



5TH & BELL

Stand-Alone Building

*6,480 SF Hard-Corner Retail Space
Available for Lease in Downtown Seattle*

2235 5TH AVE, SEATTLE, WA 98121

5TH & BELL STAND-ALONE BUILDING

Rare Corner Retail Opportunity in Belltown

Highly visible hard corner of 5th Avenue & Bell Street

Join a growing list of retailers serving this vibrant live/work landscape.

Walking distance to Seattle CBD, Amazon Spheres(HQ), Seattle Center, Pike Place Market, Waterfront Park

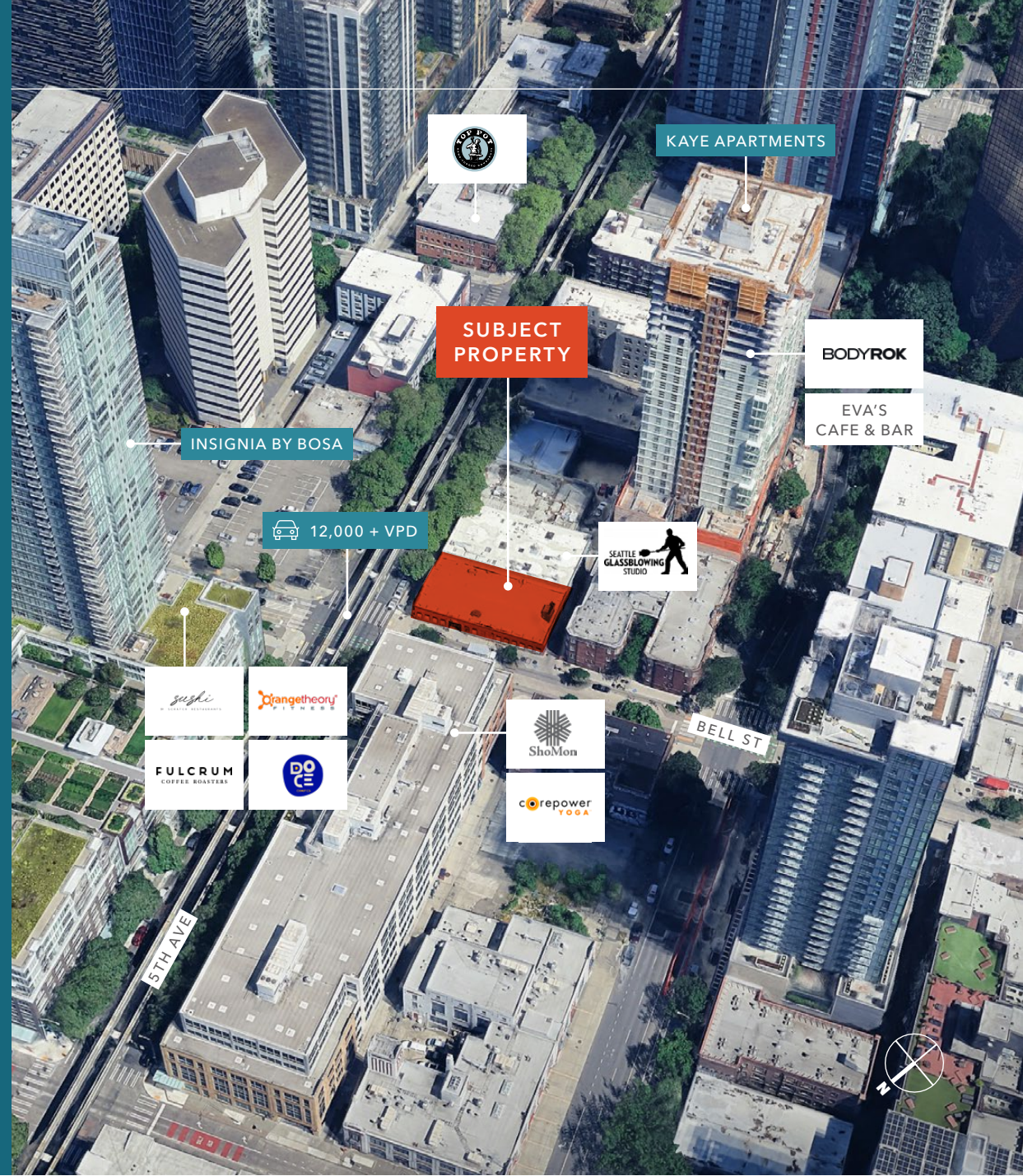
100 transit score, 99 walk score

Landlord will consider demising options

Nearby retailers : Corepower Yoga, ShoMon Kappo Sushi, Top Pot, Lady Yum, The Victor Tavern, Rudy's Barbershop, Palace Kitchen

6,480 SF
AVAILABLE (CAN DIVIDE)

CALL
FOR LEASE RATES/NNN



5TH & BELL STAND-ALONE BUILDING



99
WALK SCORE

100
TRANSIT SCORE



FLOOR PLAN

Not to scale, subject to tenant verification.

