

ASSET SALE

TURNKEY STADIUM DISTRICT

Bring your concept to this proven restaurant and bar space located at the entrance of the stadium district in Pioneer Square.

5,664 SF

PROPERTY SIZE

\$195,000

MOTIVATED SELLER WITH
FLEXIBLE TERMS AVAILABLE

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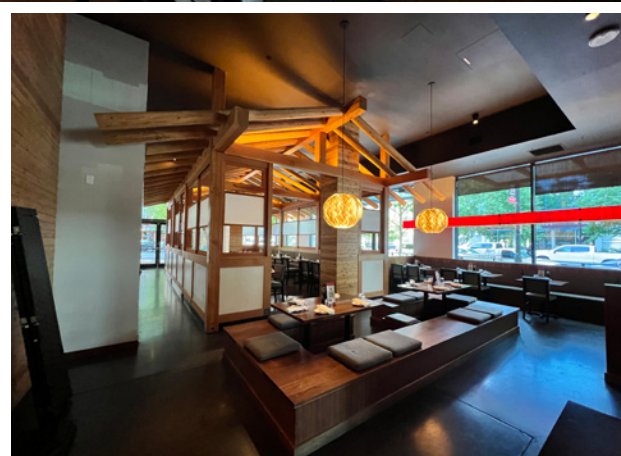
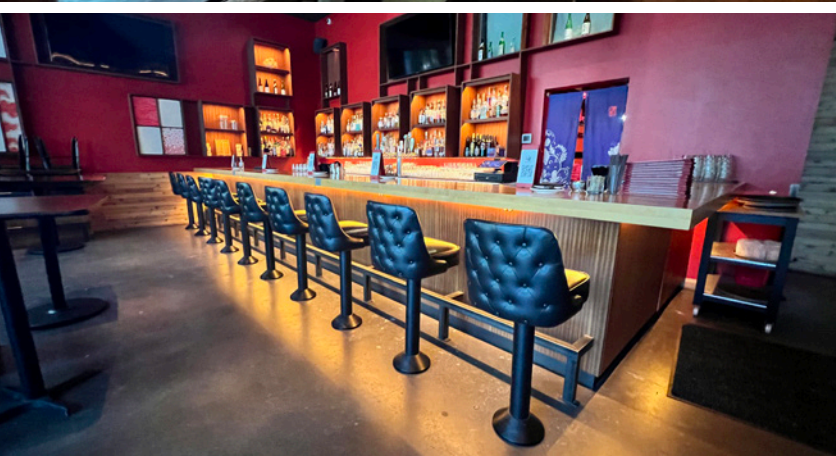
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501 STADIUM PL S
SEATTLE, WA 98104



km Kidder
Mathews

MATSU RESTAURANT



Timeless and elegant, full of light and character with hand crafted Japanese style woodwork. This 5,664 square foot restaurant spared no expense in design or functionality. The chef kitchen is capable of any cuisine and the dining room is suited for intimate dates or large events. The large separate bar is perfect for an office gathering, a game day prefunk or Friday night people watching.

Over the past years, the neighborhood has experienced a revival in retail, restaurant, and event activities within a few blocks of this location. This includes new ventures like Darkalino's, Hometeam, and three concepts by Sea Creatures Restaurant Group, along with Death & Co in the former FX McRory's building.

The Stadium District benefits from a high volume of tourist and cruise traffic, as well as hundreds of games, concerts, and events each year at Lumen Field and T-Mobile Park.

The Pioneer Square neighborhood has been cleaned up and revitalized from the energy brought by the FIFA World Cup. This energy continues today and brings renewed interest to the neighborhood and this location.

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NEIGHBORHOOD SUMMARY

Pioneer Square and the Stadium District in Seattle offer a vibrant and dynamic urban experience that celebrates the city's rich history and modern culture.

Pioneer Square is known for its charming historic architecture, cobblestone streets, and thriving arts scene. Visitors can explore art galleries, boutique shops, and enjoy a variety of dining options that showcase the city's culinary diversity. Stadium District, located nearby, adds an extra layer of excitement with its world-class sports venues, including Lumen Field and T-Mobile Park. These stadiums are home to passionate fan bases, making attending games an unforgettable experience. Additionally, the district offers numerous bars and restaurants where fans can gather before or after events to enjoy great food and camaraderie.

In Seattle's International District, Lumen Field has hosted upwards of 300 event days and 2.4 million attendees annually over the past several years

T-Mobile Park is host to not only 81 Seattle Mariners games every year, but to around 500 other events each year ranging from major sports contests and concerts to graduations, business meetings, weddings, and receptions. The park can accommodate gatherings of as few as a dozen people to up to hundreds or even thousands!

Together, Pioneer Square and the Stadium District create a lively atmosphere where the past meets the present. Whether you're a history buff exploring the historic sites or a sports enthusiast cheering for your favorite team, these neighborhoods offer something for everyone in the heart of Seattle.



