9,233-SF OWNER/USER RETAIL COMMERCIAL CONDO WITH STABLE RENTAL INCOME IN PRIME DOWNTOWN SEATTLE

Priced to Sell : $ 2,300,000



OFFERING MEMORANDUM

1521 - 1523 3rd Ave, Seattle, WA 98101

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SPECIFICATIONS & LEASE SUMMARY

Address	1521 - 1523 3rd Ave, Seattle, WA 98101
Tax Parcel #	2568000020
Property Name	Fischer Studio Building (City of Seattle historic landmark)
Property Type	Mixed-Use - Retail + Residential Condominiums
Zoning	DRC 85-170 – a broad array of commercial uses permitted
Ceiling Height	18 ft
Total Square Footage	9,233 SF
Suite 1521	6,867 SF (3,230 SF first floor + 3,637 SF mezzanine)
Suite 1523	2,367 SF
Asking Price	$ 2,300,000
Price per SF	$ 249.11



VALUE-ADD: IN-PLACE INCOME

Stable rental income from Suite 1523: $8,235/month NNN with 3% annual escalations. Lease expires 9/2030, plus two 5-year renewal options.

INVESTMENT OPPORTUNITY

INVESTMENT HIGHLIGHTS

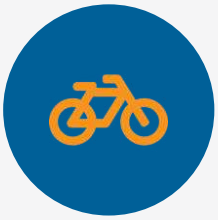
- Commercial Condo in the Fischer Studio Building, a designated Seattle Historic Landmark
- Steps from Pike Place Market (20M+ annual visitors)
- High traffic and high exposure on Pike – Pine Corridor
- Adjacent to the Westlake light rail station
- In-place income from long-term barbershop tenant
- Owner-user upside: occupy one suite, lease the other
- Potential tax incentive due to Historic designation
- Highly flexible permitted uses
- Owner/User or Value add investment
- Seattle ranks 3rd in the US for AI-sector growth

MOBILITY SCORES



Walk Score

99



Bike Score

83



Transit Score

100

DEMOGRAPHIC SNAPSHOT



Total Population

88,260



Total Households

55,865

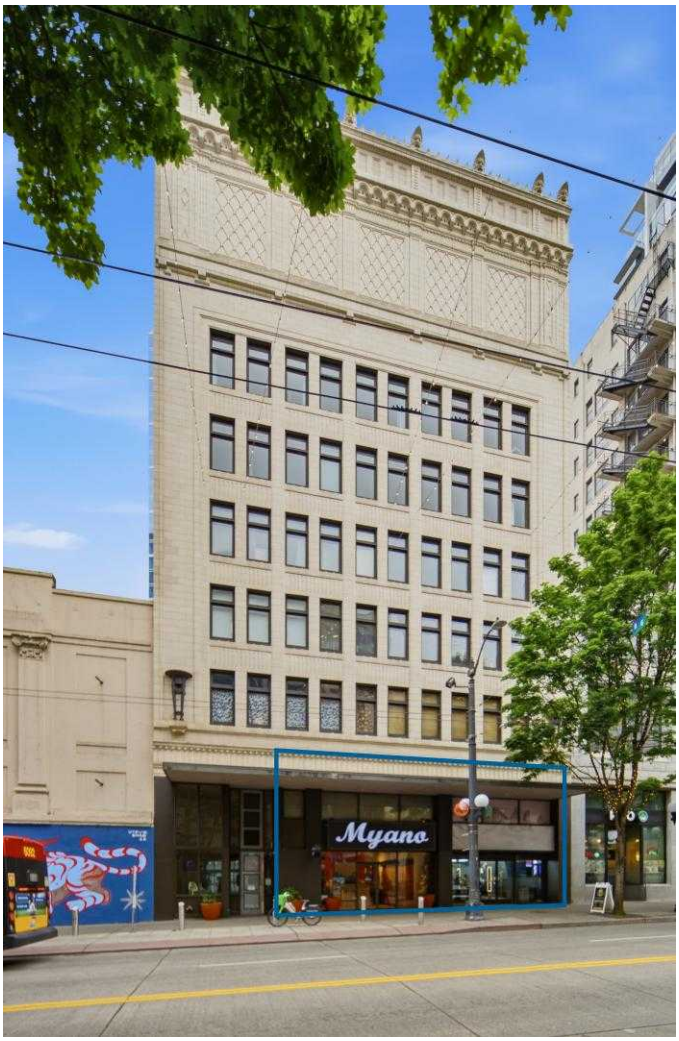


Median Income

$ 115,619

20M+	20k – 40k	750K	9,233 SF
Pike Place Market Annual Visitors	Pike Place Market Daily Shoppers	2026 FIFA World Cup Annual Visitors	SF of the Commercial Condo

THE RETAIL COMMERCIAL CONDO



Exceptional opportunity to acquire a **9,233-SF, high-foot-traffic retail commercial condominium** within the mixed-use, historic landmark Fischer Studio Building in the Pike-Pine Corridor. **Located in a dynamic and hyper-connected environment, it is offered at a competitive price.**

The property's strategic location ensures accessibility and exposure for a thriving business: it is within walking distance of Pike Place Market and the newly transformed waterfront. It offers unparalleled access to transit, sitting adjacent to the Westlake light rail station, and is surrounded by a high concentration of major employers, entertainment, shopping, flagship stores, hotels and restaurants — the convergence point of Seattle's retail, cultural, and corporate sectors. The area is also home to unrivaled AI and tech proximity; Seattle ranks 3rd in the U.S. for AI-sector growth. **Within a few blocks, major employers include Uber, Zillow, Nordstorm, Oracle, Qualtrics, DocuSign, Deloitte & Perkins Cole**.

TWO SUITES WITH SOARING 18’ CEILINGS

SUITE 1521

6,867 SF total – 3,230 SF first floor + 3,637 SF mezzanine. Suitable for a range of business uses. Currently occupied by a nail salon, to vacate at closing.
In-suite bathroom.

SUITE 1523

2,367 SF, leased to an active barbershop tenant at $8,235/month NNN, 3% annual escalation. Lease expires 9/2030, plus two 5-year options.
In-suite bathroom.

The upper floors of the building consist of residential condominiums, offering a built-in customer base.

This competitively priced opportunity is a perfect match for an owner-user looking to operate their business from one suite while collecting steady income from the other - offsetting expenses while benefiting from property appreciation and historic tax incentives.

