

# 1111

E PIKE ST | SEATTLE

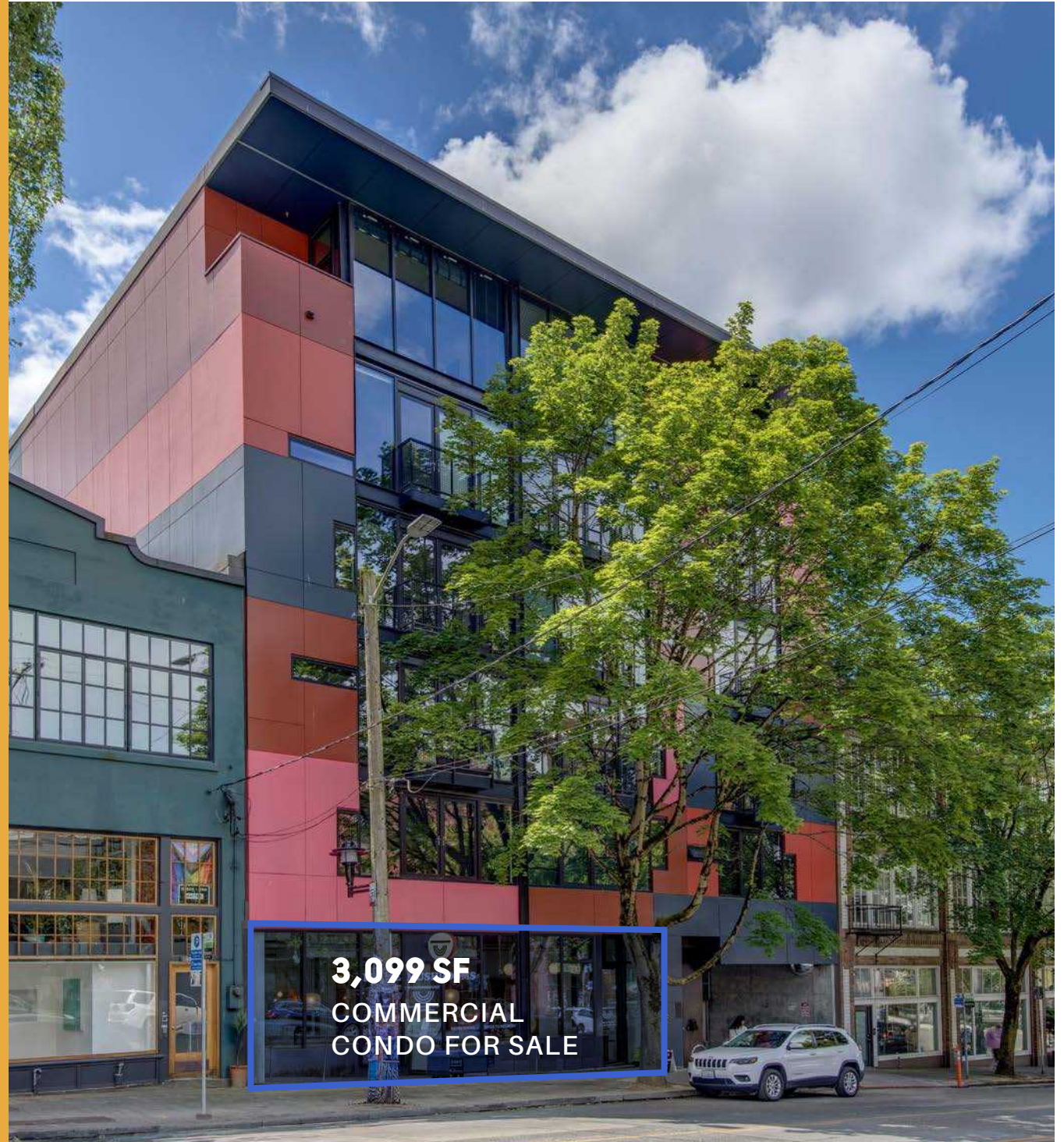
**3,099 SF**

COMMERCIAL  
CONDO FOR SALE

PERFECT  
**OWNER / USER**  
OPPORTUNITY

- Cafe
- Coffee Shop
- Bakery
- Wine Bar

**NEWMARK**



**3,099 SF**  
COMMERCIAL  
CONDO FOR SALE

# THE OFFERING



Newmark is pleased to present the opportunity to acquire the commercial condo located at 1111 E Pike Street, Suite 111 in the Pike/Pine Corridor of Capitol Hill in Seattle. This is a unique opportunity to acquire a business space in the heart of Seattle. The space is currently home to Wunderground Cafe providing a plug and play opportunity for a new cafe operator.