6,480 SF

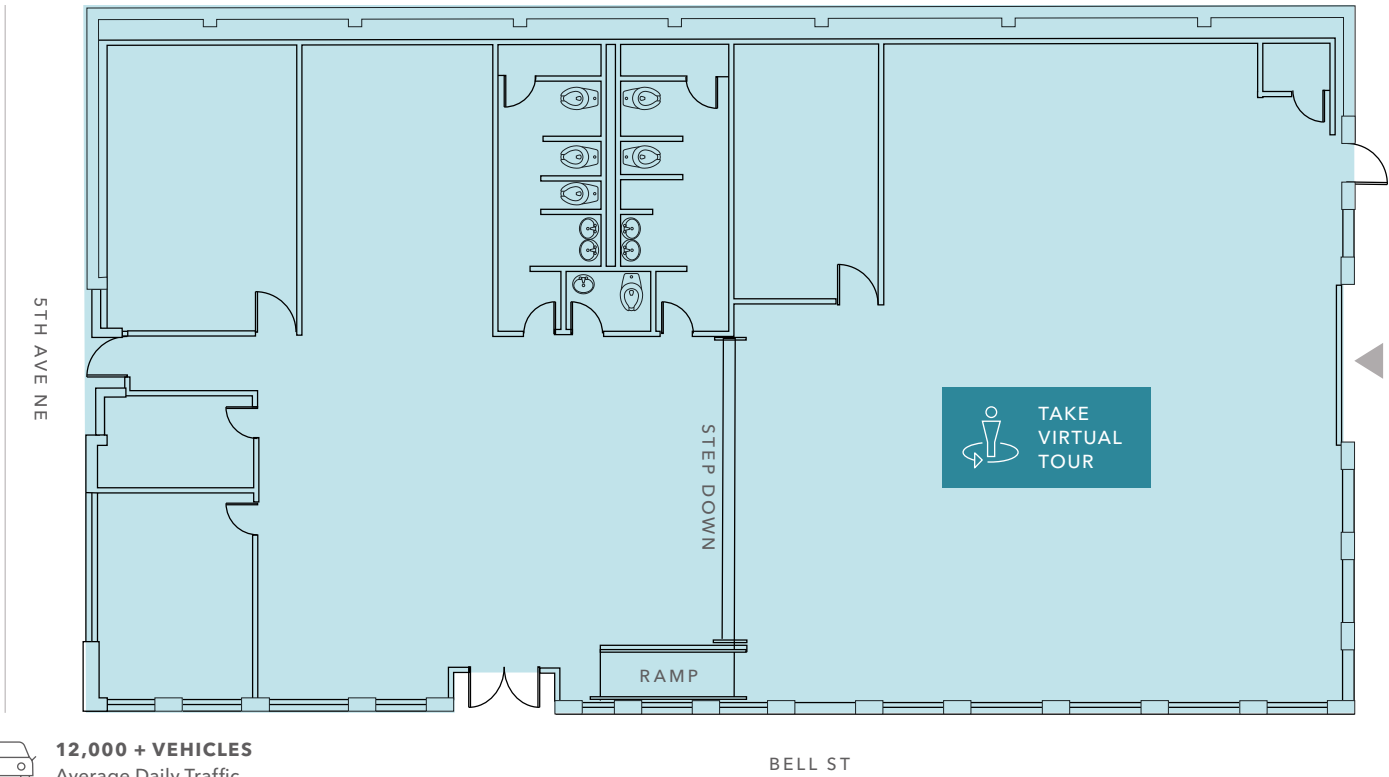
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