

FOR SALE

RETAIL COMMERCIAL CONDOMINIUM

2929 1ST AVENUE, UNIT A & B | SEATTLE, WA 98121



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EWING & CLARK
INCORPORATED

OFFERING SUMMARY

2929 1ST AVENUE, UNIT A & B | SEATTLE, WA 98121



PROPERTY DETAILS

- Great opportunity to own one or two adjacent commercial condos at the Concord Condominiums
- Suite A: 1,509 Square Feet built out as a Retail space
- Suite: B 1,734 Square Feet built out as a Café
- Located in Belltown near Lower Queen Anne and Climate Pledge Arena
- Built in 1999 and zoned DMR/R 145/65
- Both suites have sprinklers and separate HVAC units
- Suite A comes with one deeded parking space
- Suite B comes with two deeded parking spaces
- Tax parcel #A: 1734800010
- Tax parcel #B: 1734800020
- Pricing
 - Suite A: \$635,000
 - Suite B: \$815,000
- HOA Dues
 - Suite A: \$1,566.38 per month
 - Suite B: \$2,005.90 per month

EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

These modern commercial condominiums at 2929 1st Ave offer a prime owner-user or investment opportunity in Seattle's Belltown neighborhood. Positioned for maximum visibility, the property is surrounded by high-density residential developments and tech hubs, ensuring a steady flow of potential customers.

PROPERTY HIGHLIGHTS

- **Owner-User Opportunity:** Two vacant, turn-key commercial suites. Suite A was formerly retail; Suite B was formerly a cafe.
- **Move-In Ready Infrastructure:** Both spaces are fully equipped with HVAC and fire sprinkler systems.
- **Secured Parking:** 3 dedicated garage stalls total (1 for Suite A; 2 for Suite B).
- **High-Traffic Location:** Exceptional walkability, sitting just a 9-minute walk from Climate Pledge Arena, with close proximity to Pike Place Market and the waterfront.
- **Premier Security:** 24/7 front desk security with dedicated camera coverage for the commercial entrances.



UNIT A PHOTOS

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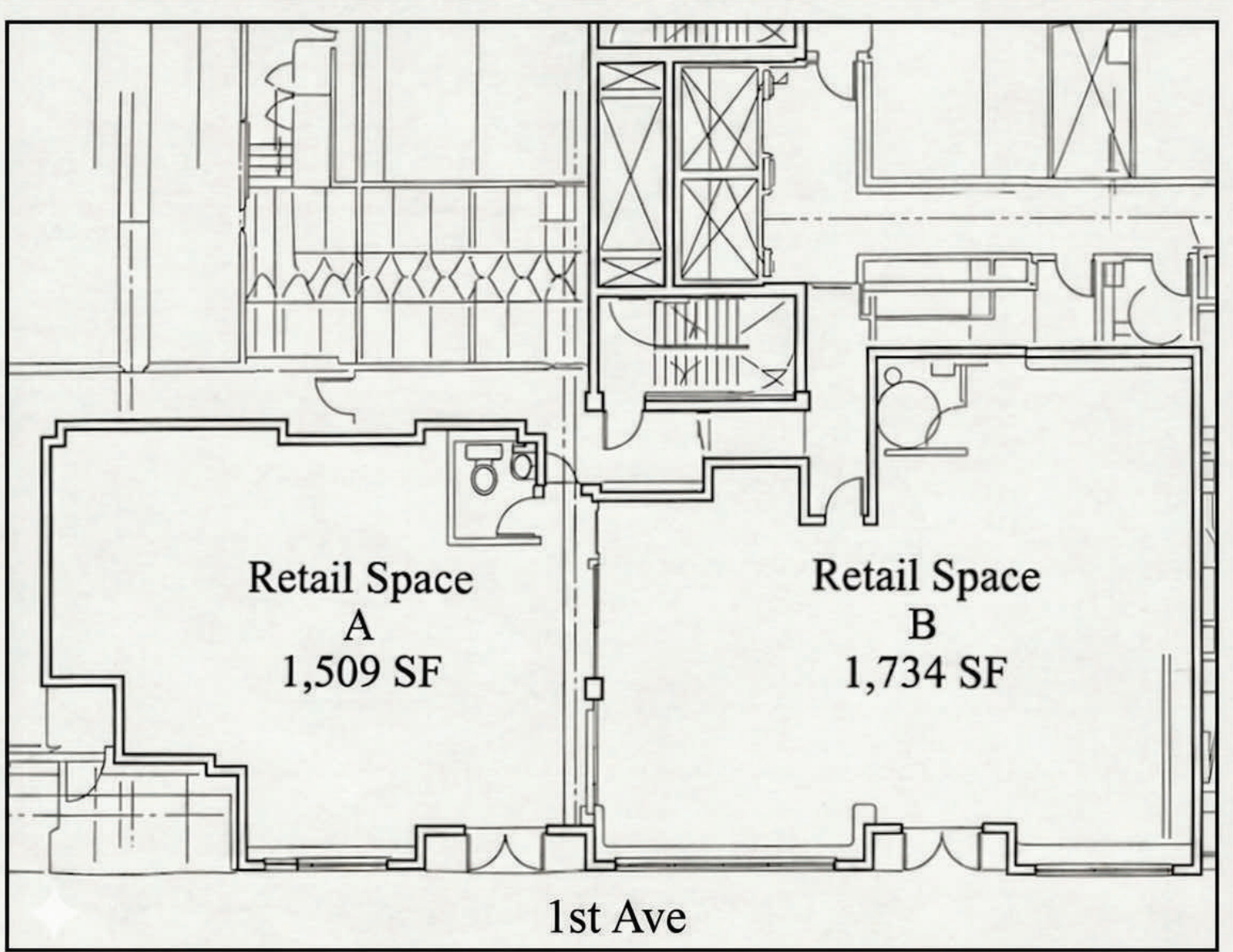
UNIT B PHOTOS

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FLOOR PLAN

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DEMOGRAPHICS

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81,991
DAYTIME
POPULATION



\$1.38B
ANNUAL CONSUMER
EXPENDITURE
(NON-RETAIL)



64,859
POPULATION



41,785
HOUSEHOLDS



163,256
AVERAGE HOUSEHOLD
INCOME

*All information is based off of 1 mile radius in 2025.