- Prime Capitol Hill location with steady, all-day pedestrian flow fueled by residents, office, students, and visitors.
- Highly visible Pike Street frontage in the core of the Pike/Pine retail and nightlife corridor.
- Dense, affluent consumer base with strong daytime and evening demand drivers.
- Owner-user advantage: Potential for financing, payment stability versus rent escalation, and long-term equity creation.
- Proximity to transit: Short walk to Capitol Hill Link light rail station and frequent bus lines; easy access for staff and customers.



# PROPERTY DETAILS



Asking Price: \$1,950,000

Address: 1111 E Pike Street,  
Suite 111, Seattle

Square Footage: 3,099 SF

Year Built: 2008

Parcel Number: 230230-0010

Zoning: NC3P-75 (M)

Construction: Reinforced Concrete

HVAC System: 60,000 BTUs

Restrooms: 2

Plumbing: Domestic /  
city water system

Electrical: 225 amp 3 phase

Parking: 1 Stall

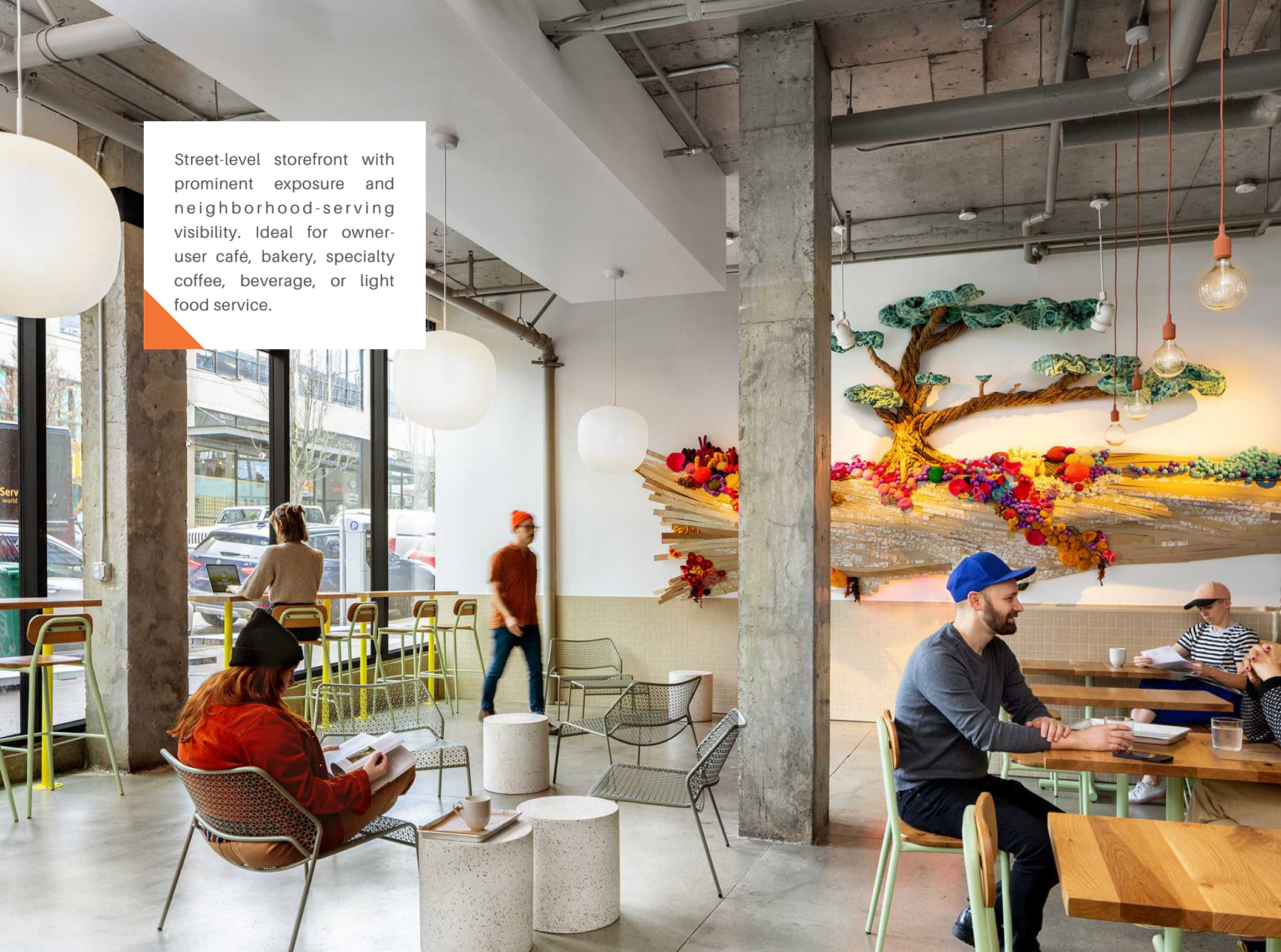
Current Use: Cafe



## THE SITE

Located in the heart of Capitol Hill's Pike/Pine Corridor, one of Seattle's most vibrant, walkable urban retail nodes, and surrounded by dense multifamily and daily neighborhood foot traffic.

Street-level storefront with prominent exposure and neighborhood-serving visibility. Ideal for owner-user café, bakery, specialty coffee, beverage, or light food service.



# SUITE 111

- **CONTROL YOUR BRAND EXPERIENCE**

Own your build-out, finishes, and fixture strategy without the constraints of a typical retail lease.

- **STABILIZE OCCUPANCY COSTS**

Convert rent to mortgage; potential interest-rate buydowns and long amortizations available with SBA programs.

- **OPERATIONAL EFFICIENCIES**

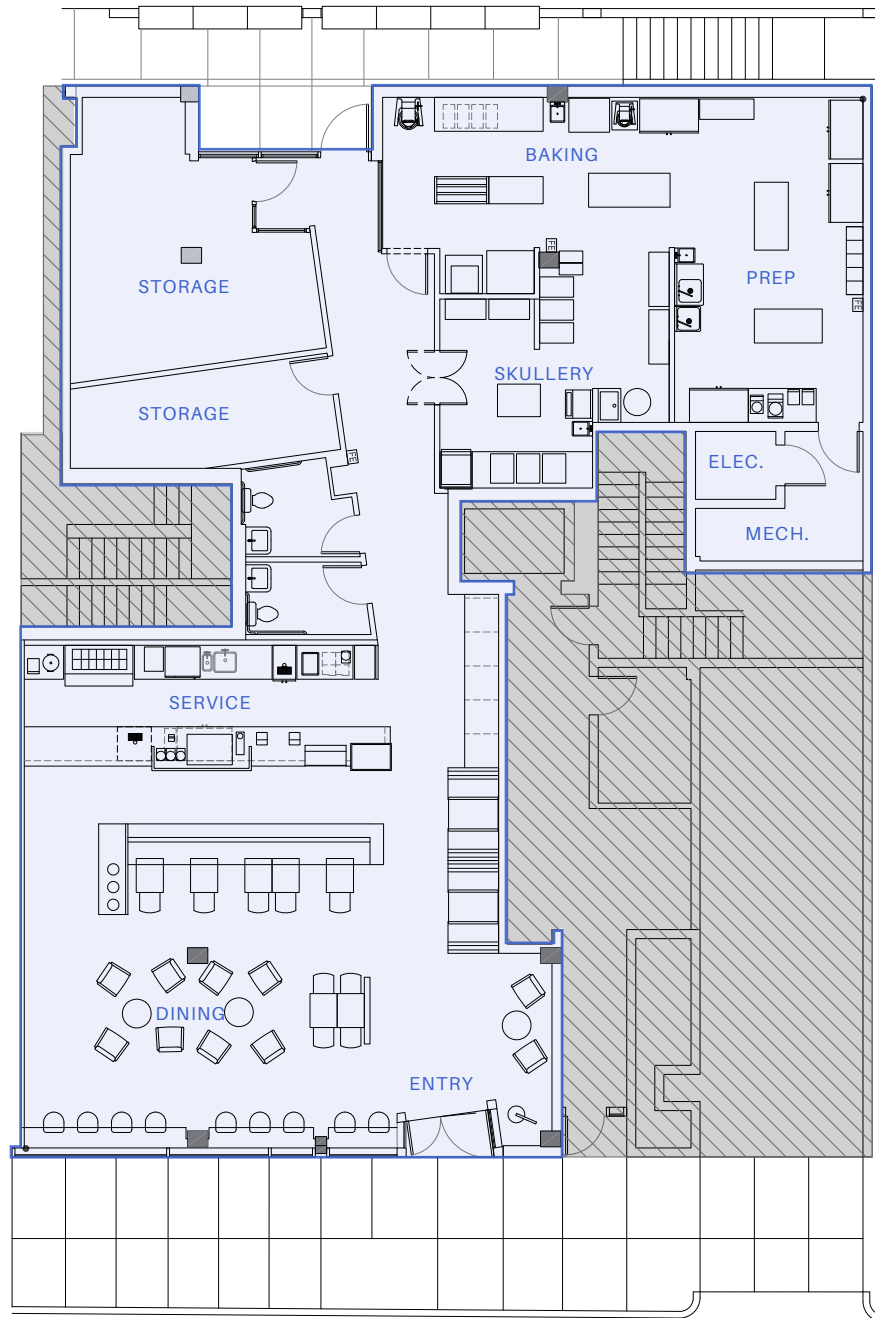
Street frontage supports grab-and-go, morning coffee rush, and late-afternoon/evening traffic.