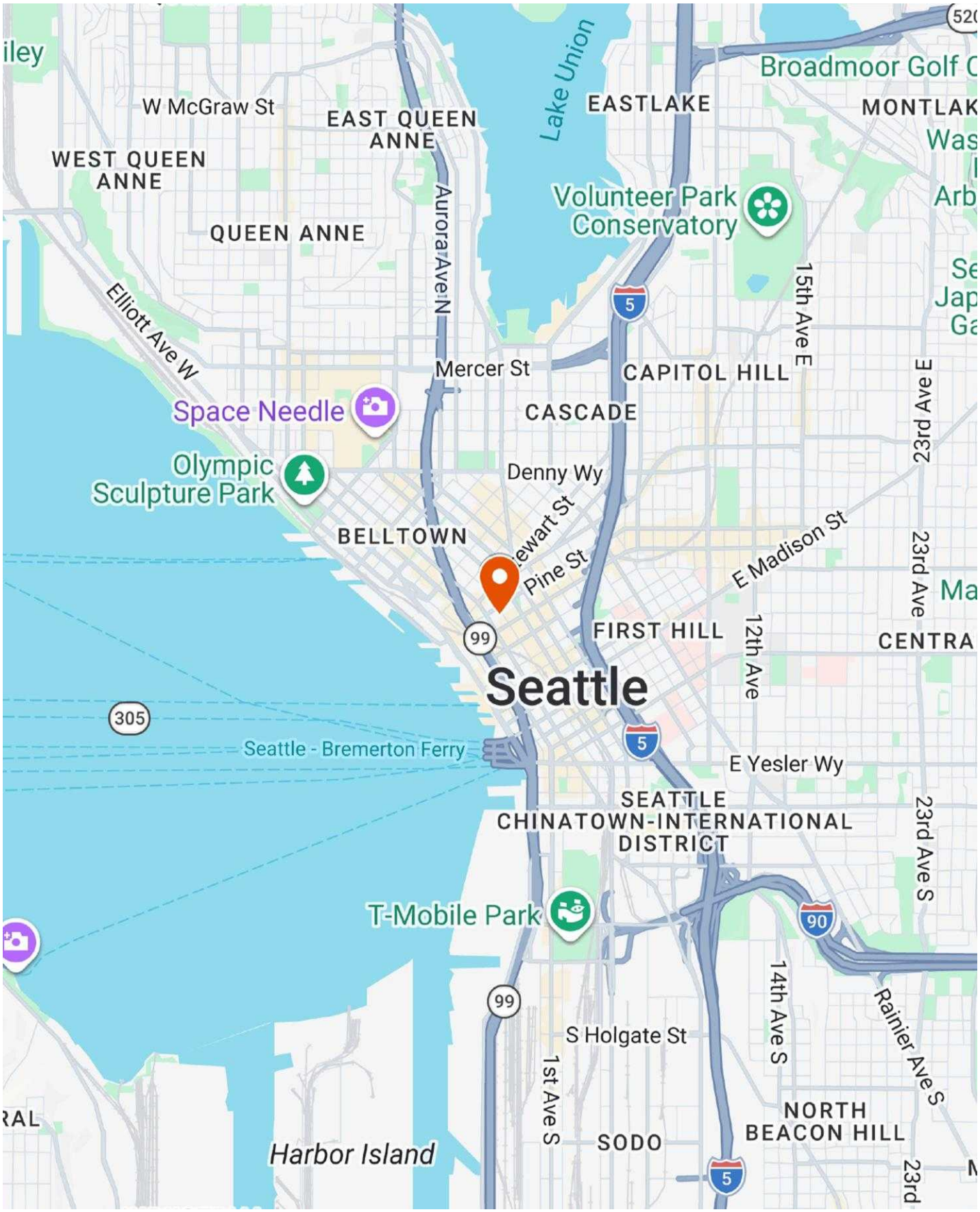
Its zoning designation DRC 85-170 allows for a wide range of permitted uses, including retail, grocery stores, restaurants, cafes, health club facilities, event venues, pharmacies, medical and dental practices, offices.

AERIAL MAP



SITE
Russell Investments
T Mobile
Uber
Deloitte.
indeed qualtrics XM
BENAROYA HALL
pwc
WESTLAKE PARK
ORACLE Zillow
ASHURST PERKINS COIE
JP Morgan Chase
FOUR SEASONS
URBAN OUTFITTERS
BANK OF AMERICA
Ben Brady
BARNES & NOBLE
PANDORA
SEPHORA
T Mobile
triple door
WILD GINGER
avanade
The Chowbox
Seattle GREAT WHEEL
amazon
AMC
SUBWAY
WELLS FARGO
Zuba
MAYFLOWER PARK HOTEL
CalliBurger
NORDSTROM
MOORE
CHARTER HOTEL
MART
PIKE PLACE MARKET
OVERLOOK WALK
SEATTLE AQUARIUM
Spring St
Seneca St
Western Ave
Alaskan Wy
Pike Pl
Pine St
Stewart St
Elliott Wy
Alaskan Wy
5

REGIONAL MAP



LIGHT RAIL & TRANSIT MAP



ADJACENT TO WESTLAKE STATION

The property offers unparalleled access to transit, with a Transit Score of 100 — placing it within Seattle's most connected commercial corridor.