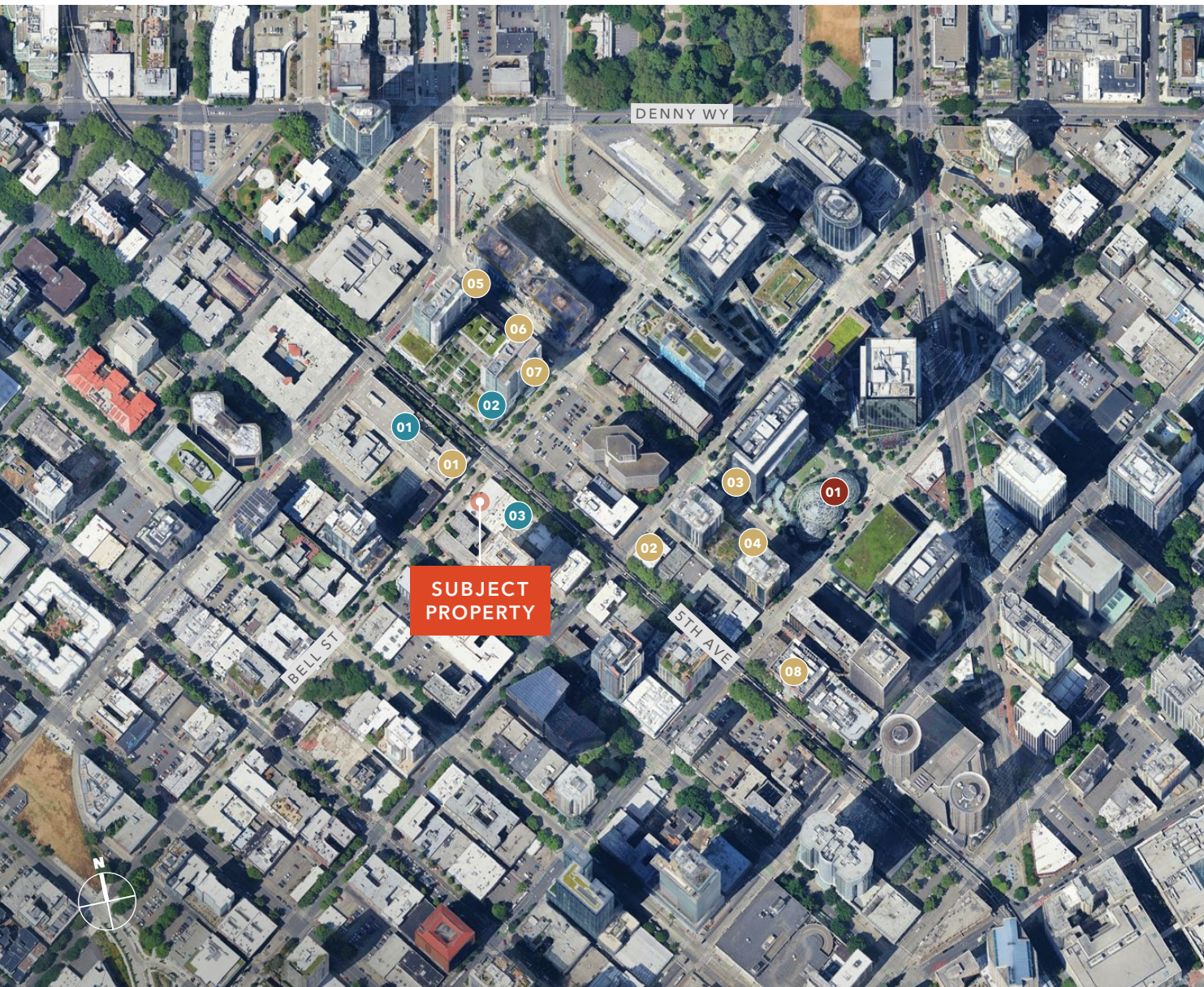
FOR LEASE RATES

