

CITIZEN RETAIL

*Prime Seattle Retail
Opportunity in the
Heart of Capitol Hill*

1222 EAST MADISON
SEATTLE, WA

MONICA WALLACE

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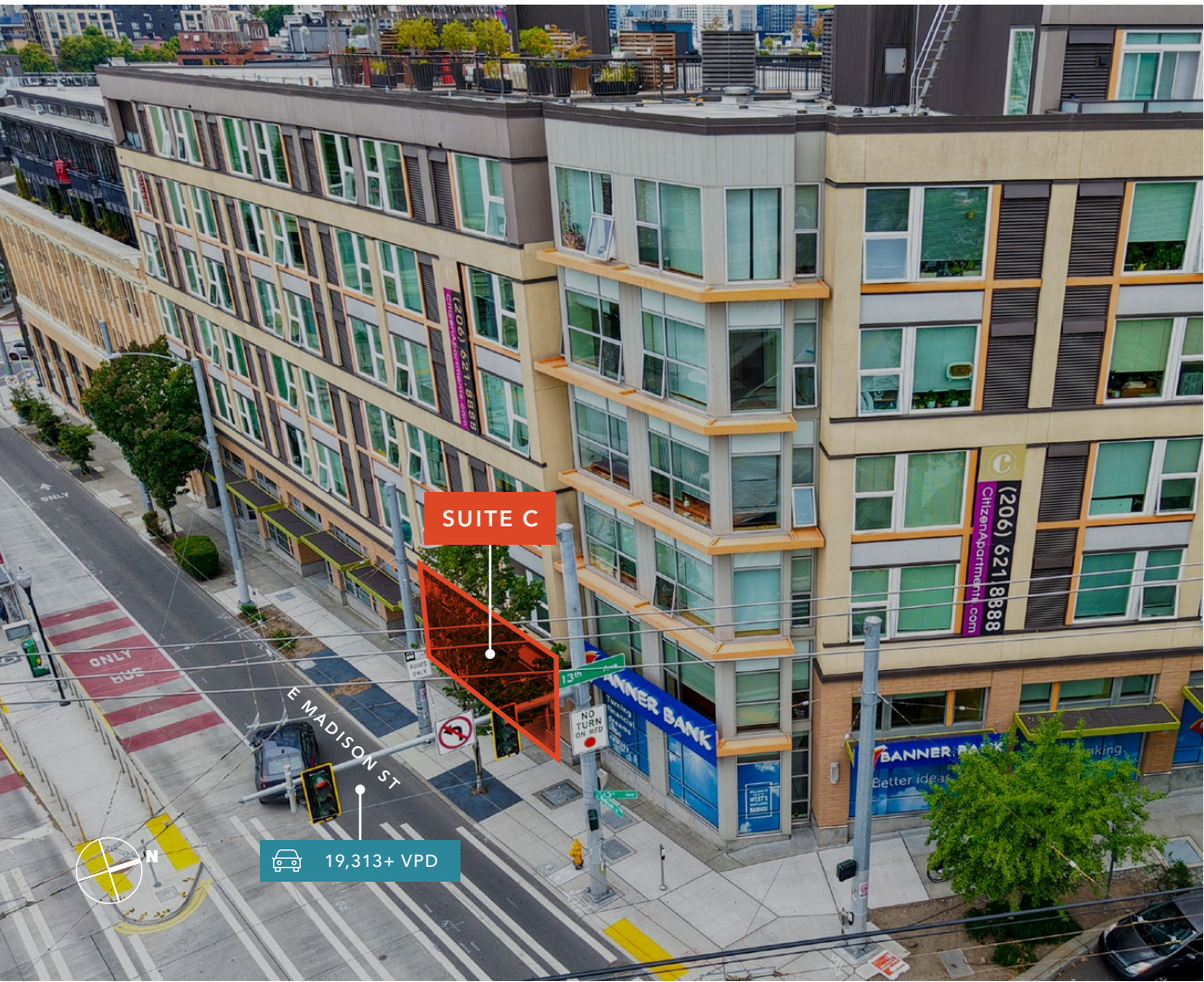
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PRIME *SEATTLE* RETAIL OPPORTUNITY