EXTERIOR PHOTOS





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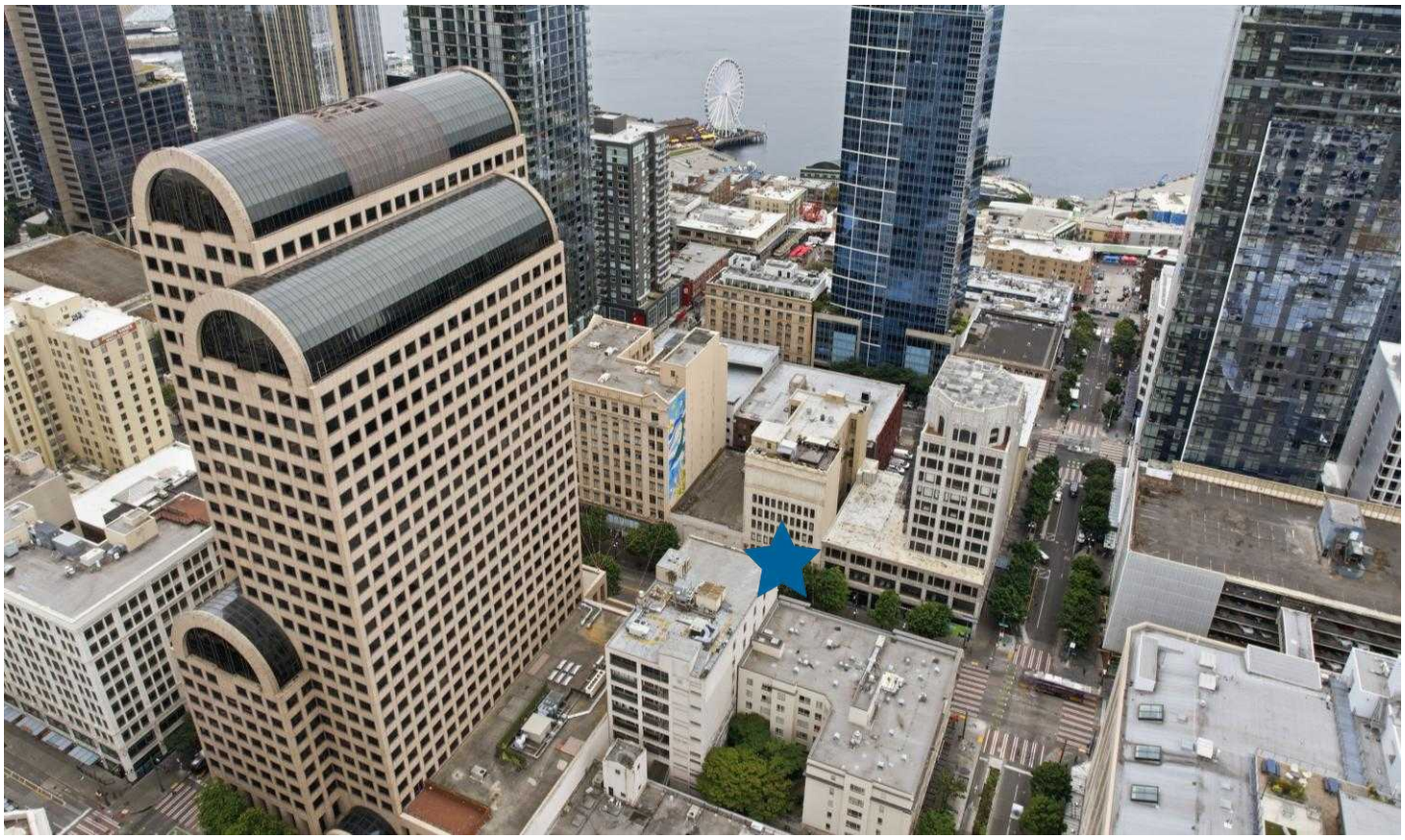

