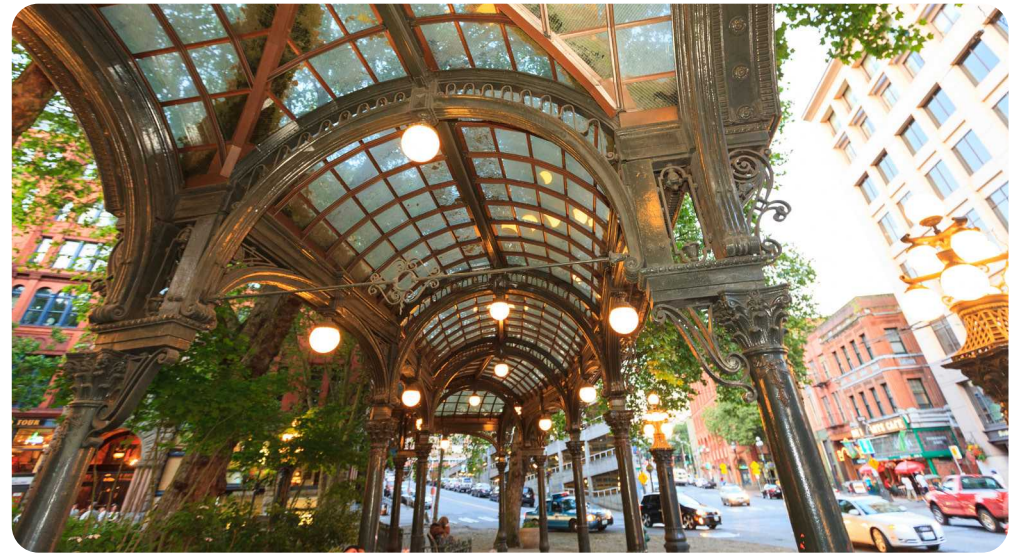


90

Biker's Paradise

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.



GARY N. HUNTER, CCIM

Principal | Managing Broker

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.

ROSS NAKAMURA

Broker

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.

JOCELYN MACDONALD

Broker

Jocelyn Macdonald specializes in multi-asset class commercial real estate, with a focus on retail leasing and investment. She advises clients on complex transactions with clarity and strategic insight.



A property owner across Eastern, Central, and Western Washington, Jocelyn brings a statewide perspective and experience as both operator and advisor. Her approach is grounded in market insight, trusted relationships, and disciplined execution.

With a background in sales leadership and founding a boutique marketing agency for growth-stage technology startups, she is skilled in complex negotiations and executive-level advisory, delivering consistent results across the Northwest.

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