- **MARKETING VISIBILITY**

Pike Street signage and transparent storefront for product display and brand storytelling.

- **POTENTIAL FOR OUTDOOR ACTIVATION**

Sidewalk presence may support pickup window or small-format outdoor seating where permitted.



E PIKE STREET



# THE AREA



Located in the heart of Capitol Hill's Pike/Pine Corridor, one of Seattle's most vibrant, walkable urban retail nodes. 1111 E Pike is adjacent to Chophouse Row, just steps to Cal Anderson Park, and a few blocks from the Capitol Hill Light Rail Station, and Seattle University.

# NOTABLE RETAIL

**Glossier.**



**JOYBIRD**

**ELYSIAN**  
BREWING

**ODDFELLOWS**

# DEMOGRAPHICS

|                     | 5 MIN WALK | 10 MIN WALK | 15 MIN WALK |
|---------------------|------------|-------------|-------------|
| Total Population:   | 5,426      | 24,568      | 51,403      |
| Daytime Population: | 8,283      | 33,300      | 80,813      |
| Avg HH Income:      | \$154,728  | \$150,518   | \$153,785   |
| Avg Home Value:     | \$879,670  | \$1,022,326 | \$1,034,412 |
| Avg HH Size:        | 1.39       | 1.47        | 1.48        |
| Median Age:         | 30.7       | 31.8        | 32.3        |

## CONSUMER PROFILE



Metro Renters (38.3%)

- Single, highly mobile & highly educated
- Early adopters of new technology
- Value socializing, education & creativity



Trendsetters (19.9%)

- Live life to its full potential
- Educated, young singles that enjoy upscale living
- Tend to be spenders rather than savers



Urban Chic (9.9%)

- Mostly married, affluent professionals
- Busy, well-connected & well-educated
- Maintains a "green" lifestyle



### TOTAL POPULATION

High residential density; strong foot traffic throughout the day.



### MEDIAN INCOME

Affluent customer base with discretionary spend for F&B.



### DAYTIME POPULATION

Boosted by offices, institutions and visitors.



### RENTER HOUSEHOLDS

Skews younger, mobile, and cafe-oriented.



### MEDIAN AGE

Appeals to coffee culture and grab-and-go concepts.



