

FOR LEASE

# BELLTOWN TOWERS RETAIL

2506 2ND AVE | SEATTLE, WA

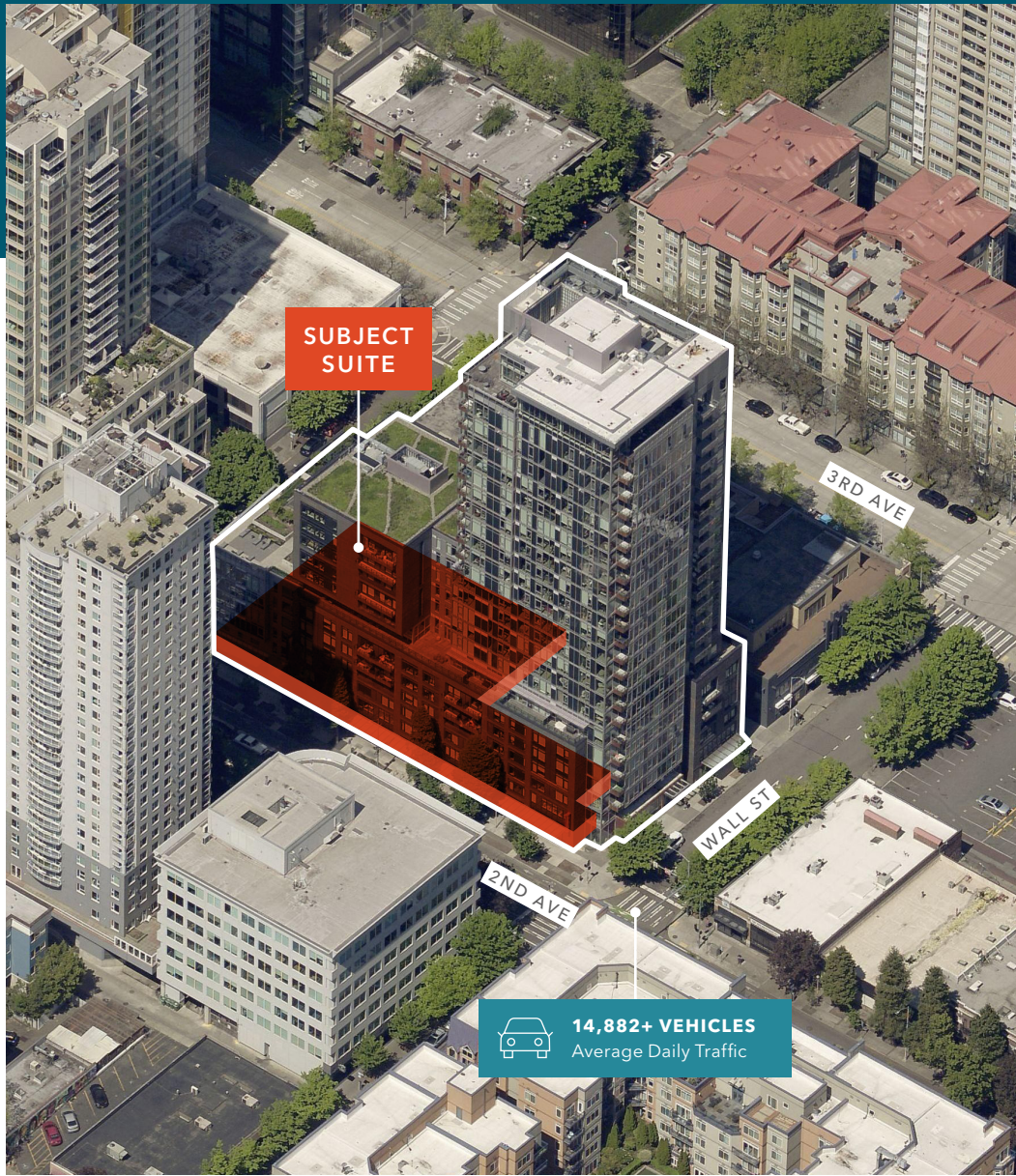
±13,468 SF  
AVAILABLE



KIDDER.COM

AvalonBay  
COMMUNITIES

km Kidder  
Mathews



*±13,468 SF Retail for Lease,  
below 275 multifamily units in  
Seattle's Belltown neighborhood*