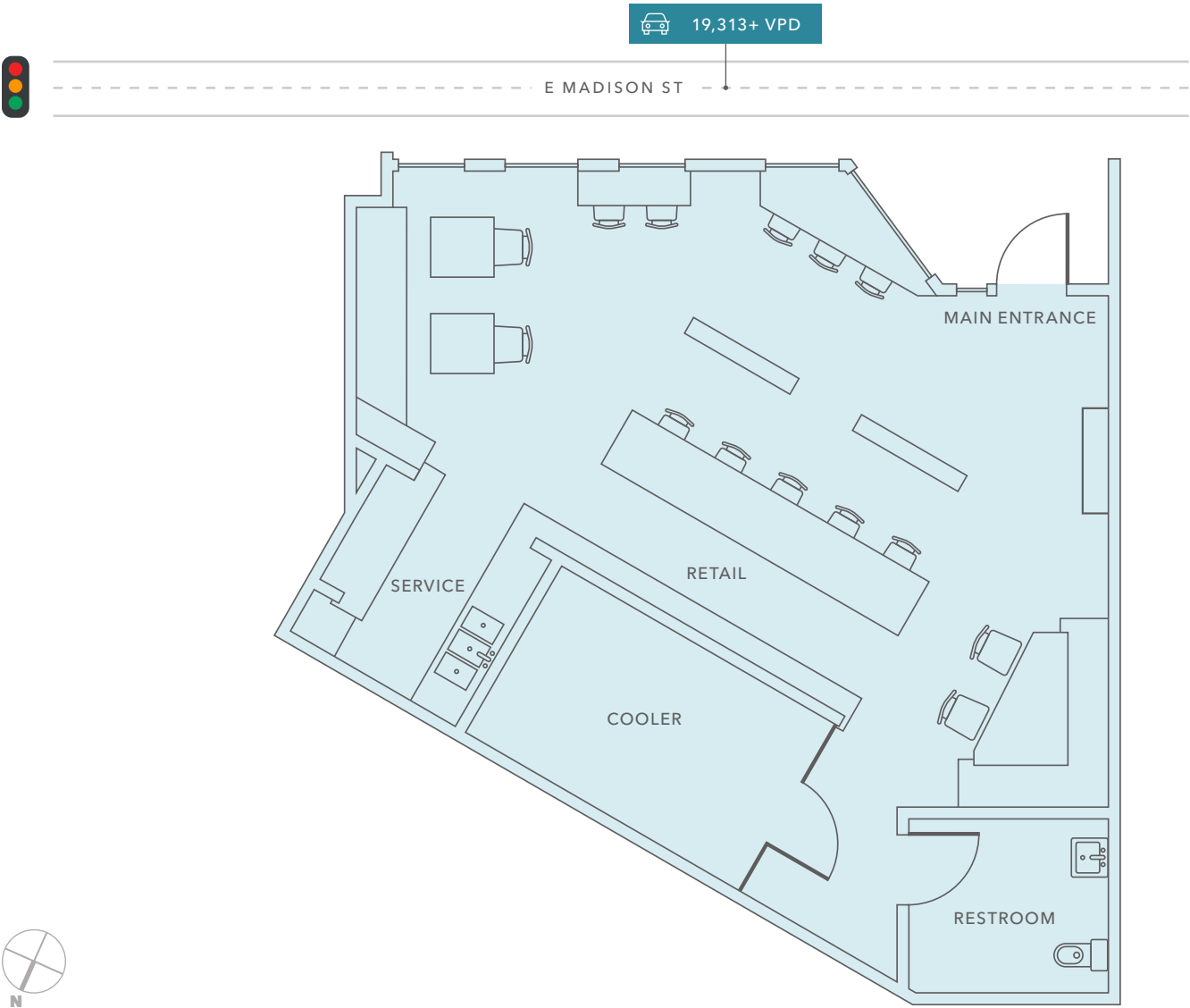
Join The Citizen retail in the heart of vibrant Capitol Hill

- Former taproom space available
- Located directly on E Madison St and steps from Rapid Ride station
- Incredible foot and vehicle traffic exposure
- Call Brokers for leasing information

