

RETAIL FOR LEASE

HULL BUILDING

*Beautiful Hard-Corner
Retail Available in
Historic Belltown*

2401 1ST AVE | SEATTLE, WA

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Hard-corner retail available in historic Belltown building, with excellent foot and vehicle traffic. Walking distance to Pike Place Market, Seattle's Waterfront Park and cruise terminals.



2,100 SF
TOTAL



WALKING
SCORE
100



TRANSIT
SCORE
100



BIKE
SCORE
70

ADDITIONAL HIGHLIGHTS

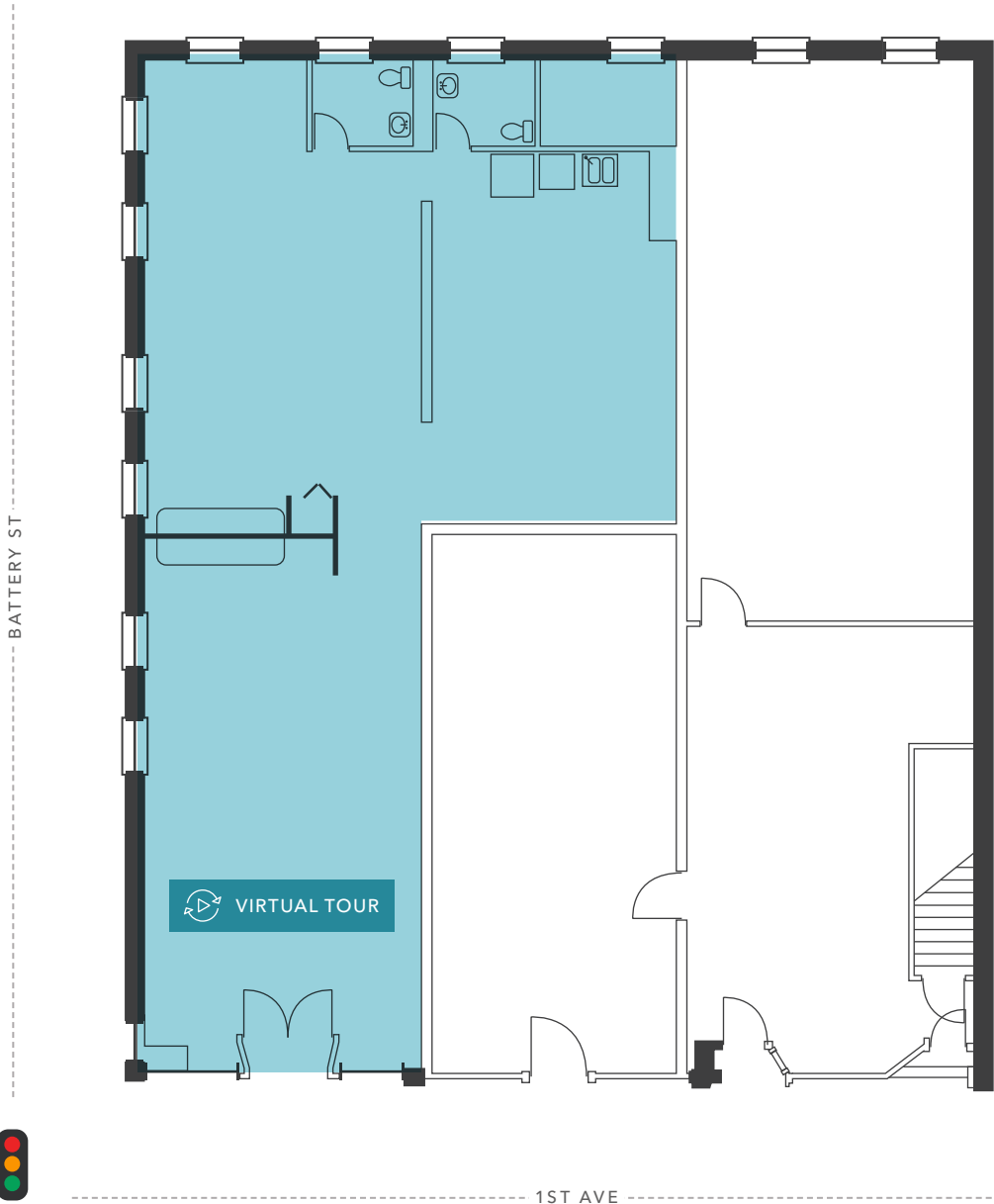
Excellent hard-corner visibility— 11,898 average vehicles per day at 1st Ave and Battery St

±15' ceiling height

Includes two restrooms plus a kitchenette area

Walking distance from cruise terminals, expected to bring a record 2.1 million passengers in 2026

