

FOR LEASE

ARLO

→ [ARLOSEATTLE.COM](https://arloseattle.com)

*2,417 SF Retail/Restaurant/Cafe Available
in the Popular Columbia City Neighborhood*



4720 RAINIER AVE S, SEATTLE, WA 98118

[KIDDER.COM](https://kiddermathews.com)

AVAILABLE

km Kidder
Mathews



The Opportunity

Last space available at Arlo in the popular Columbia City neighborhood, a ground-floor opportunity with courtyard like patio at a 243-unit apartment community with strong residential density built in. The space is delivered in shell condition with concrete floors, high ceilings, an operable storefront, and excellent visibility to Rainier Ave. Critically for food-and-beverage operators: it includes a Type 1 hood shaft already in place and a 400 amp 3 phase panel, eliminating major build-out hurdles. A large dedicated patio with garage roll-up door access creates meaningful indoor/outdoor connection, a real differentiator in Seattle's competitive restaurant market.

PROPERTY HIGHLIGHTS

243 on-site residential units

Operable roll-up windows

Courtyard patio

86 parking stalls

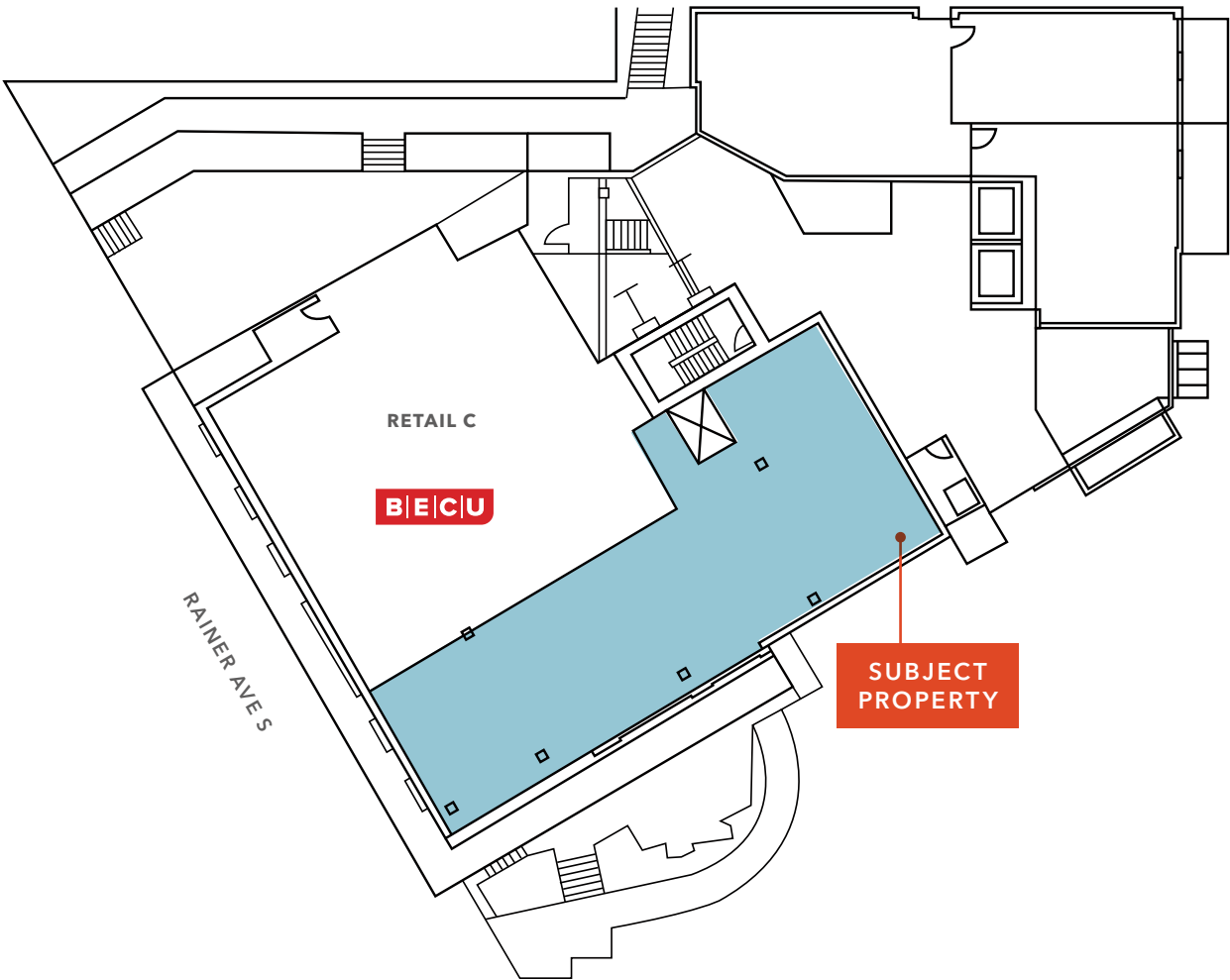
Type 1 shaft

400 amp 3-phase power

Lease Rate: Call broker for rates

Est. 2026 NNN: \$8.00/SF

FLOOR PLAN



2,417 SF
TOTAL AVAILABLE

86
PARKING STALLS

PATIO
COURTYARD

Co-Tenants



COLUMBIA CITY NEIGHBORHOOD

Columbia City is one of Seattle's most authentic and vibrant urban neighborhoods, a historic commercial district along Rainier Ave S with genuine cultural depth, a loyal local customer base, and a dining and retail scene that draws citywide.

