

# 1411 FOURTH AVE RETAIL

*Prime street-level  
retail space in heart  
of Seattle's Central  
Business District*

1411 4TH AVE, SEATTLE, WA

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**km** Kidder  
Mathews



*Superior retail location with high-volume pedestrian traffic on Fourth Avenue and Union Street.*



**ICONIC  
TOURIST  
DESTINATION**



**HIGH-  
VISIBILITY  
STOREFRONT**



**STRONG  
DEMOGRAPHIC  
GROWTH**



**TRANSIT  
PARADISE  
98/100**



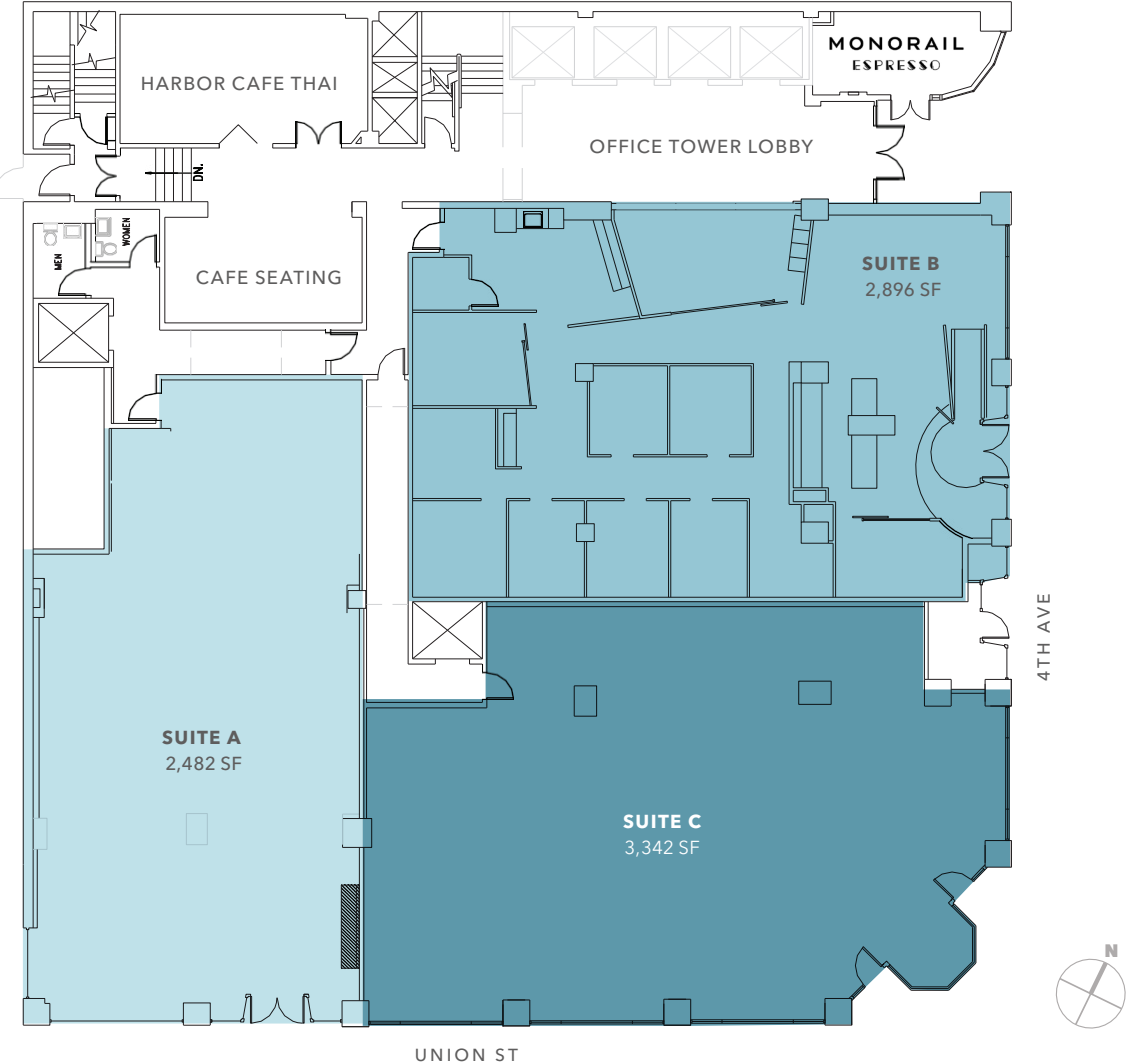
**PRIME RETAIL  
OPPORTUNITIES**



**100/100  
WALKERS  
PARADISE**

- Located in Seattle's Central Business District
- 3 spaces available
  - Suite A - 2,482 SF
  - Suite B - 2,896 SF
  - Suite C - 3,342 SF
  - All spaces can be combined for a total of 8,720 SF
- Call broker for rates
- NNN is \$20.56/sf per year