AVAILABILITY

SUITE C	917 SF
LEASE RATE	\$43.00 PSF, NNN
2026 EST. NNN'S	\$18.35 PSF
AVAILABLE	10/01/2026

FLOOR PLAN | SUITE C



917 SF

SUITE C

\$43.00

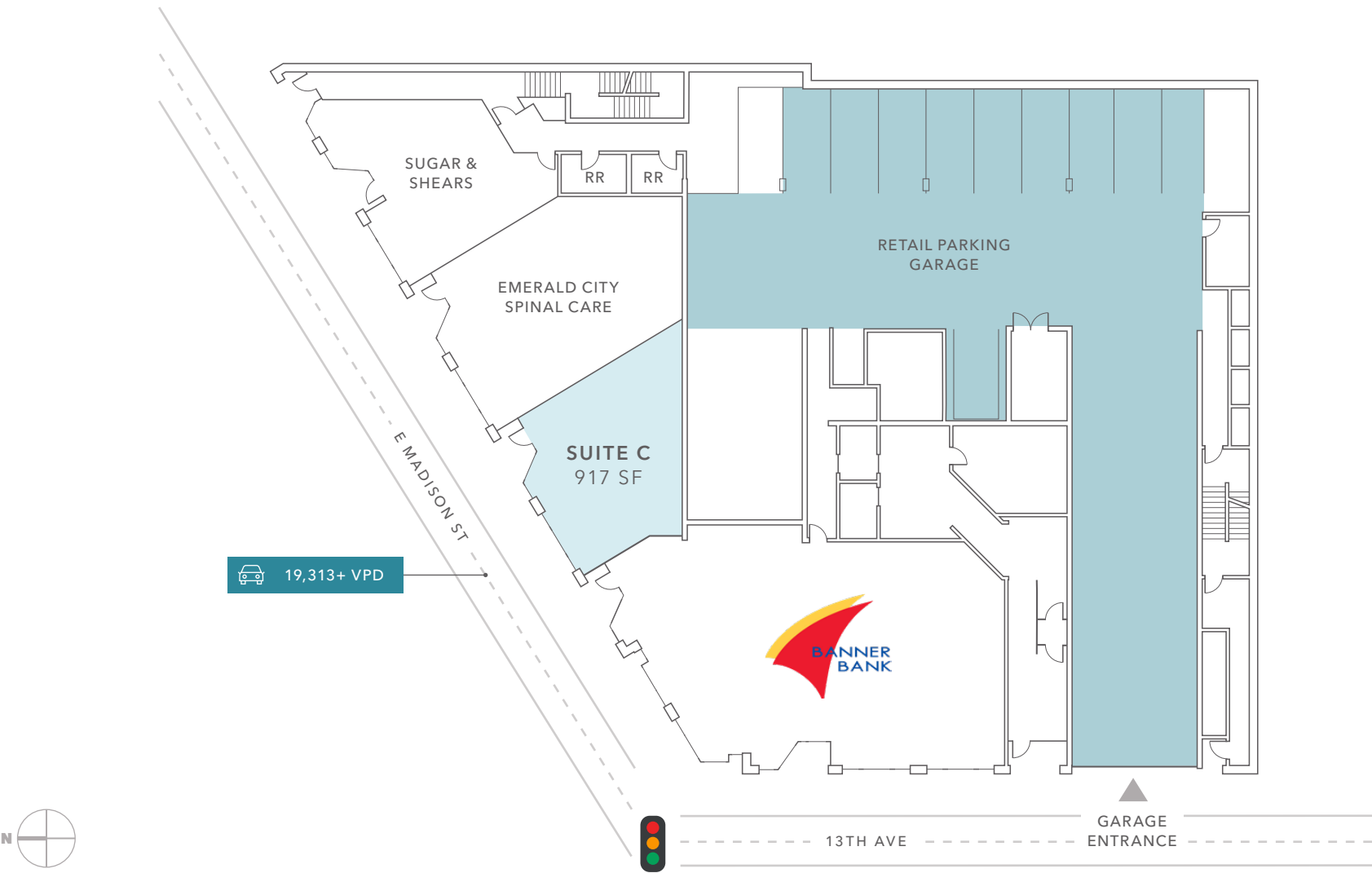
LEASE RATE (SF/YR)