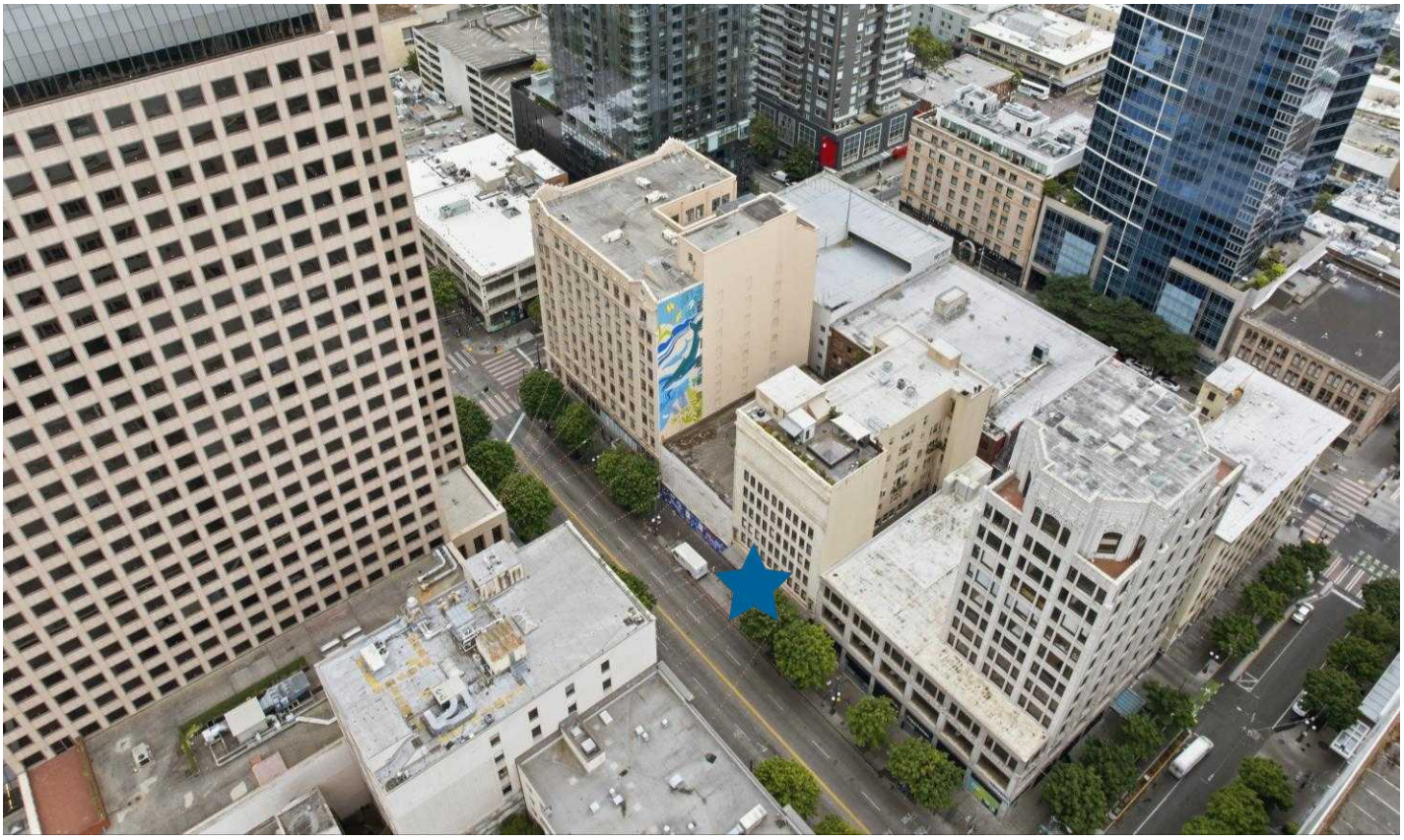

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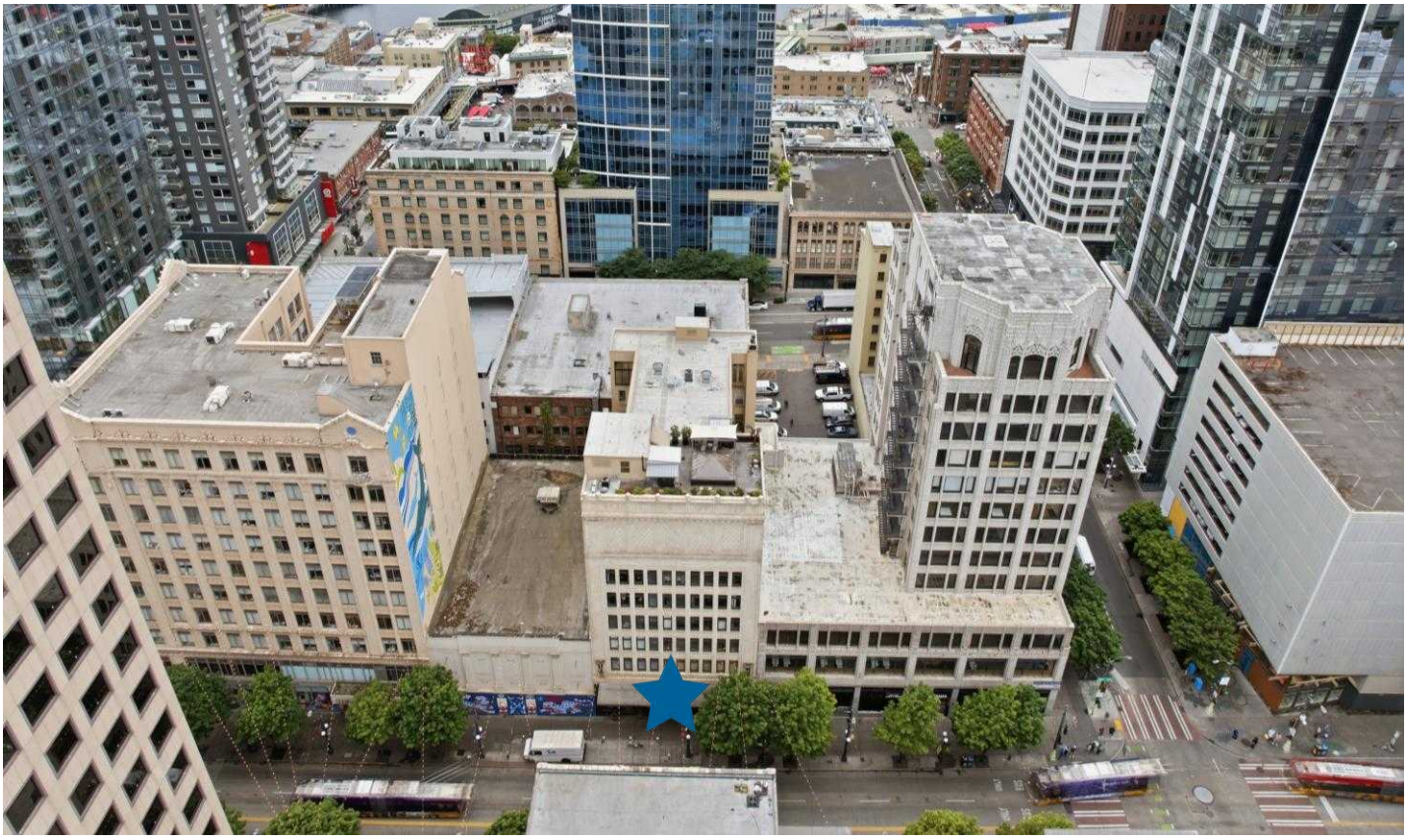