NOW

AVAILABLE



Grade level loading



NEARBY RETAILERS

RESTAURANTS & BARS

- 01 ShoMon Kappo Sushi
- 02 Top Pot
- 03 Lady Yum
- 04 The Victor Tavern
- 05 Sushi By Scratch
- 06 Fulcrum Café
- 07 Doce Donut
- 08 Palace Kitchen

LIFESTYLE & FITNESS

- 01 Corepower Yoga
- 02 Orangetheory Fitness
- 03 Seattle Glassblower Studio

ATTRACTIONS

- 01 Amazon Spheres

DEMOGRAPHICS

POPULATION

	1/2 Mile	1 Mile	3 Miles
2025 ESTIMATED	37,433	88,561	284,104
2030 PROJECTED	40,842	94,205	302,160

DAYTIME DEMOGRAPHICS

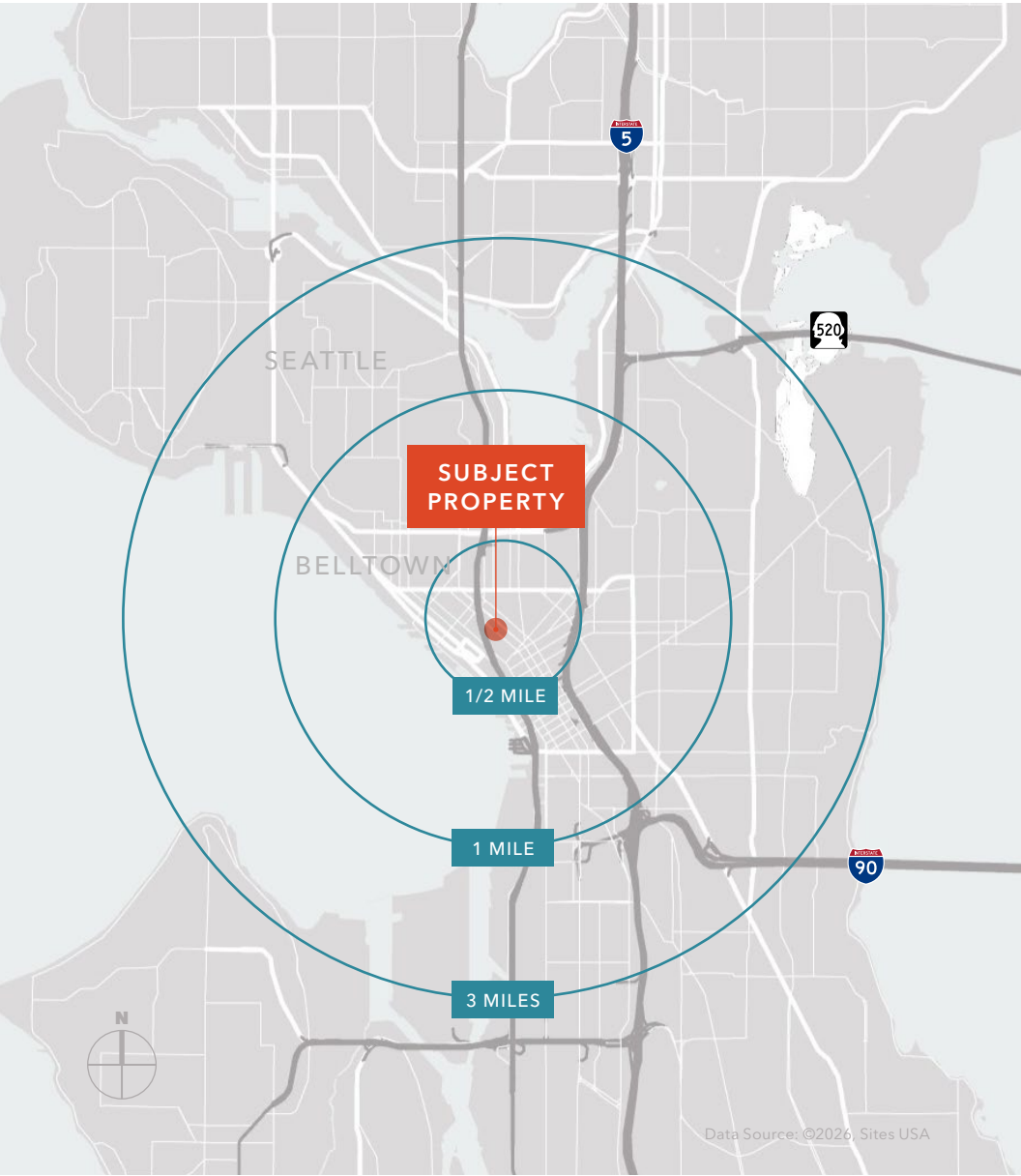
	1/2 Mile	1 Mile	3 Miles
TOTAL BUSINESSES	3,909	11,541	26,030
TOTAL EMPLOYEES	52,893	158,250	280,239
AGE 16 YEARS OR OVER	60,538	176,295	346,847

MEDIAN AGE & GENDER

	1/2 Mile	1 Mile	3 Miles
MEDIAN AGE	33.6	33.2	34.6
% FEMALE	42.1%	42.3%	45.1%
% MALE	57.9%	57.7%	54.9%

HOUSEHOLD INCOME

	1/2 Mile	1 Mile	3 Miles
2025 MEDIAN	\$163,561	\$141,721	\$138,126
2030 MEDIAN PROJECTED	\$165,961	\$143,961	\$138,344
2025 AVERAGE	\$198,484	\$177,969	\$188,265
2030 AVERAGE PROJECTED	\$201,512	\$180,713	\$187,968



5TH & BELL STAND-ALONE BUILDING

Exclusively leased by

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