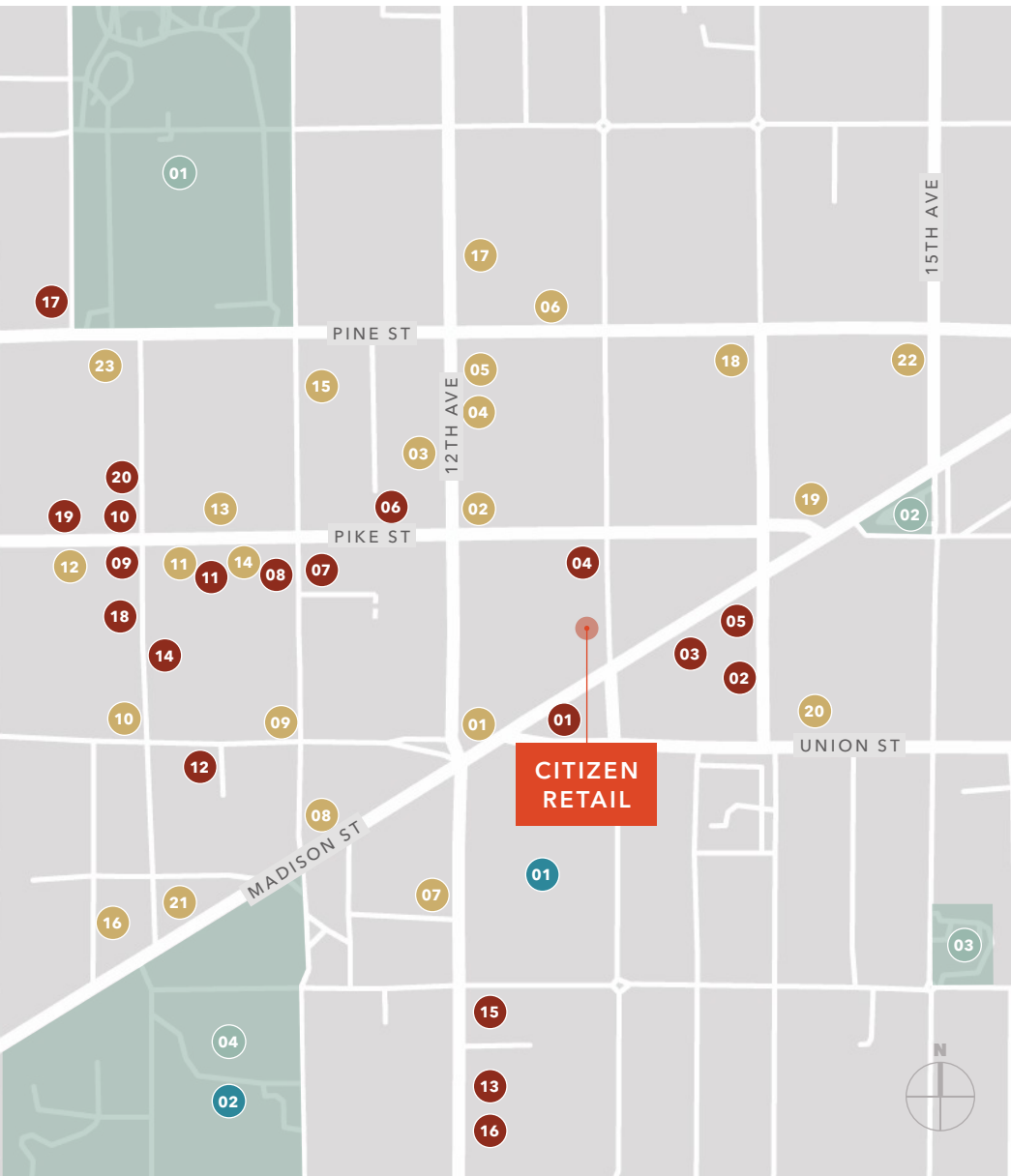
\$18.35

2026 EST. NNN (SF/YR)

Floor plan not to scale.
Configuration and existing conditions subject to tenant field verification.

SITE PLAN





NEARBY BUSINESSES

RESTAURANTS & COFFEE

- 01 Nudibranch Coffee
- 02 Dave's Hot Chicken
- 03 Overcast Coffee
- 04 Momji Capitol Hill
- 05 Elтана
- 06 Ramen DANBO Capitol Hill
- 07 MariPili Tapas Bar
- 08 Grain House
- 09 Jeffry's
- 10 Seoul Mates
- 11 Caffè Vita
- 12 Via Tribunali
- 13 Poquitos Capitol Hill
- 14 Big Marios Pizza
- 15 Sweetgreen
- 16 IHOP
- 17 Roma Roma
- 18 Spinasse
- 19 Otherworld
- 20 8 Ping Yang
- 21 Momo King
- 22 Kedia Makan Capitol Hill
- 23 Molly Moon's

SCHOOLS

- 01 Seattle Academy
- 02 Seattle University

BARS & BREWERIES

- 01 Pony
- 02 Diesel
- 03 Madison Pub
- 04 Elysian Capitol Hill Brewery
- 05 Chop Suey
- 06 Unicorn
- 07 Gemini Room
- 08 Wildrose
- 09 Neumos
- 10 Comet
- 11 Cha Cha Lounge
- 12 Union Seattle
- 13 Rhein Haus
- 14 Time Warp
- 15 Canon
- 16 Chieftan
- 17 Rock Box
- 18 The Runaway
- 19 Cultura Seattle
- 20 Lost Lake Cafe & Lounge

PARKS

- 01 Cal Anderson Park
- 02 McGilvra Place
- 03 Spring Street Mini Park
- 04 The Union Green