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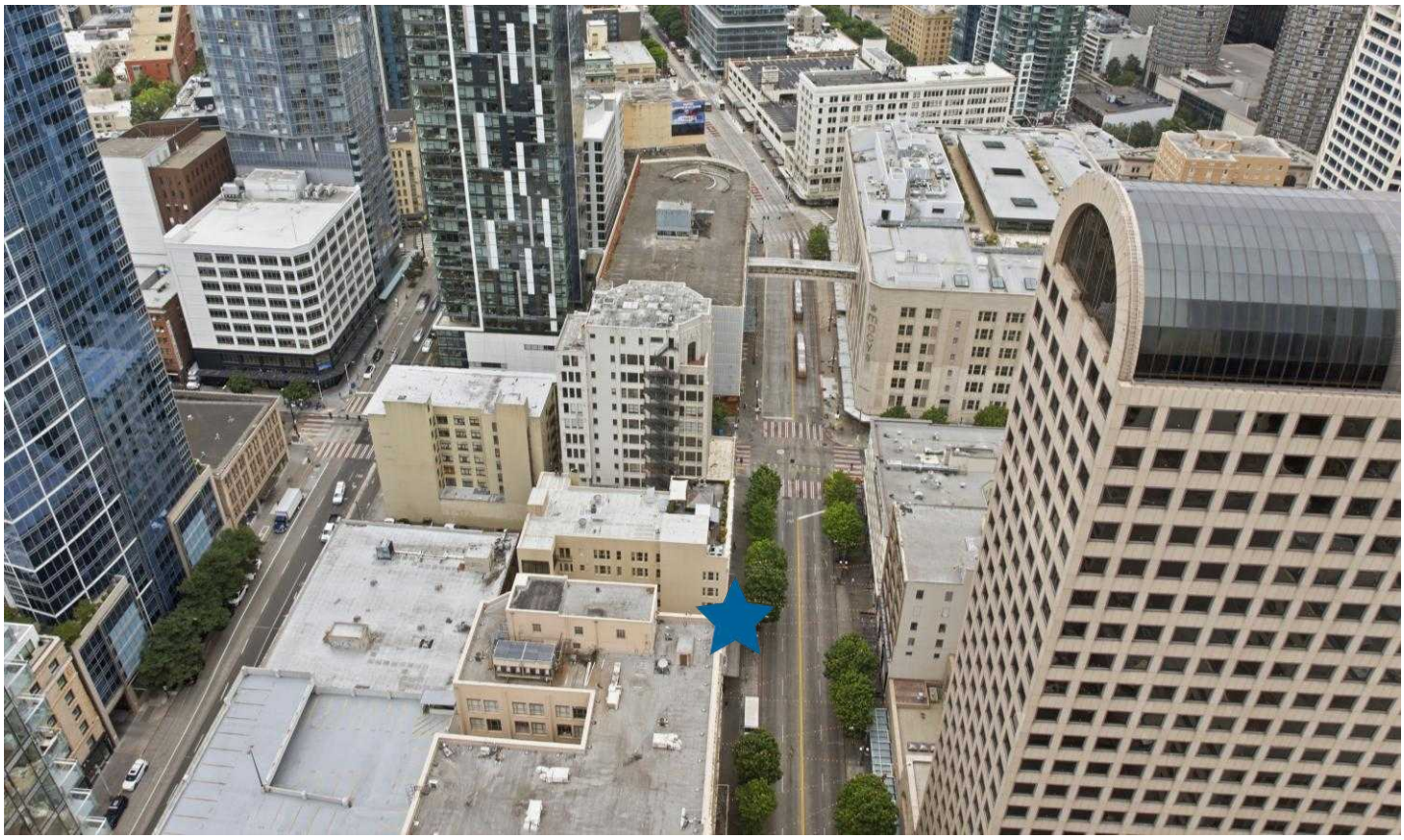
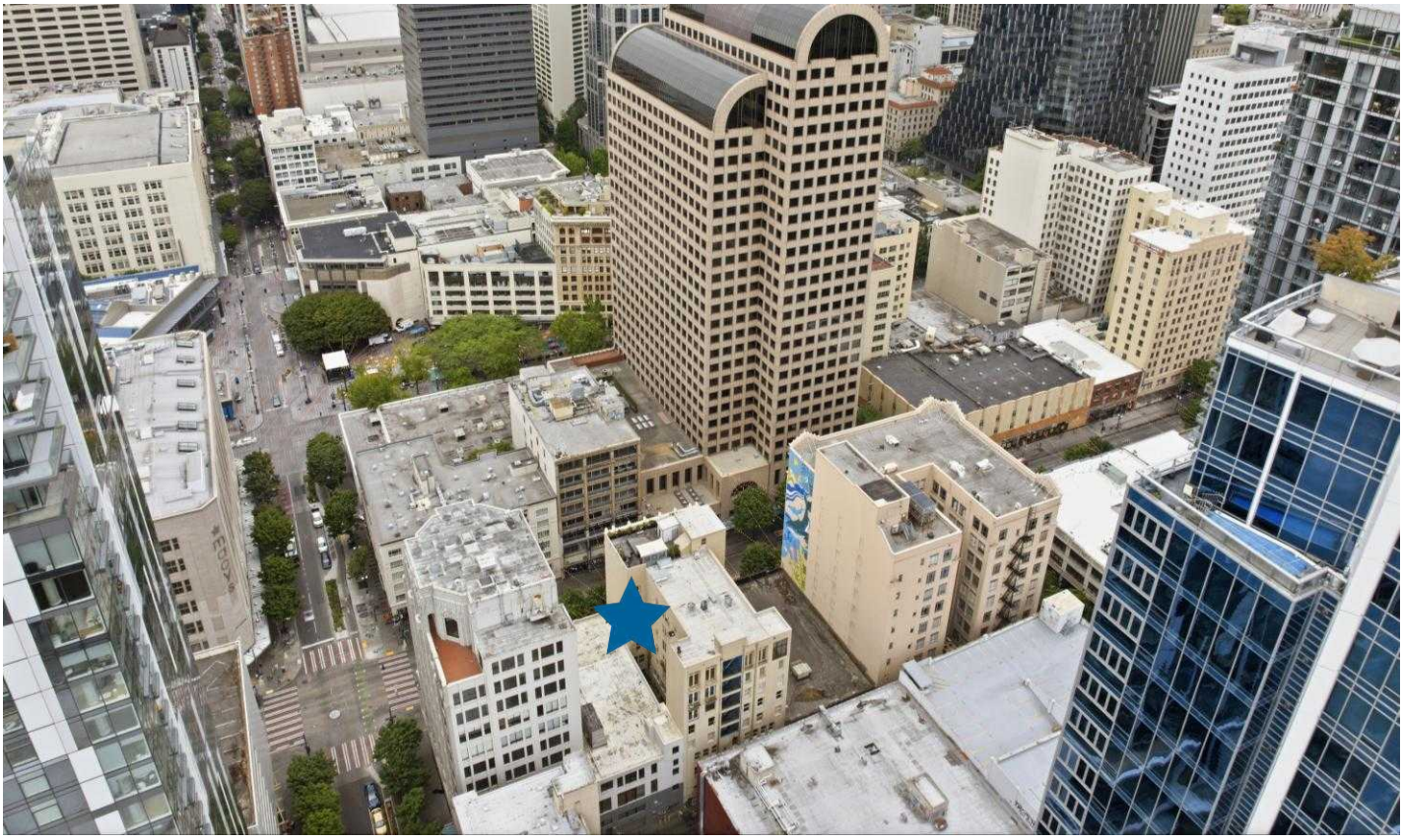
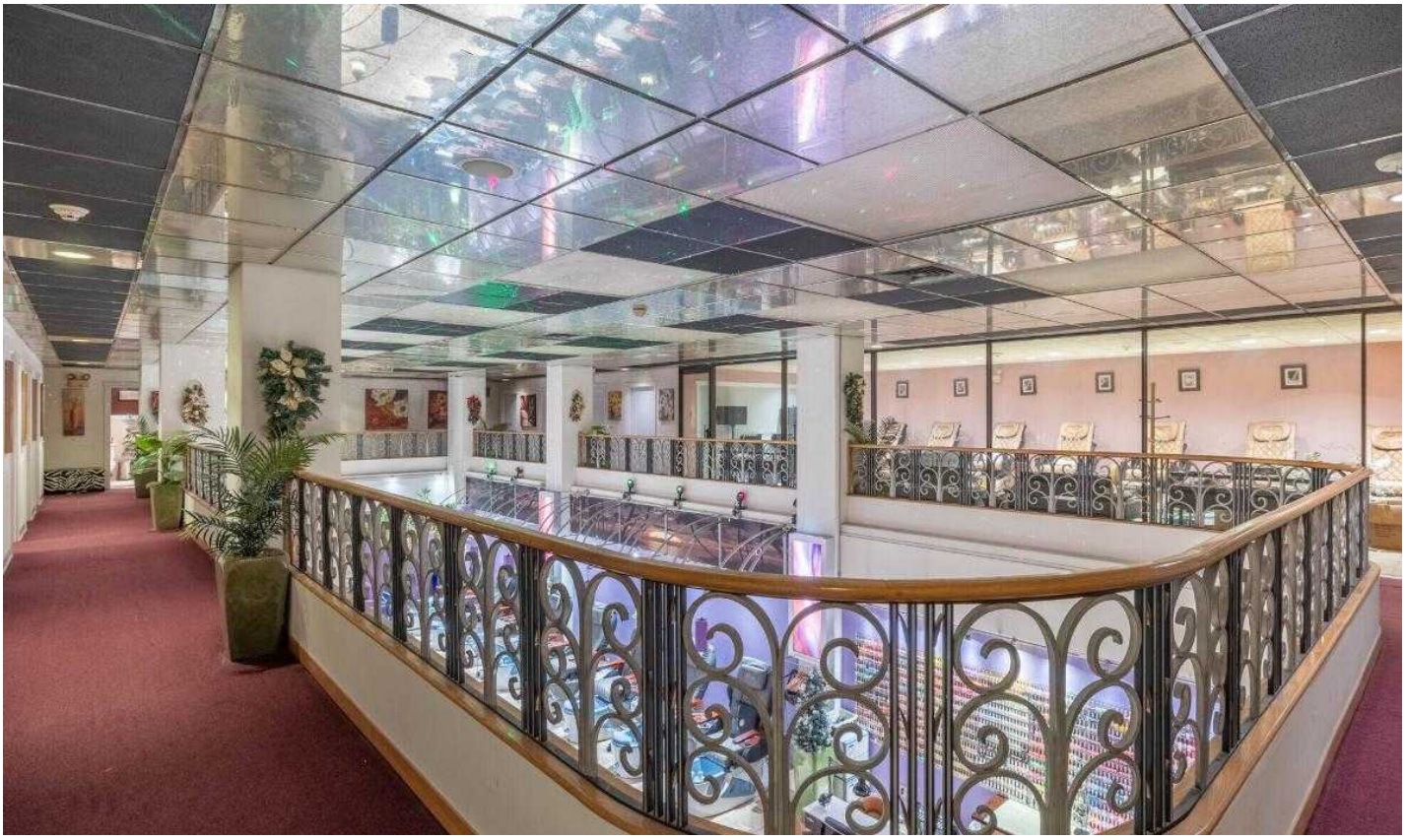