FLOOR
PLAN



11,898+ VPD



2,100 SF

AVAILABLE

CALL

FOR LEASE RATE

\$8.50/SF

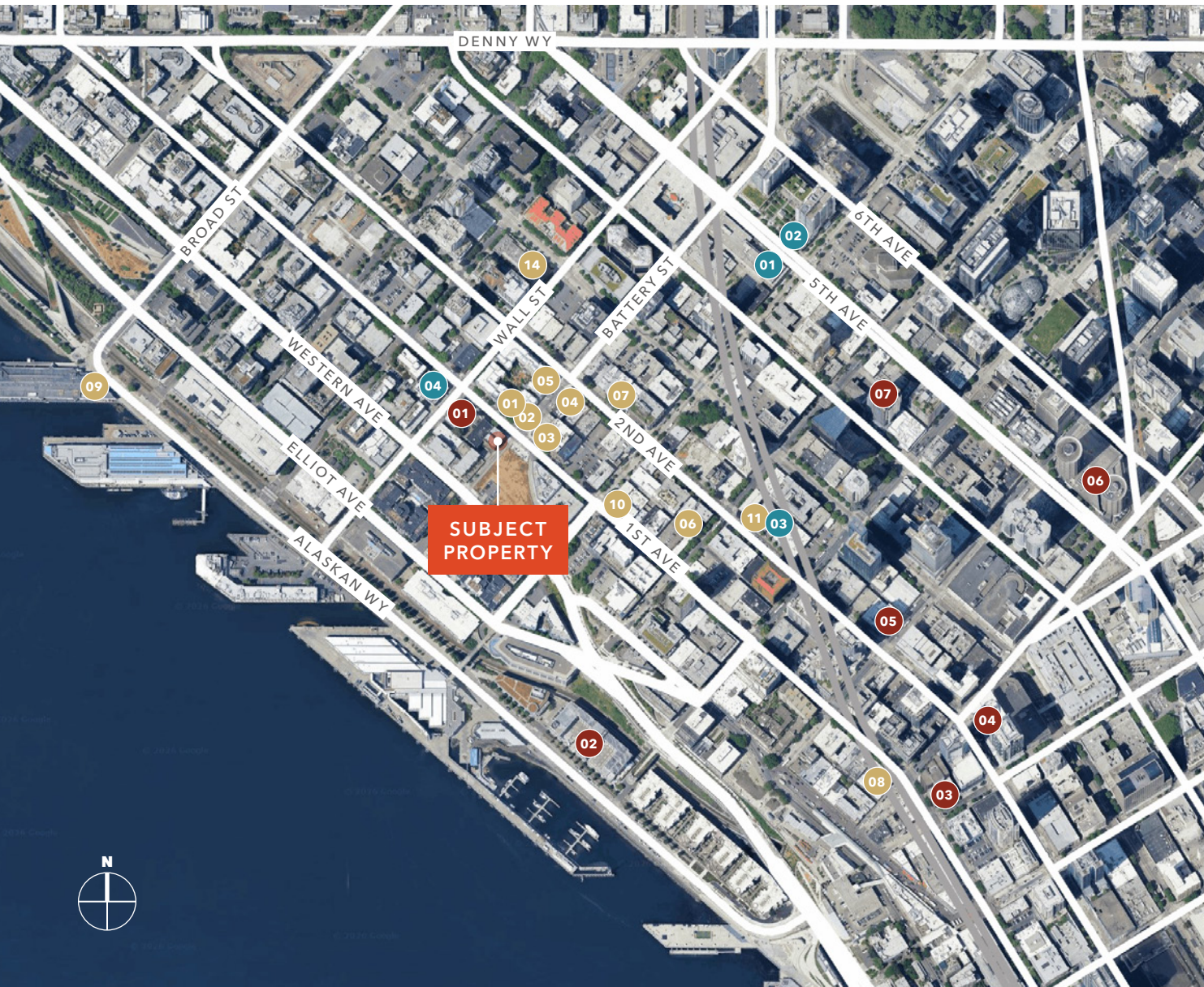
EST 2026 NNN

NOW

AVAILABLE



Floorplan not to scale. Configuration subject to tenant field verification.



Nearby retailers

RESTAURANTS & BARS

- 01 Macrina
- 02 Imperial
- 03 Vindickitve Wings
- 04 Buckley's
- 05 Shiro's Sushi
- 06 Bathtub Gin & CO
- 07 Shorty's
- 08 Biscuit Bitch
- 09 Aqua by El Gaucho
- 10 Umi Sake House
- 11 Jupiter Bar

LIFESTYLE & FITNESS

- 01 Corepower Yoga
- 02 Orangetheory Fitness
- 03 Spa Noir
- 04 The Crocodile

HOTELS

- 01 Ace
- 02 Marriott
- 03 Wyndham
- 04 Hilton
- 05 Kimpton
- 06 Westin
- 07 Hllton



74,444
2025 ESTIMATED
POPULATION, 1 MILE

33.6
MEDIAN AGE,
1 MILE

\$187,008
AVERAGE HH INCOME,
1 MILE

2.1 M
2026 EST. CRUISE
PASSENGERS



DEMOGRAPHICS

POPULATION

	½ Mile	1 Mile	2 Miles
2020 CENSUS	21,212	52,667	147,162
2025 ESTIMATED	26,739	69,317	177,992
2030 PROJECTED	27,473	74,444	190,317
2025 EST HOUSEHOLDS	18,221	46,083	109,500
DAYTIME POPULATION	45,243	153,382	267,384

MEDIAN AGE & GENDER

	½ Mile	1 Mile	2 Miles
MEDIAN AGE	34.7	33.6	33.5
FEMALE	42.9%	42.5%	43.6%
MALE	57.1%	57.5%	56.4%

HOUSEHOLD INCOME

	½ Mile	1 Mile	2 Miles
2025 MEDIAN	\$150,433	\$148,834	\$130,847
2030 MEDIAN PROJECTED	\$151,080	\$151,350	\$131,731
2025 AVERAGE	\$186,569	\$187,008	\$174,343
2030 AVERAGE PROJECTED	\$188,358	\$190,080	\$174,937

Data Source: ©2026, Sites USA



HULL BUILDING RETAIL

Exclusively leased by

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