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2020 CENSUS	81,017	232,287	477,899
2026 ESTIMATED	96,347	268,331	525,775
2031 PROJECTED	105,993	291,509	556,511
2026 DAYTIME EMPLOYMENT	124,780	324,302	433,084

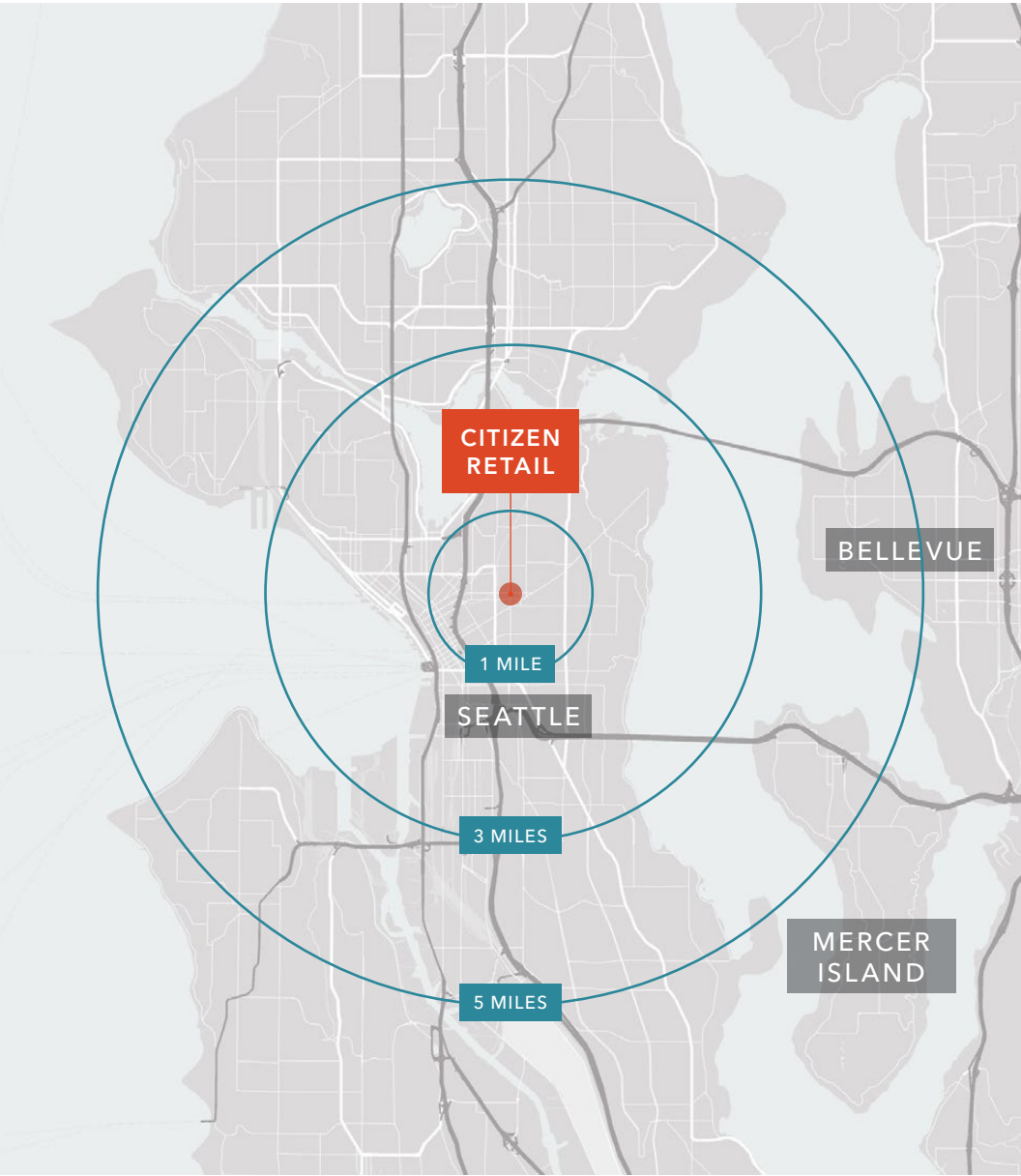
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	32.5	34.5	35.2
FEMALE	42.8%	44.5%	46.3%
MALE	57.2%	55.5%	53.7%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2026 MEDIAN	\$125,146	\$139,892	\$144,800
2031 MEDIAN PROJECTED	\$126,363	\$139,773	\$143,888
2026 AVERAGE	\$169,241	\$198,725	\$205,431
2031 AVERAGE PROJECTED	\$170,461	\$198,128	\$203,856

Data Source: ©2026, Sites USA





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*For more information on
this property, please contact*

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