INTERIOR PHOTOS





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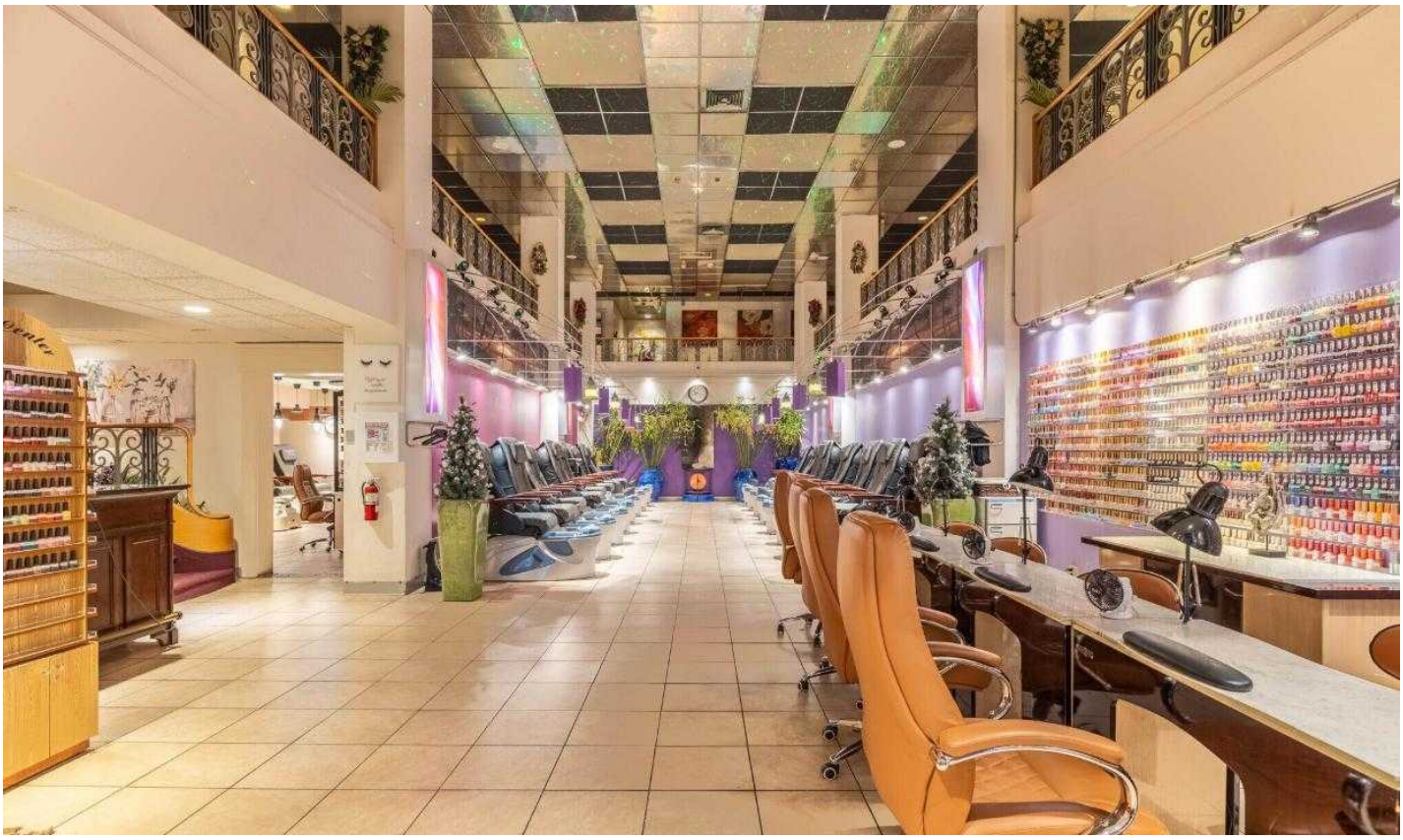
