

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
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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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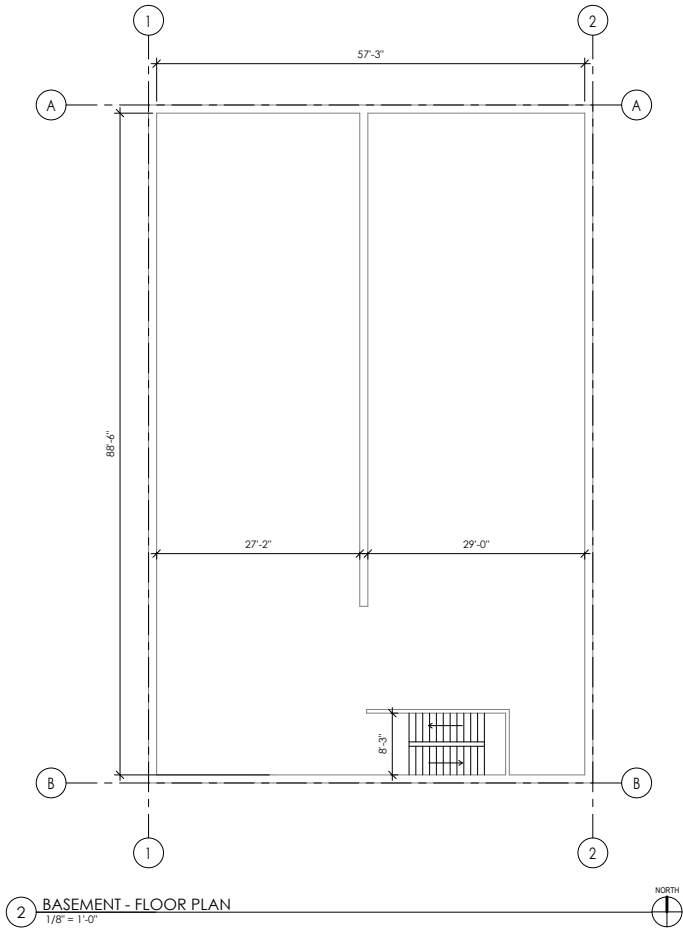
Annual Debt Service 1st Lien	\$0
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CASH FLOW BEFORE TAXES	\$94,897
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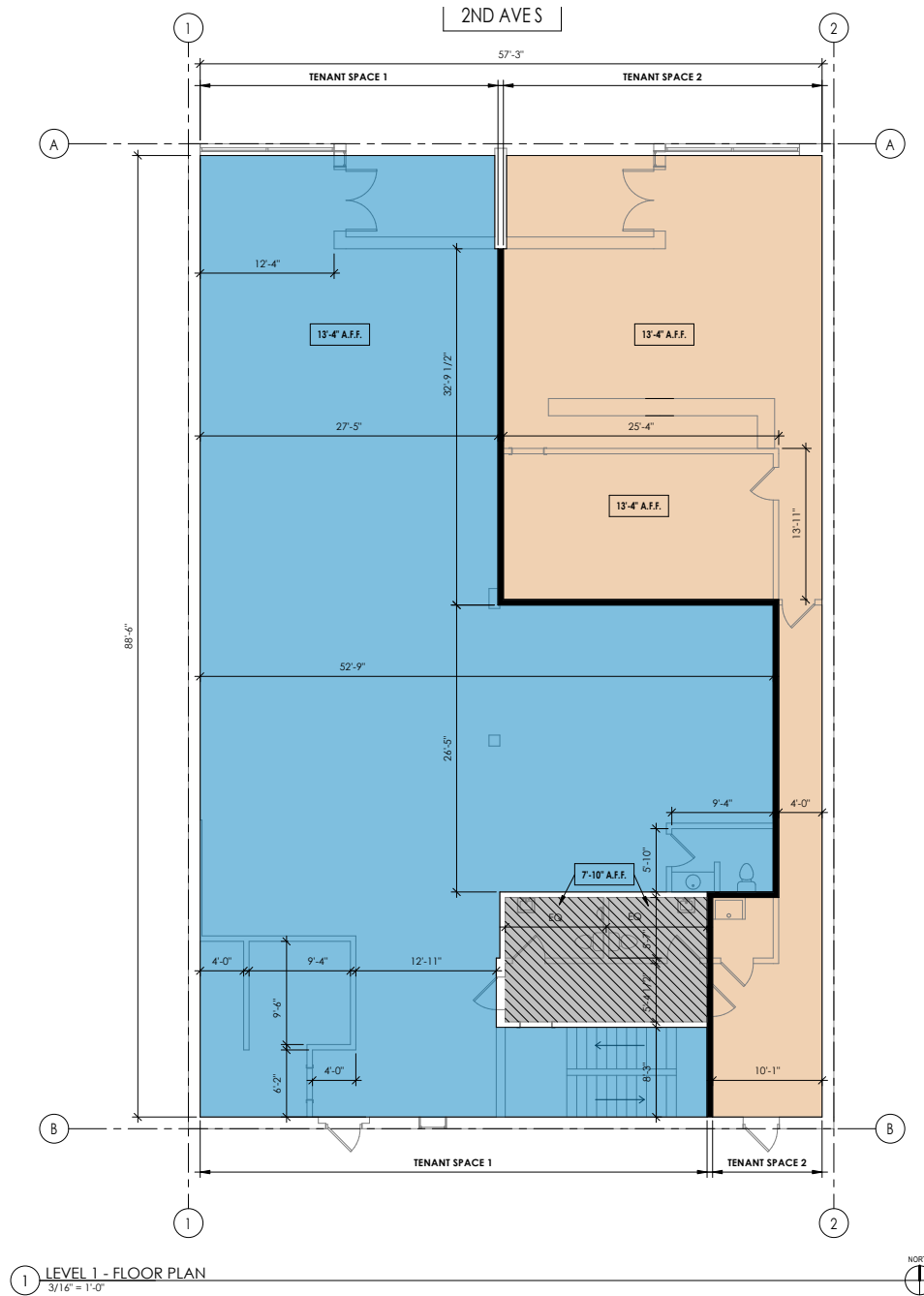
EXPENSE DETAIL