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Turnkey restaurant located at the ground level of Stadium Place, a mixed-use project that includes 2 city blocks and over 500 residential living units adjacent to Lumen Field and T-Mobile Park, Seattle's professional sports stadiums

-5,664 SF

-Two type 1 hoods

-75 shared retail parking stalls

-Beautiful design by Hiroshi Maturba and a high quality build-out by Dovetail

-Term 4 years plus options

\$12,640

RENT

\$5,132

NNN

\$26.78

RENT/SF

\$10.88

NNN/SF



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DEMOGRAPHICS

POPULATION

	1 Mile	2 Miles	3 Miles
2010 CENSUS	24,281	168,300	365,178
2020 CENSUS	33,237	224,529	460,397
2024 ESTIMATED	41,101	250,232	490,694
2029 PROJECTED	48,573	275,415	524,601

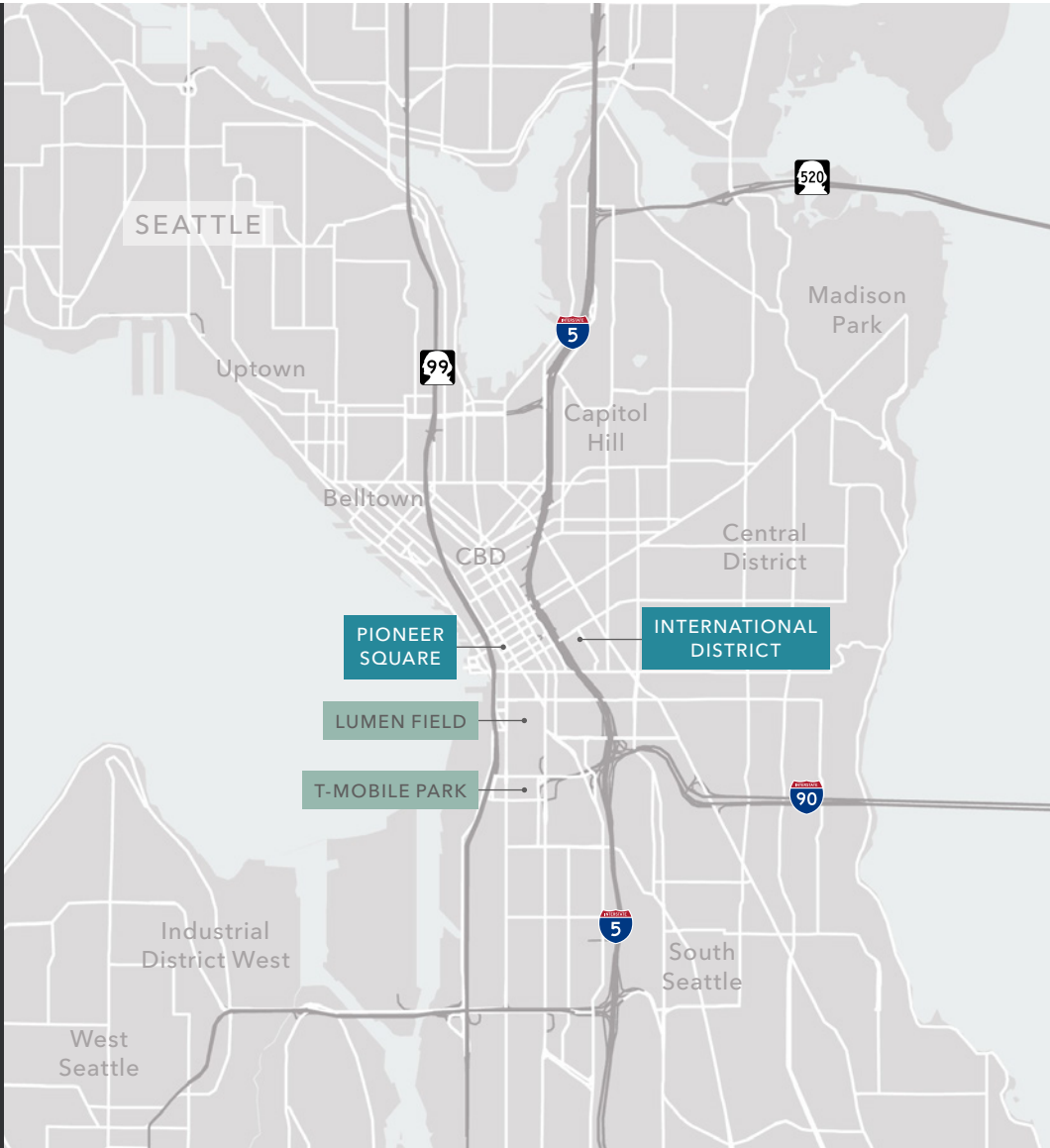
MEDIAN AGE

	1 Mile	2 Miles	3 Miles
MEDIAN AGE	34.7	35.1	35.3
AGE 20 TO 64 YEARS	72.6%	75.6%	71.2%
AGE 65 YEARS OR OVER	14.4%	12.2%	12.8%