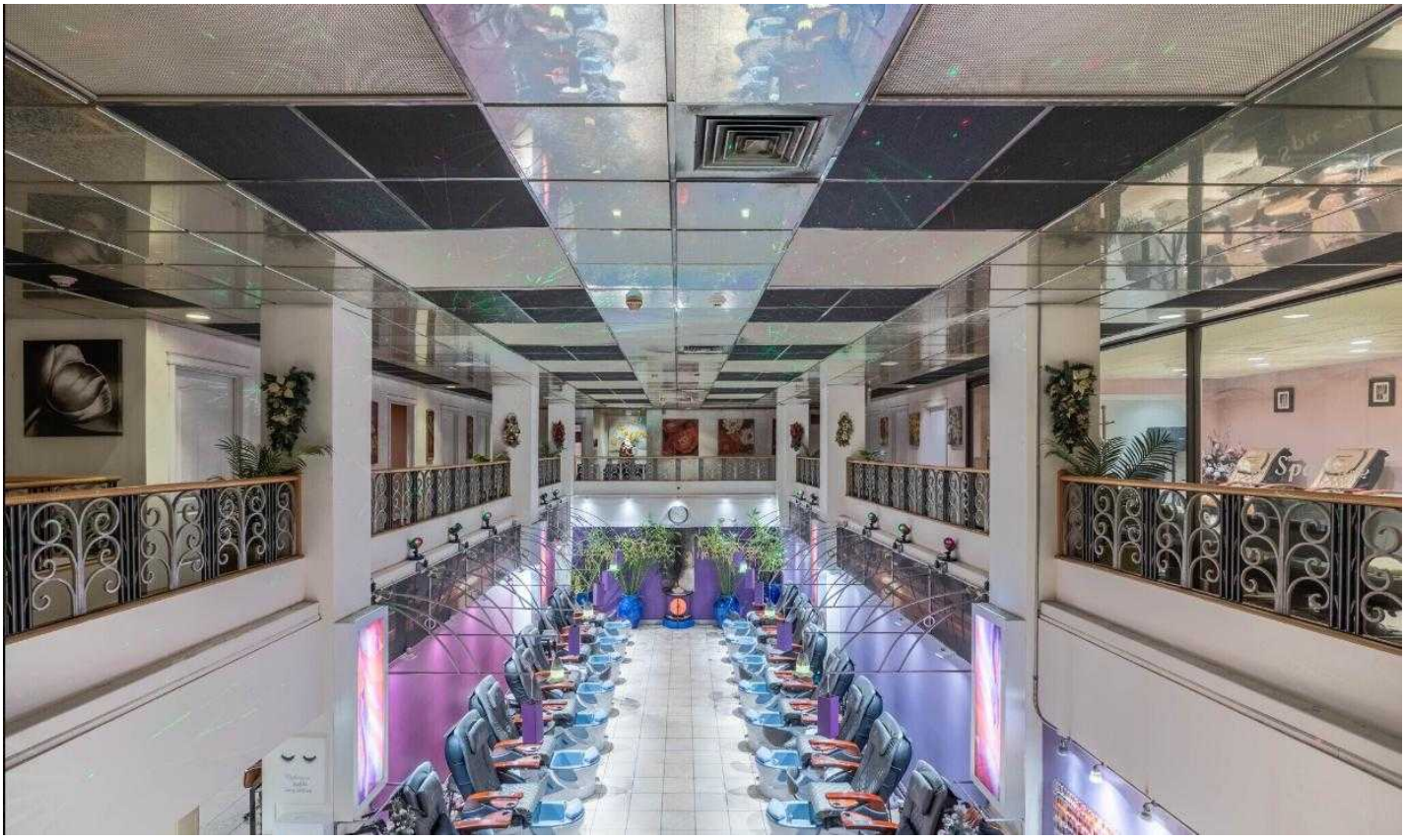
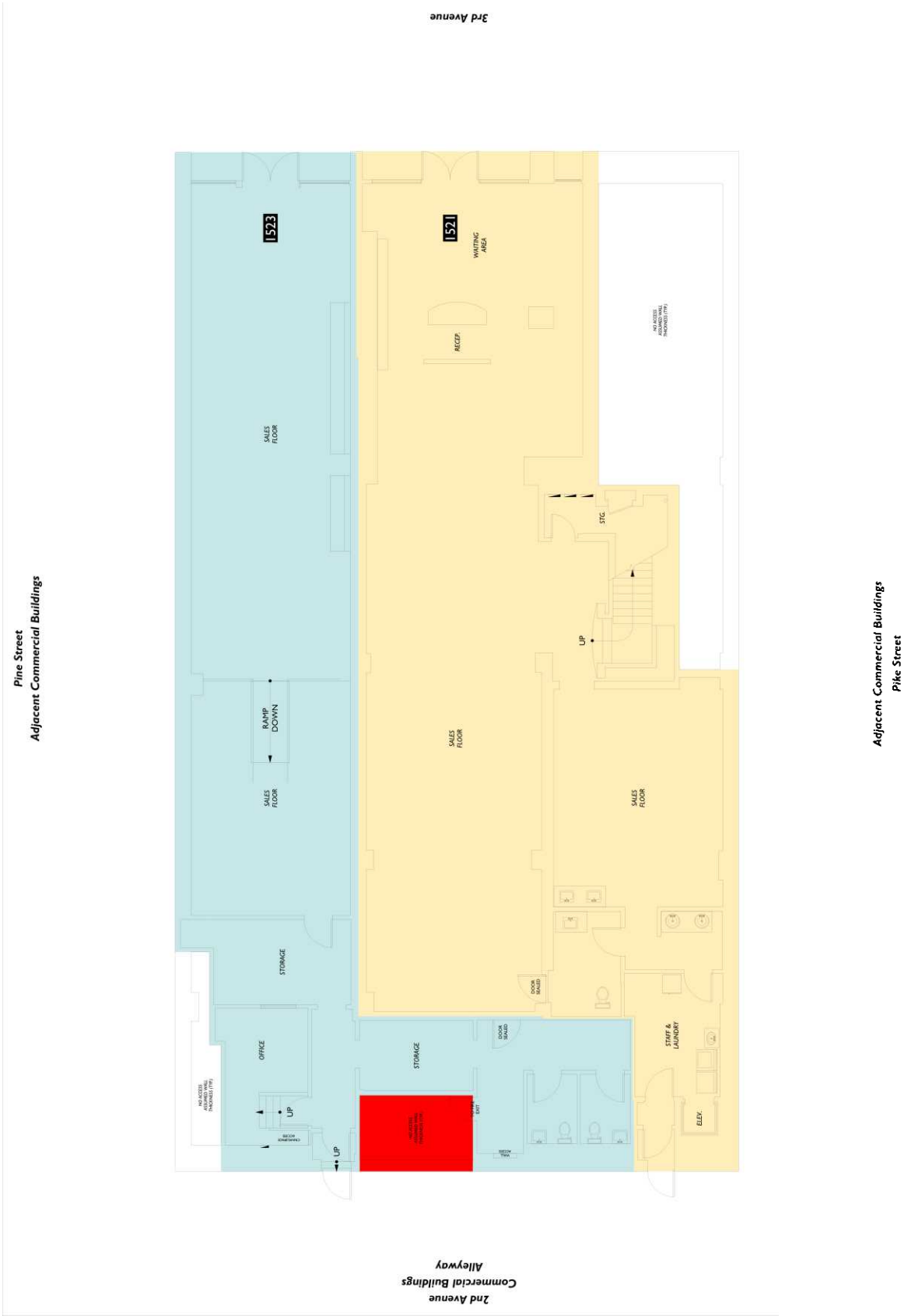