±13,468 RSF  
AVAILABLE



275  
MULTIFAMILY  
UNITS ABOVE



ONSITE  
PARKING



97 WALKING  
SCORE



HIGHLY  
VISIBLE ON  
2ND AVE



BLOCKS FROM  
WESTLAKE  
LIGHT RAIL

Features a resident customer base with 275 multifamily units above the retail space

Dense residential and visitor population

15 onsite parking spaces

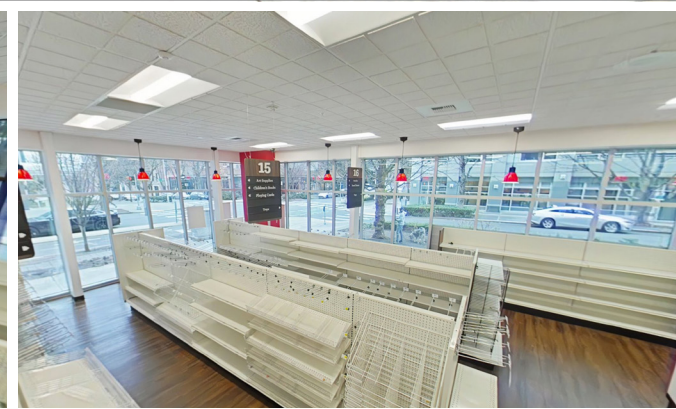
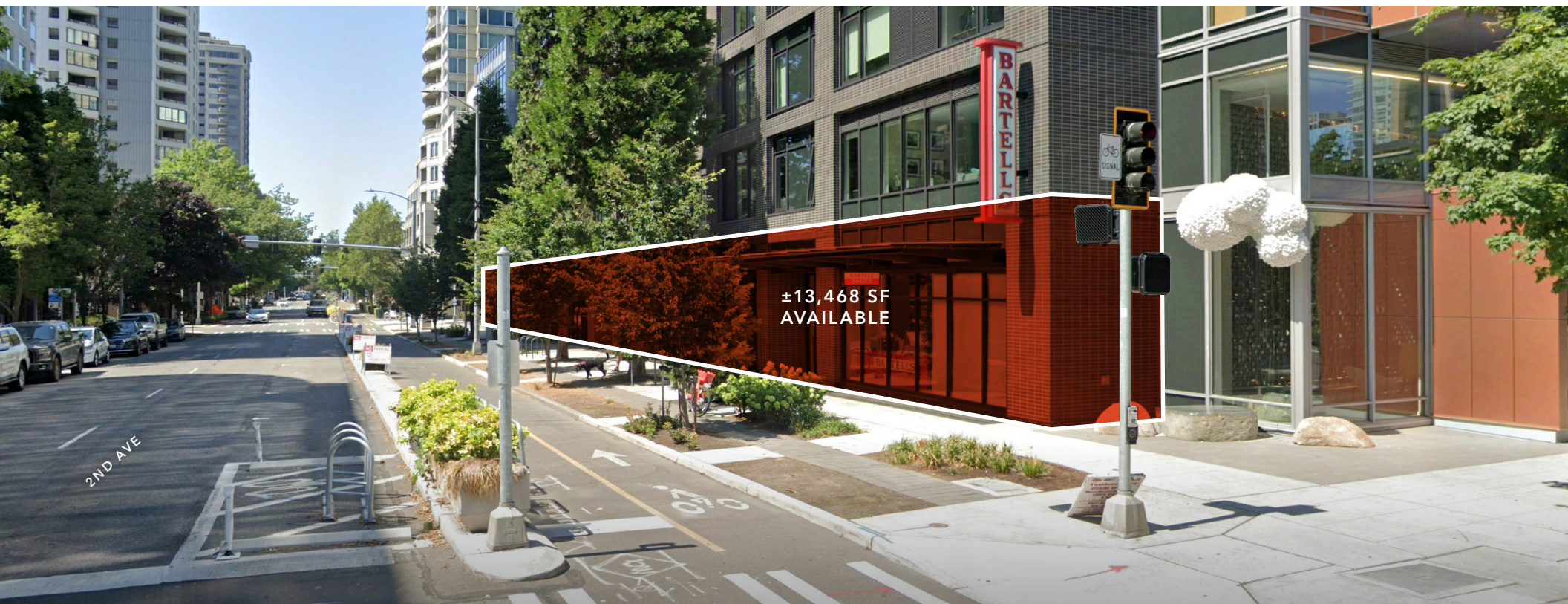
Located in downtown Seattle, blocks from the Westlake Center / Westlake light rail station and innumerable amenities