HOUSEHOLD INCOME

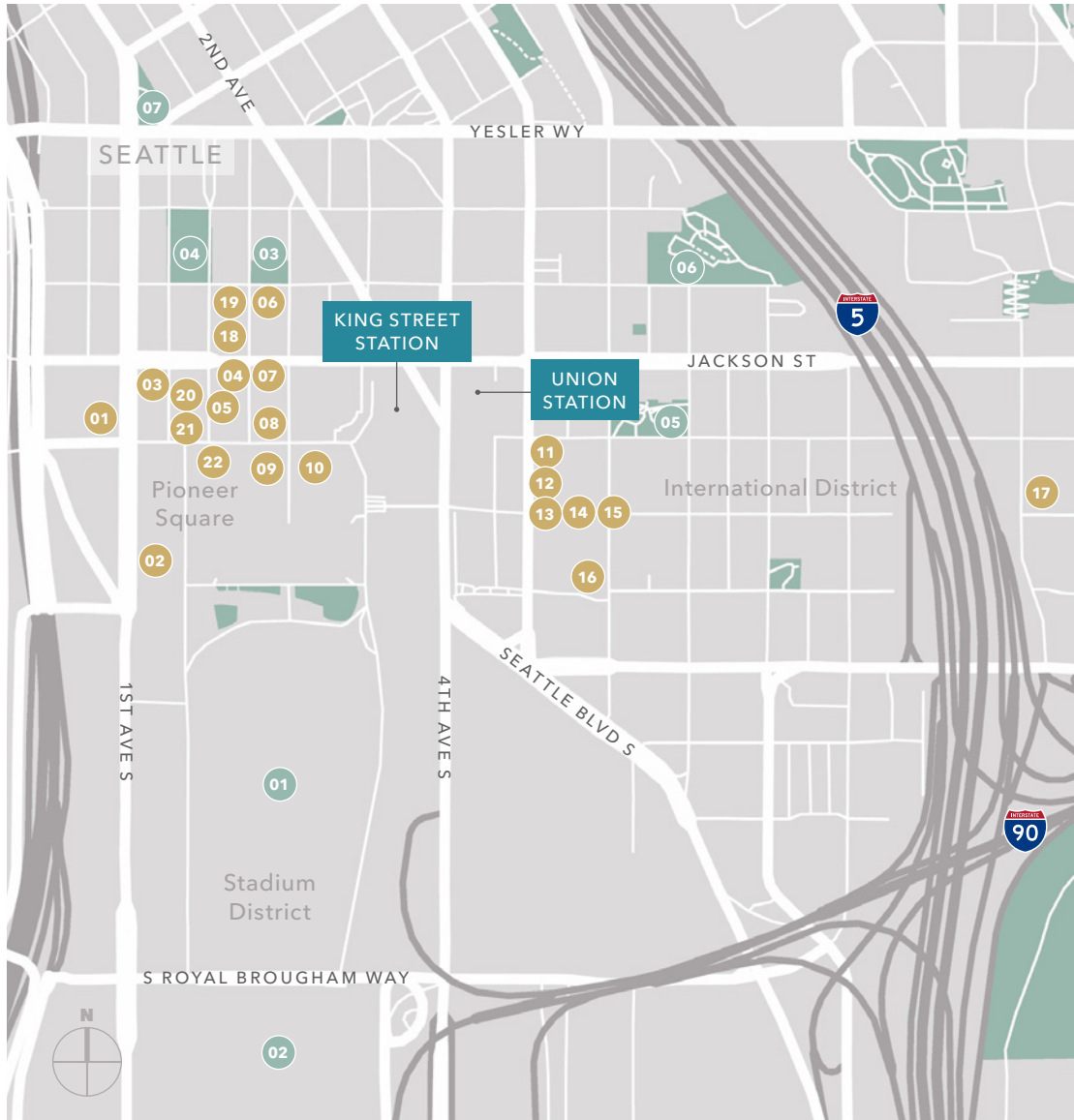
	1 Mile	2 Miles	3 Miles
2024 MEDIAN	\$91,996	\$128,054	\$131,282
2029 MEDIAN PROJECTED	\$95,216	\$132,851	\$135,013
2024 AVERAGE	\$133,449	\$180,420	\$185,502
2029 AVERAGE PROJECTED	\$137,635	\$189,674	\$193,801

Data Source: Sites USA, 2025



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NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Cowgirls Inc
- 02 Elysian Fields
- 03 Tacolisto
- 04 Salumi
- 05 Taylor Shellfish Oyster Bar
- 06 Xtadium
- 07 Zeitgeist Coffee
- 08 SEA Crab House
- 09 Matsu
- 10 13 Coins
- 11 Chengdu Taste Seattle
- 12 Hood Famous Cafe + Bar
- 13 Dough Zone
- 14 E-Jae Pak Mor
- 15 Momosan
- 16 Uwajimaya
- 17 Fa Sheng Temple
- 18 Darkalinos
- 19 HomeTeam Seattle
- 20 Death & Co
- 21 Sea Creatures
- 22 Tom's Watch Bar

RECREATION & PARKS

- 01 Lumen Field
- 02 T-Mobile Park
- 03 Waterfall Garden
- 04 Occidental Square
- 05 Hing Hay Park
- 06 Danny Woo Community Garden
- 07 Pioneer Square Pergola