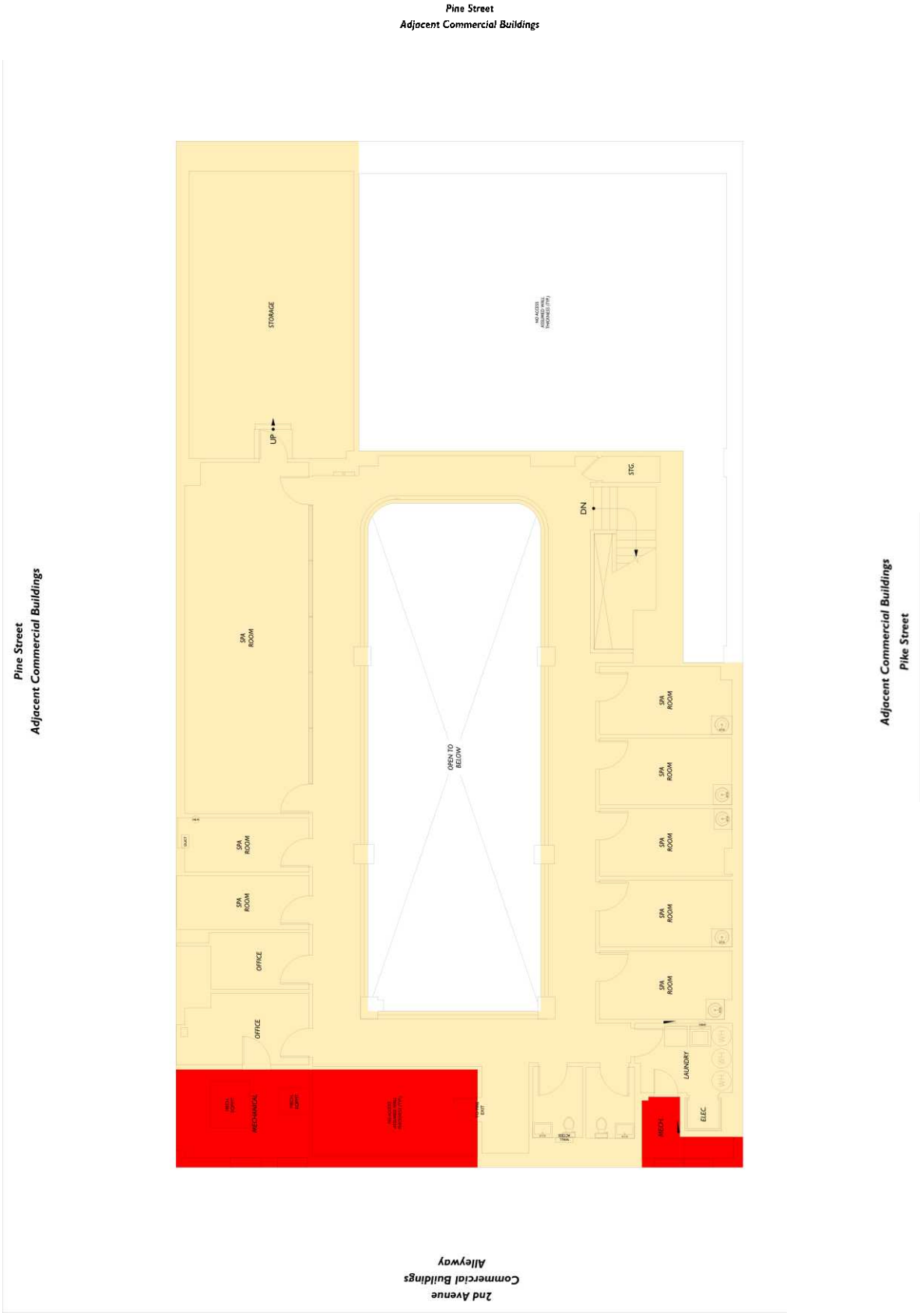
FLOOR PLANS

SUITE 1521 & SUITE 1523 – 1st FLOOR



FLOOR PLANS

SUITE 1521 ONLY – MEZZANINE



DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
POPULATION			
2020 Population	76,273	164,133	236,744
2025 Population	88,260	187,237	265,635
2030 Population Projection	93,952	198,801	281,178
Annual Growth 2020 - 2025	3.1%	2.8%	2.4%
Annual Growth 2025 - 2030	1.3%	1.2%	1.2%
Median Age	36.5	36.4	37.1
Bachelor's Degree or Higher	64%	65%	66%
U.S. Armed Forces	253	448	619
HOUSEHOLDS			
2020 Households	48,090	98,788	131,278
2025 Households	55,865	112,587	147,485
2030 Household Projection	59,586	119,681	156,379
Avg Household Size	1.4	1.6	1.7
Total Specified Consumer Spending	$ 1.7B	$ 3.5B	$ 4.9B
INCOME			
Avg HH Income	$ 144,827	$ 143,489	$ 151,440
Median HH Income	$ 115,619	$ 113,488	$ 120,607
EMPLOYMENT			
Service Producing Industries	181,372	249,885	-
Goods Producing Industries	8,514	12,897	-
Total Daytime Employment	189,886	262,782	-

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