257,000 daytime employees in a 2-mile radius and over \$3 billion in annual consumer spending

Potential to demise space

NNNs approx. \$14/SF. Contact brokers for more information.

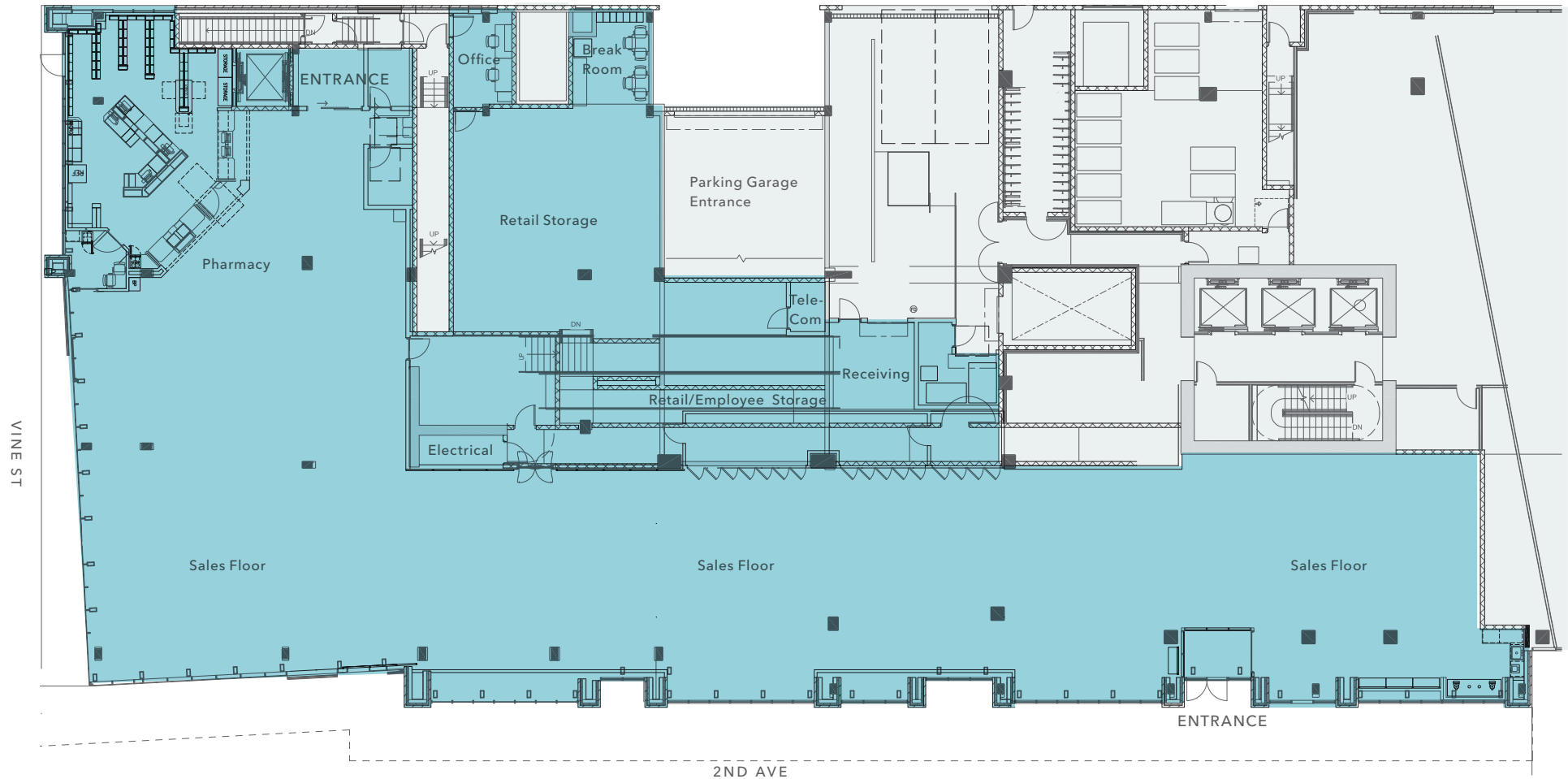
BELLTOWN TOWERS RETAIL



AVAILABLE FOR LEASE

KIDDER MATHEWS

# FLOOR PLAN



*13,468 RSF*

AVAILABLE

*\$14/SF*

APPROXIMATE NNN'S

*±215'*

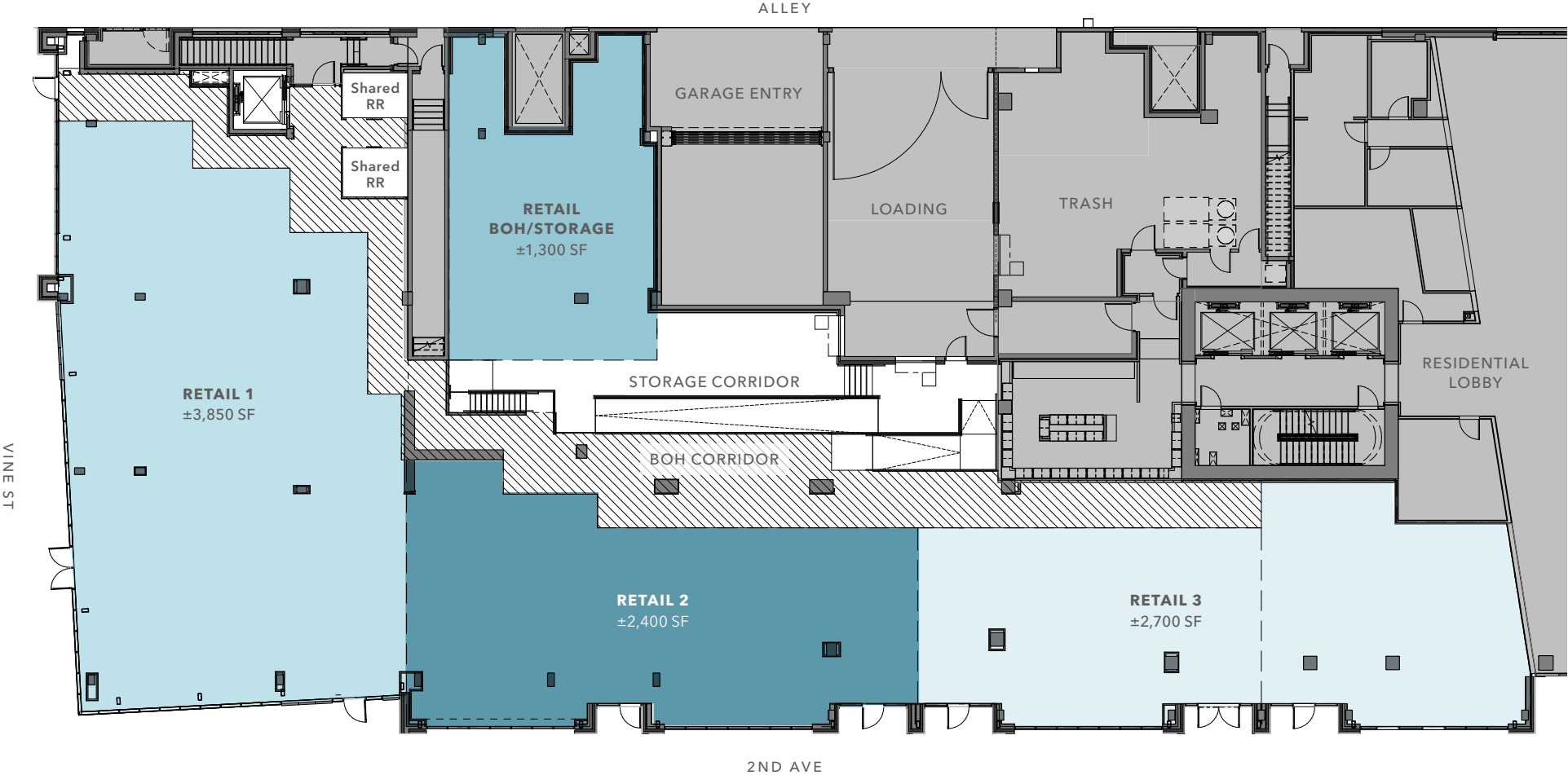
FRONTAGE

*14,882+*

VEHICLES PER DAY AT  
WALL ST & 2ND AVE



DEMISING FLOOR PLAN



*±3,850 SF*  
RETAIL 1

*±2,400 SF*  
RETAIL 2

*±2,700 SF*  
RETAIL 3

*±1,300 SF*  
RETAIL BOH/STORAGE



# THE NEIGHBORHOOD



PIKE PLACE MARKET



THE CROCODILE



ACE HOTEL



WESTLAKE CENTER



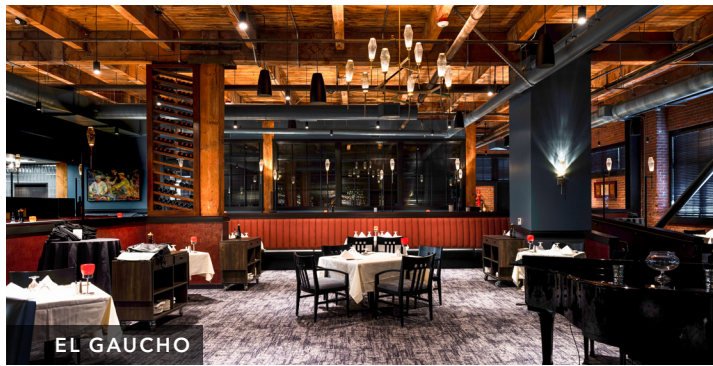