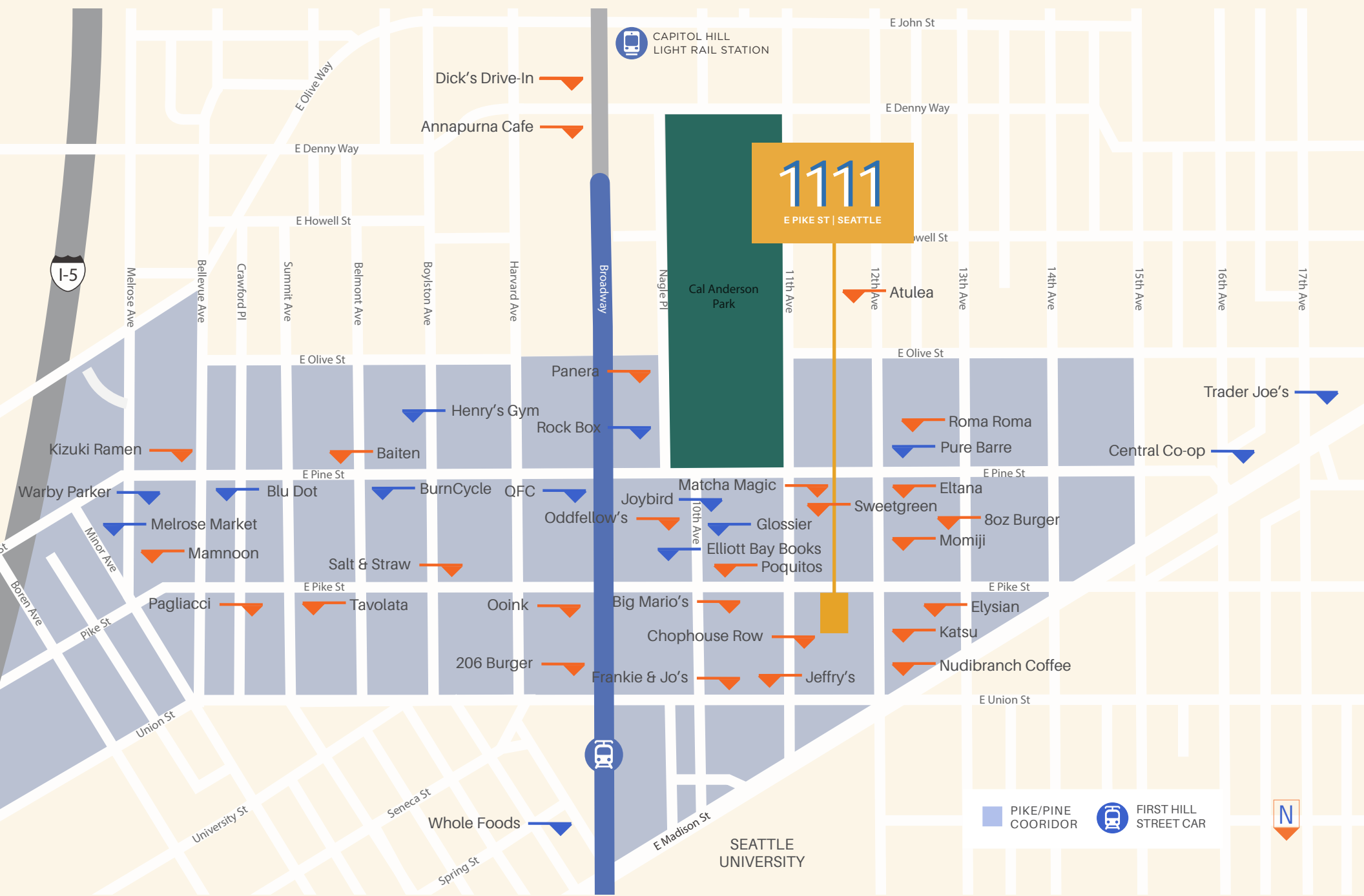
### EDUCATION

Highly educated population with premium preferences.

# THE NEIGHBORHOOD

RETAIL/FITNESS

RESTAURANTS



# AREA OVERVIEW

The Puget Sound Region is one of the most vibrant and dynamic economies in the United States and has long been recognized as the business, financial and cultural center of the Pacific Northwest.

The greater Seattle area possesses a critical mass of well-capitalized and innovative companies that are global leaders in industries such as aerospace, biotechnology, and wireless services. Leading companies and organization that draw upon the area's highly educated and productive workforce include Microsoft, Amazon, Boeing, Expedia, F5 Networks, Nordstrom, Costco Wholesale, REI, Starbucks, Nintendo, Expeditors International and PACCAR.

The Region benefits from the unique confluence of capital, a highly educated workforce and an environment of collaboration. At the center of this environment is the University of Washington, a globally respected research-based institution with an annual research budget exceeding \$1 billion, and The Bill and Melinda Gates Foundation with an endowment now exceeding \$40 billion. This significant capital base paired with a highly knowledgeable workforce is providing the opportunity for continued research and business activity at critical institutions such as the Fred Hutchinson Cancer Research Center, Allen Institute for Brain Science, Institute for Systems Biology, PATH, and Seattle Biomedical Research Institute.