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.

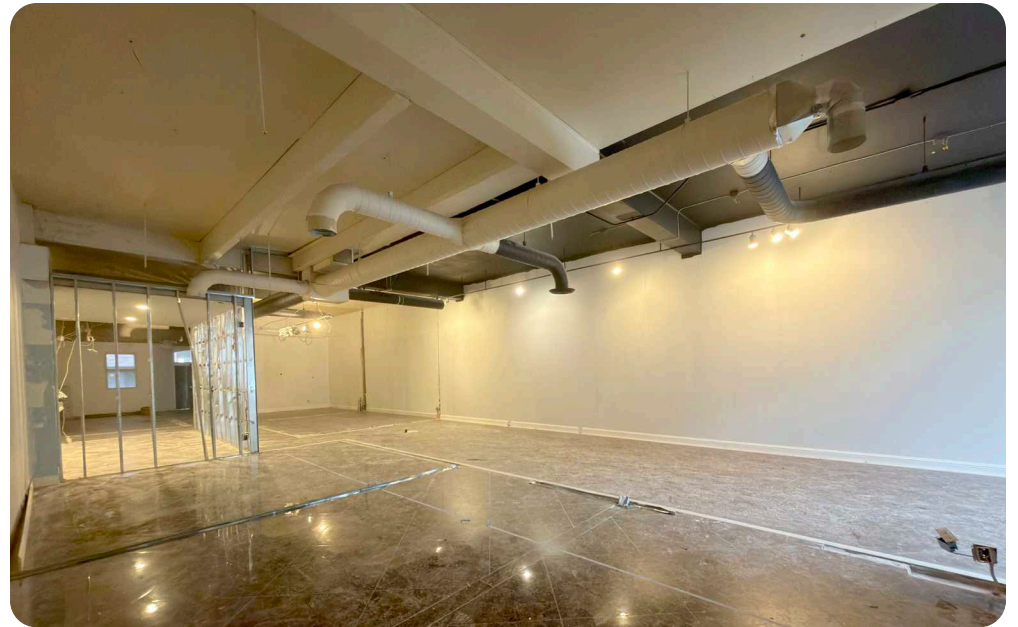