CLOUDBURST BREWING



LA PARISIENNE FRENCH BAKERY



MACRINA BAKERY



EL GAUCHO



NAVY STRENGTH

BELLTOWN TOWERS RETAIL



DEMOGRAPHICS

| POPULATION                 | .5 Mile   | 1 Mile    | 1.5 Miles |
|----------------------------|-----------|-----------|-----------|
| 2020 CENSUS                | 21,311    | 55,885    | 106,157   |
| 2023 ESTIMATED             | 25,493    | 66,781    | 121,748   |
| 2028 PROJECTED             | 28,555    | 78,668    | 139,438   |
| 2023-2028 PROJECTED GROWTH | 2.4%      | 3.6%      | 2.9%      |
| MEDIAN AGE & GENDER        | .5 Mile   | 1 Mile    | 1.5 Miles |
| MEDIAN AGE                 | 35.2      | 37.1      | 36.0      |
| FEMALE                     | 44.4%     | 45.9%     | 45.3%     |
| MALE                       | 55.6%     | 54.1%     | 54.7%     |
| HOUSEHOLD INCOME           | .5 Mile   | 1 Mile    | 1.5 Miles |
| 2023 MEDIAN                | \$163,719 | \$144,258 | \$133,738 |
| 2028 MEDIAN PROJECTED      | \$169,946 | \$149,814 | \$138,925 |
| 2023 AVERAGE               | \$174,53  | \$147,029 | \$142,689 |
| 2028 AVERAGE PROJECTED     | \$171,315 | \$136,251 | \$135,640 |
| 2023 RETAIL EXPENDITURE    | \$870.33M | \$1.97B   | \$3.34B   |

Data Source: ©2024, Sites USA



# BELLTOWN TOWERS RETAIL

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*Exclusively leased by*

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COMMUNITIES

**Kidder**  
**Mathews**