

FOR LEASE

RARE SECOND GENERATION RESTAURANT - COLUMBIA CITY

±4,192 SF Restaurant & Bar with Mezzanine

4918 RAINIER AVE S, SEATTLE, WA 98118

Do Not Disturb Tenant

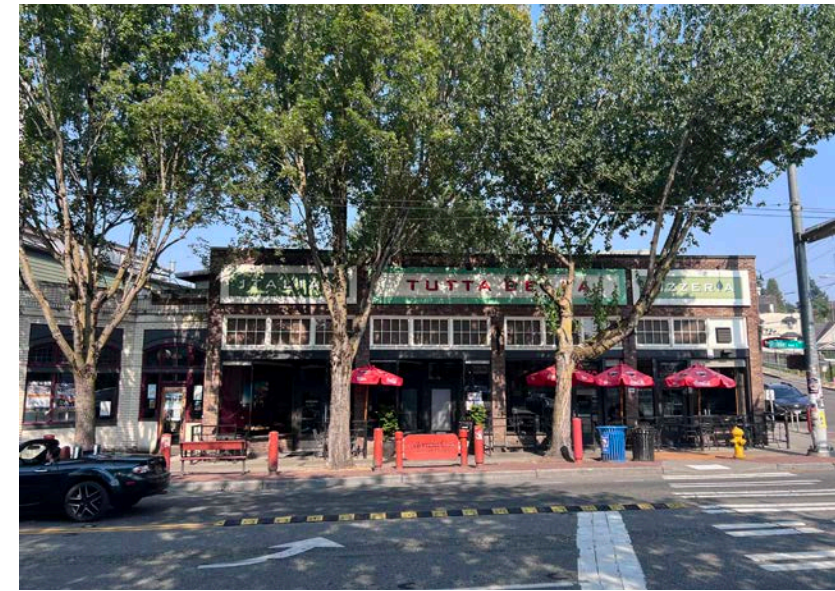
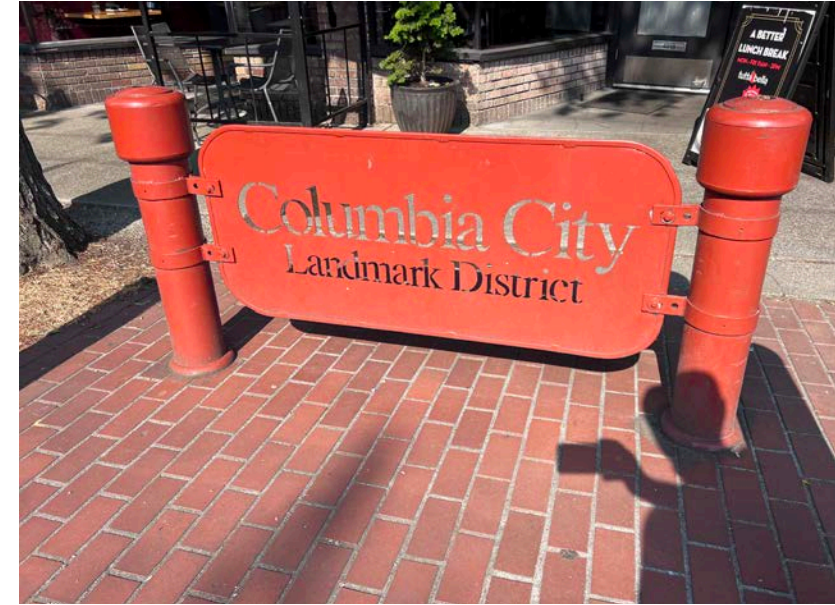
KIDDER.COM

km Kidder
Mathews

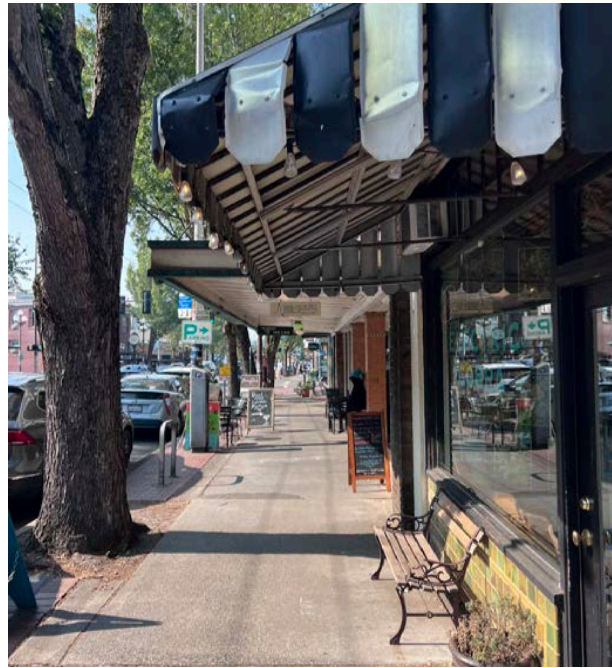
Bring your concept to this charming brick building next to the Columbia City Theater on a tree-lined street.