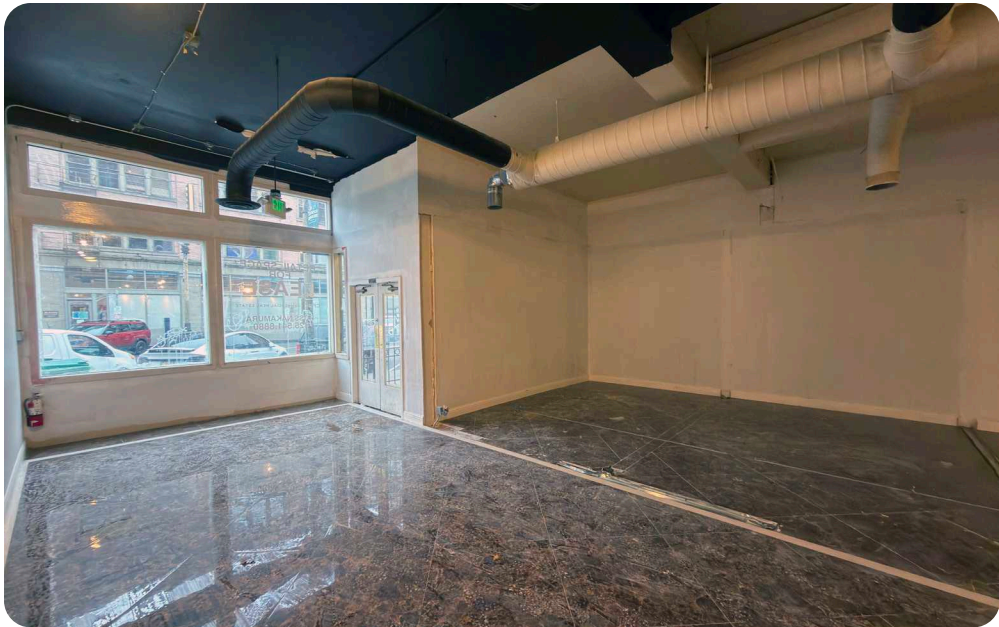
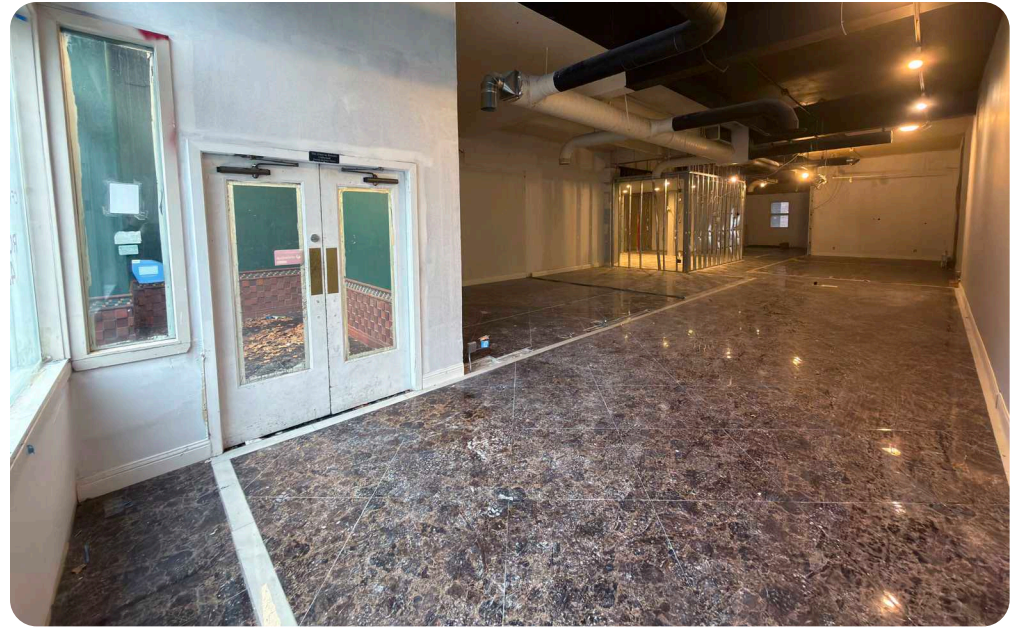
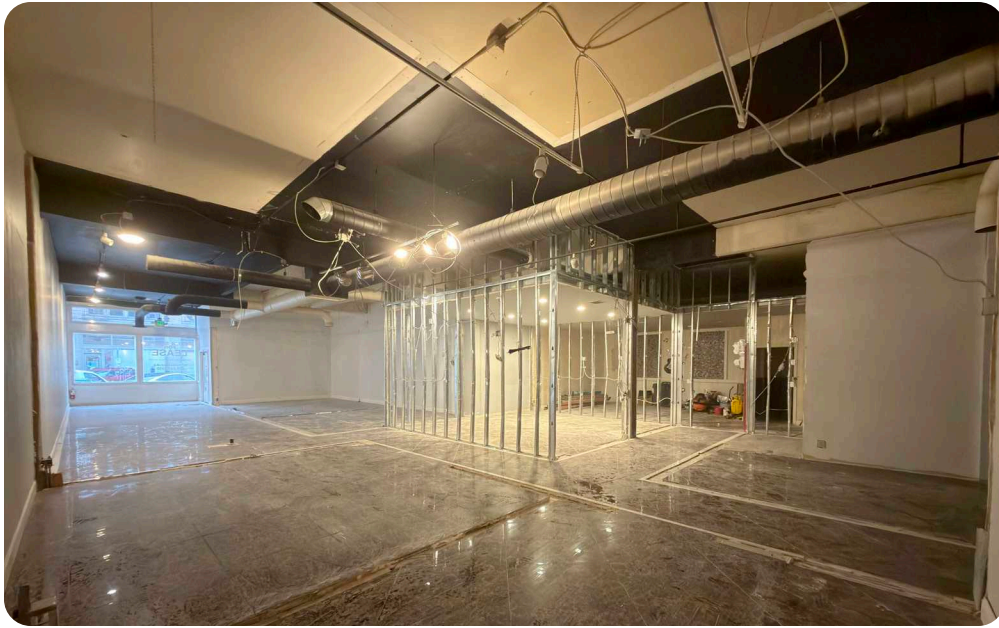
AS-BUILT