# SUITE AVAILABILITIES



2,482 SF

SUITE A

2,896 SF

SUITE B

3,342 SF

SUITE C

8,720 SF

SUITE A+B+C



TAKE VIRTUAL  
TOUR OF SUITE A

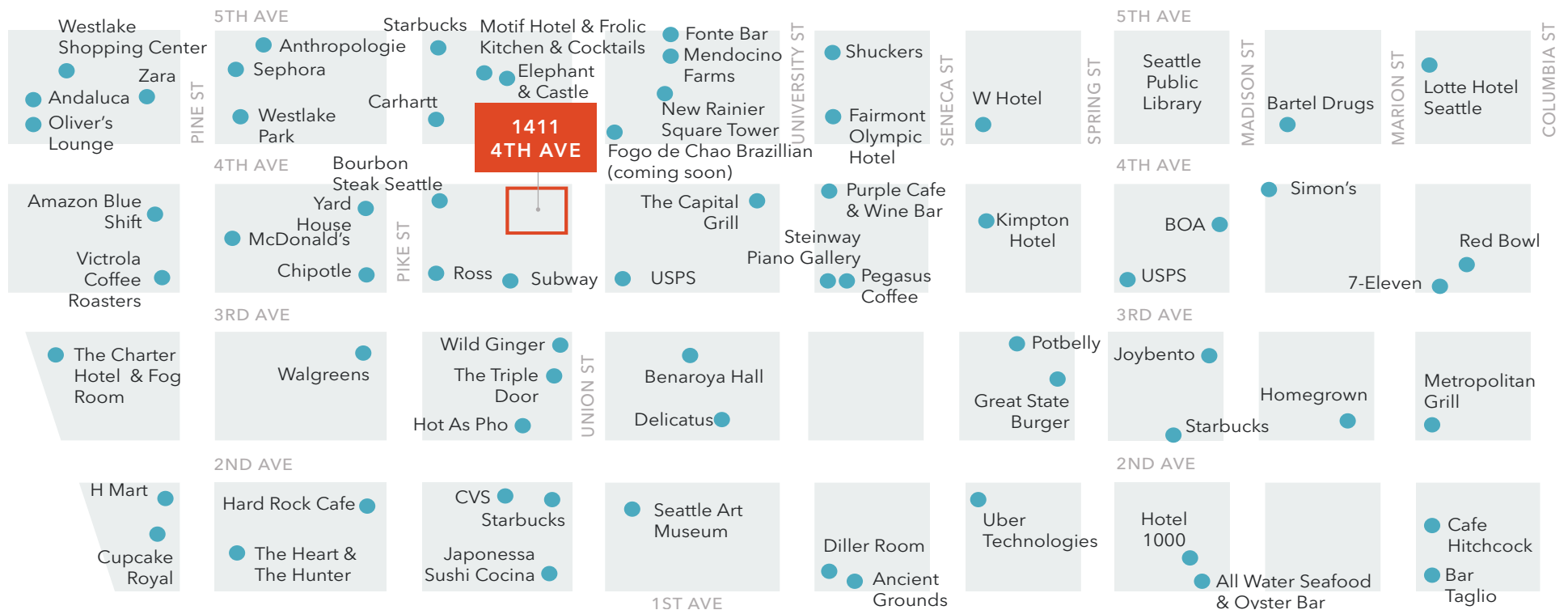


TAKE VIRTUAL  
TOUR OF SUITE B

# BE IN THE *CENTER* OF SEATTLE'S *REFRESHED* RETAIL DISTRICT

Positioned at the dynamic junction of Union Street and 4th Avenue this commercial space boasts exceptional visibility and accessibility. With the Westlake Light Rail station, Rainier Tower, and Westlake Shopping Center just blocks away.

Iconic tourist destinations are just down the road, with 10M+ overnight visitors annually to Seattle's Pike Place Market, Seattle Center, Seattle Art Museum and more.



# 1411 FOURTH AVE RETAIL



AVAILABLE FOR LEASE

KIDDER MATHEWS

# DEMOGRAPHICS

## POPULATION

|                                     | 1 Mile        | 3 Miles       | 5 Miles       |
|-------------------------------------|---------------|---------------|---------------|
| ESTIMATED POPULATION (2023)         | 91,378        | 255,095       | 502,177       |
| PROJECTED POPULATION (2028)         | 110,173       | 293,299       | 557,412       |
| PROJECTED ANNUAL GROWTH (2023-2028) | 18,795 (4.1%) | 38,204 (3.0%) | 55,235 (2.2%) |

## HOUSEHOLDS

|                                           | 1 Mile        | 3 Miles       | 5 Miles       |
|-------------------------------------------|---------------|---------------|---------------|
| ESTIMATED HOUSEHOLDS (2023)               | 58,968        | 144,296       | 254,931       |
| PROJECTED HOUSEHOLDS (2028)               | 70,850        | 164,844       | 282,840       |
| PROJECTED ANNUAL GROWTH (2023-2028)       | 11,882 (4.0%) | 20,549 (2.8%) | 27,909 (2.2%) |
| ESTIMATED AVERAGE HOUSEHOLD INCOME (2023) | \$127,249     | \$166,698     | \$175,906     |
| PROJECTED AVERAGE HOUSEHOLD INCOME (2028) | \$115,022     | \$159,113     | \$173,235     |

## DAYTIME DEMOGRAPHICS

|                  | 1 Mile  | 3 Miles | 5 Miles |
|------------------|---------|---------|---------|
| TOTAL BUSINESSES | 12,616  | 25,285  | 41,888  |
| TOTAL EMPLOYEES  | 172,265 | 284,937 | 400,277 |

Data Source: ©2023, Sites USA



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*Exclusively leased by*

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