Designated a historic landmark district, the neighborhood's walkable core hosts an eclectic mix of independent restaurants, cafes, boutiques, and longtime community anchors. The Columbia City Farmers Market, Columbia Park, and the Link Light Rail station (less than a mile north) anchor daily foot traffic and make this one of South Seattle's most transit-accessible neighborhoods. The demographic profile is diverse, educated, and increasingly affluent with a median household income of \$105,902 within two miles and residents here support local businesses with real loyalty. This is not a neighborhood chasing a trend; it already has one.

92

WALK SCORE

83

BIKE SCORE

61

TRANSIT SCORE

AVAILABLE FOR LEASE



DEMOGRAPHICS

POPULATION

	0.5 Mile	1 Mile	2 Miles
2010 CENSUS	6,190	22,010	59,439
2020 CENSUS	9,017	27,324	72,035
2026 ESTIMATED	10,596	28,491	73,248
2031 PROJECTED	11,597	29,685	76,489

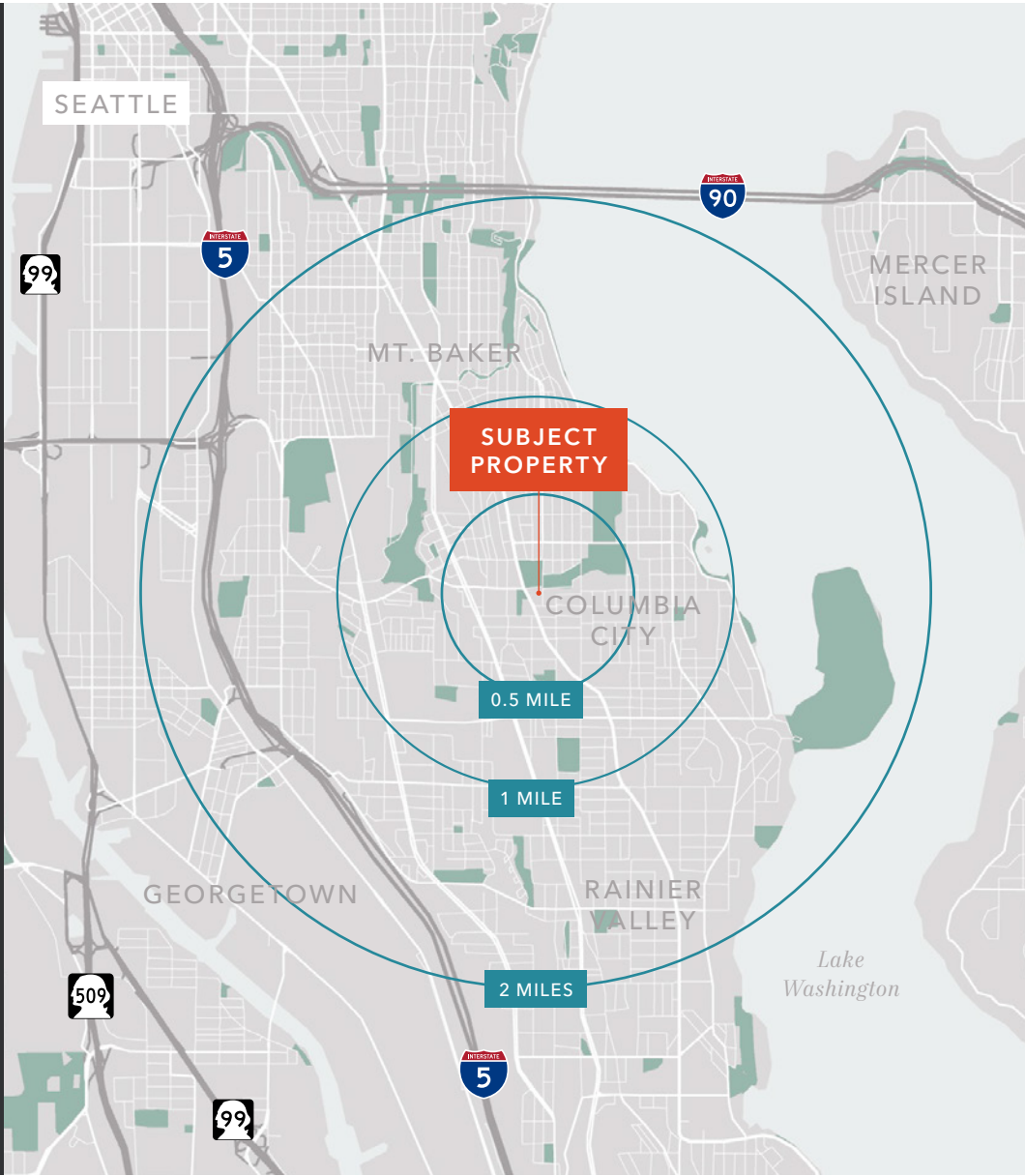
HOUSEHOLDS

	0.5 Mile	1 Mile	2 Miles
2010 CENSUS	2,518	8,311	21,534
2020 CENSUS	3,693	10,339	25,876
2026 ESTIMATED	4,560	11,297	28,493
2031 PROJECTED	5,021	11,775	29,753

HOUSEHOLD INCOME

	0.5 Mile	1 Mile	2 Miles
2026 MEDIAN	\$142,091	\$140,535	\$131,573
2031 MEDIAN PROJECTED	\$141,439	\$140,514	\$131,650
2026 AVERAGE	\$195,348	\$190,046	\$183,478
2031 AVERAGE PROJECTED	\$195,809	\$190,930	\$184,430

Data Source: ©2026, Sites USA



ARLO

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