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 historic original downtown—established in 1852 and famously rebuilt in brick and stone after the Great Fire of 1889. Today it boasts one of the nation's finest collections of Romanesque Revival architecture. As a protected National Historic District, it keeps its timeless character while supporting thoughtful business growth.

Located at the center of downtown, Pioneer Square sits steps from the Retail Core (north), Chinatown-International District (east), the sports stadiums at SODO (south), and the revitalized Central Waterfront (west). This prime position delivers steady foot traffic from tourists, office workers, locals, and game-day crowds—especially with major events and the upcoming World Cup matches at Lumen Field.

Retail Advantages:

- **Built-in Customers:** Exceptional walkability and transit access via Link Light Rail, First Hill Streetcar, Sounder Commuter Rail, Amtrak at King Street Station, and easy freeway connections. Thousands of daily pedestrians pass right by your door.



- **Authentic Vibe That Draws Shoppers:** Exposed brick buildings, public art, and a creative energy create an inviting, one-of-a-kind shopping experience people actively seek out.
- **Vibrant Arts and Culture Scene:** Home to numerous galleries and studios. The monthly First Thursday Art Walk brings crowds for receptions, exhibits, and special events—perfect for driving impulse visits and sales.
- **Diverse Dining and Nightlife:** Upscale restaurants, cozy cafés, historic bars (like The Central Saloon), and new openings keep visitors lingering and exploring.
- **Game-Day and Event Energy:** Proximity to Lumen Field and T-Mobile Park means surges in foot traffic on event days, turning browsers into buyers.

In just one square mile, Pioneer Square blends rich history, artistic soul, and modern momentum—making it an ideal location for boutiques, specialty shops, galleries, gift stores, or experiential retail that thrives on character and foot traffic. Pioneer Square delivers the location, the customers, and the atmosphere that help retail businesses stand out.



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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