This unique vibrant and diverse environment has attracted and motivated other innovative and high growth companies to establish a presence in the region, including industry leaders Google, META, Apple, Adobe, Getty Images, Zillow, DocuSign, Salesforce.com, T-Mobile, AirBnB and eBay to name a few.

# LEADING COMPANIES

NORDSTROM 

amazon

zulily



 Microsoft



FRED HUTCH  
CURES START HERE™

 Meta



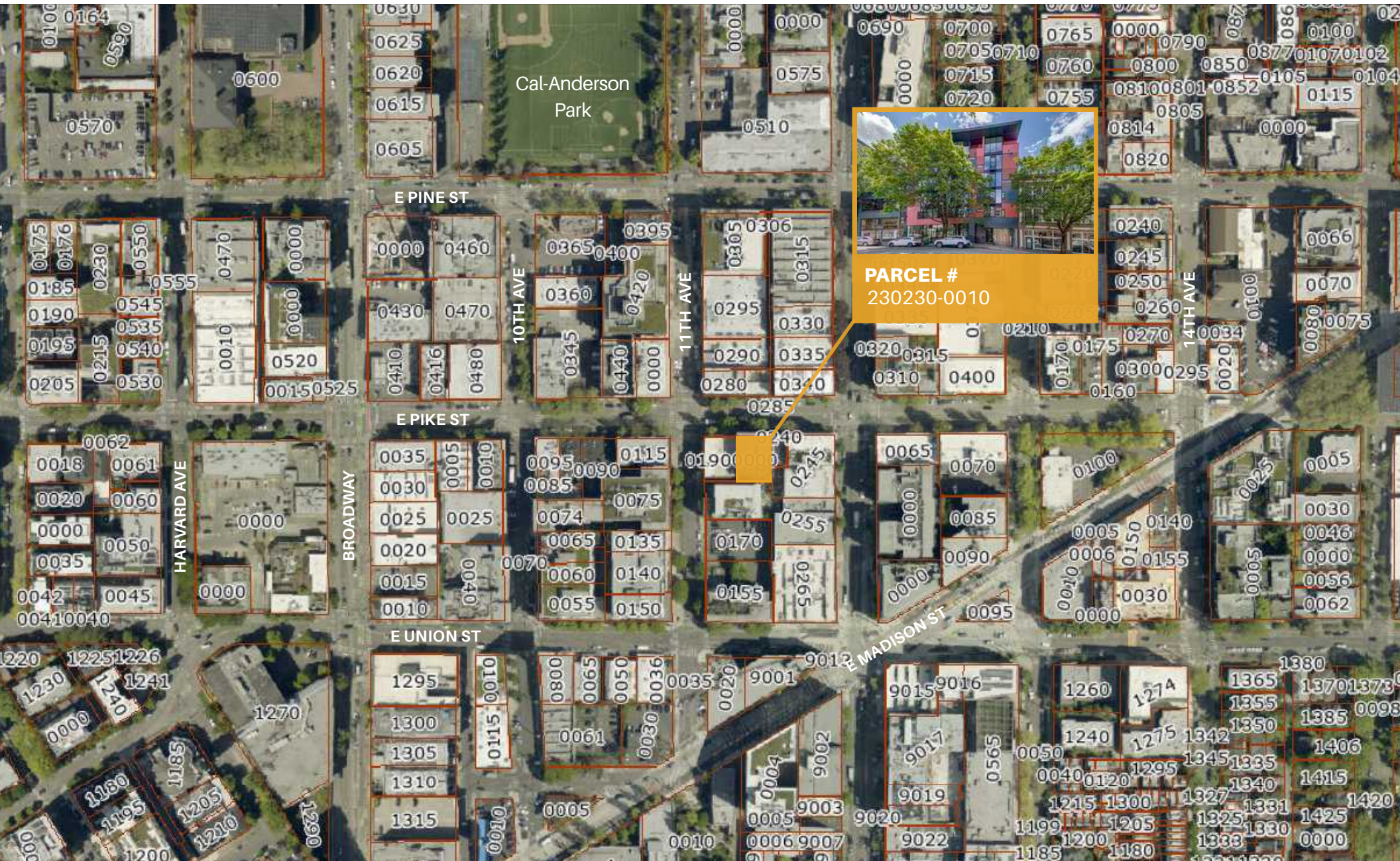






Google

# PARCEL MAP



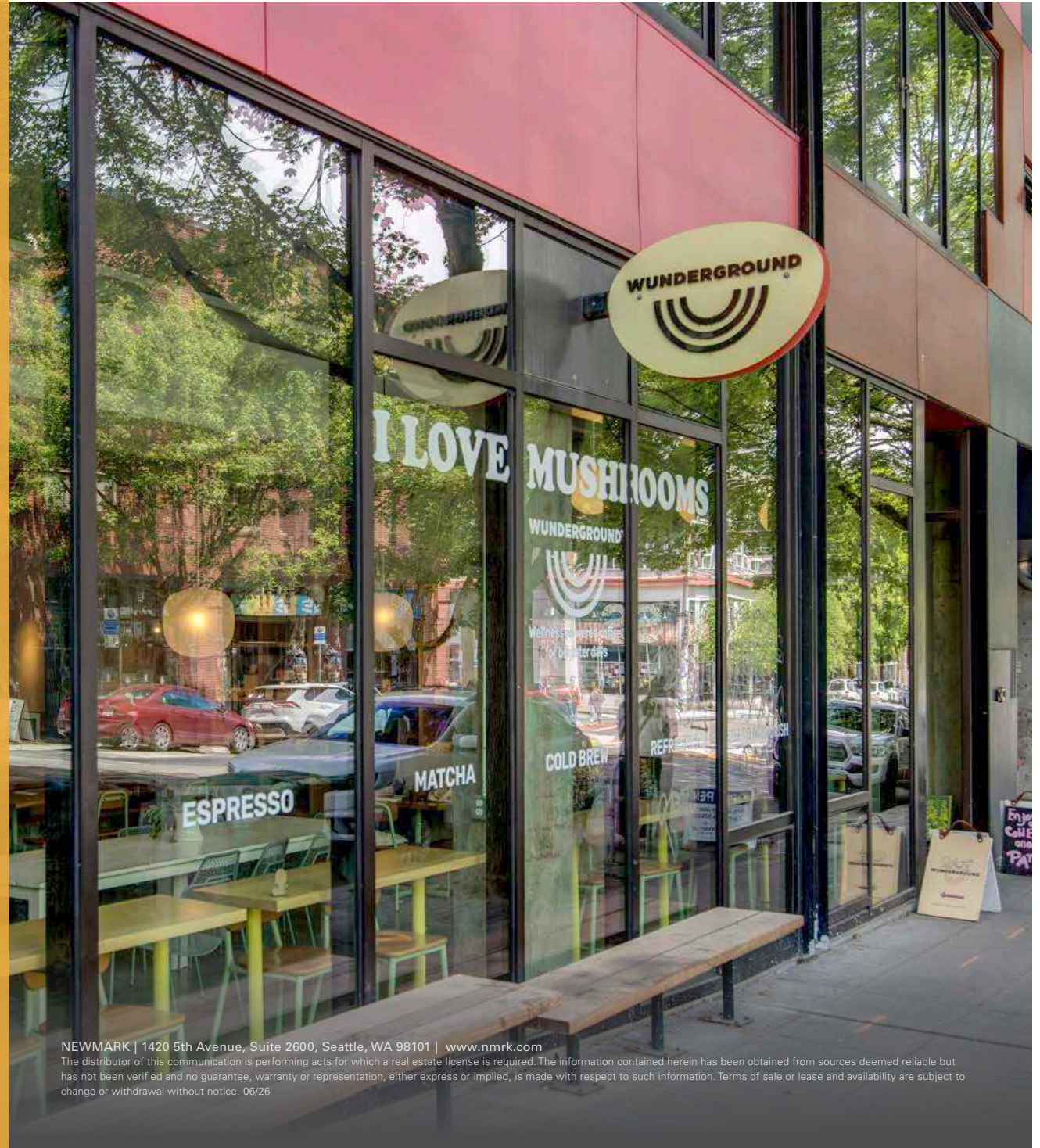
# 1111

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## CONTACT:

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# NEWMARK



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