The former restaurant space offers high visibility, great windowline, high ceilings and abundant light at the hard corner of Rainier and Hudson. The former Tutta Bella footprint includes a full dining room, bar program infrastructure, mezzanine, west facing patio, full hvac, a commercial hood, walk in and grease interceptor. The heavy lifting is done.

Columbia City doesn't sit vacant. The neighborhood's sub-3% retail vacancy and proven food-and-beverage culture anchored by light rail access and a dense, loyal customer base make this an amazing opportunity.



4918 RAINIER AVE S



PROPERTY HIGHLIGHTS

±4,192 SF | Restaurant + Full Bar + Mezzanine

West facing patio seating

Second generation build-out | Existing Type 1 and Type 2 hoods and grease interceptor

Hard corner | Dual-frontage on Rainier Ave S

Columbia City Light Rail Station a short walkable distance

Sub-3% neighborhood retail vacancy

Main Floor Seating for 64
Mezzanine Seating for 40

NNN = \$3.75 Taxes and Insurance

Tenant pays for building maintenance

CALL BROKER

RATE

\$3.75/SF

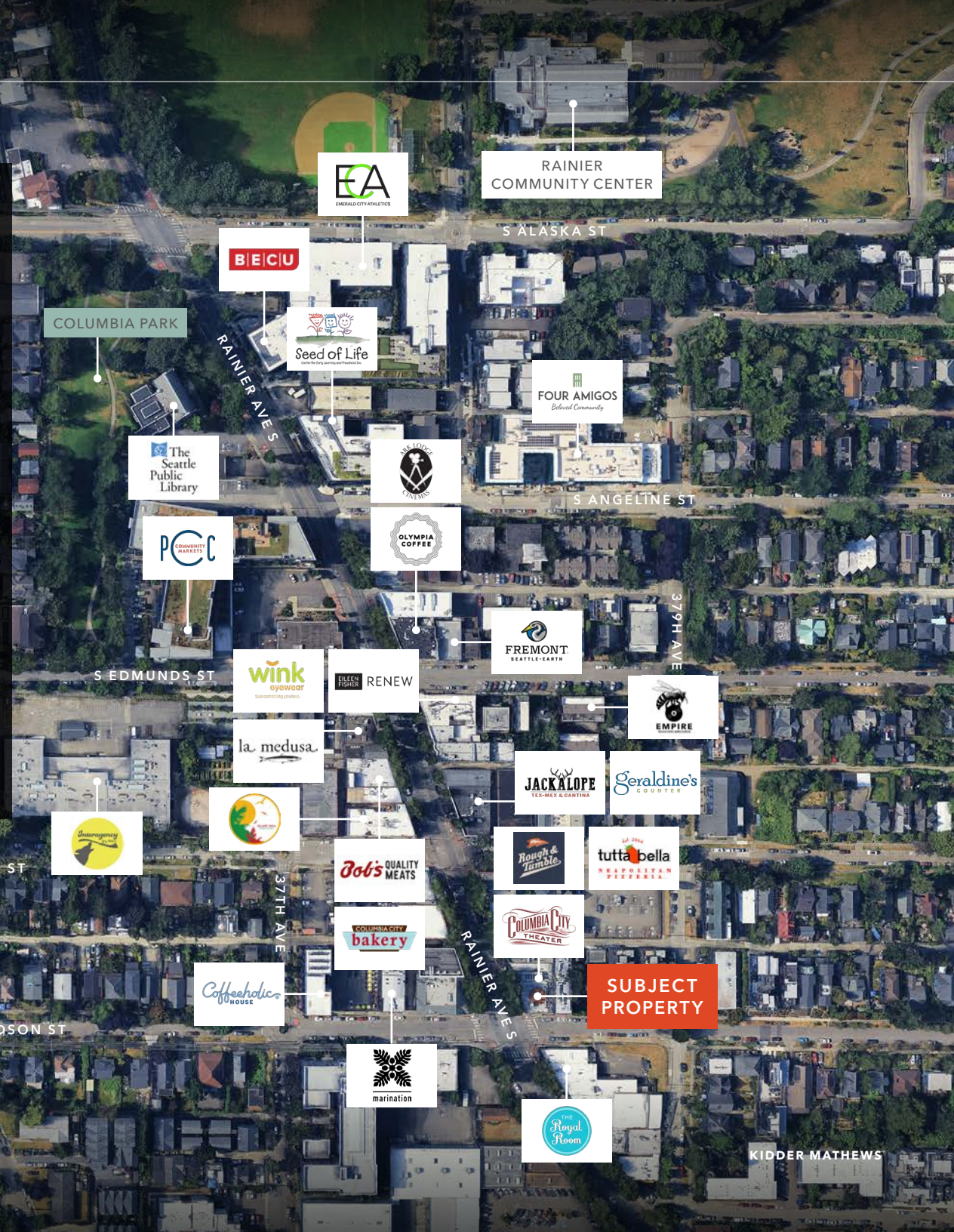
ESTIMATED NNN

4918 RAINIER AVE S

THE 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.

AVAILABLE FOR LEASE

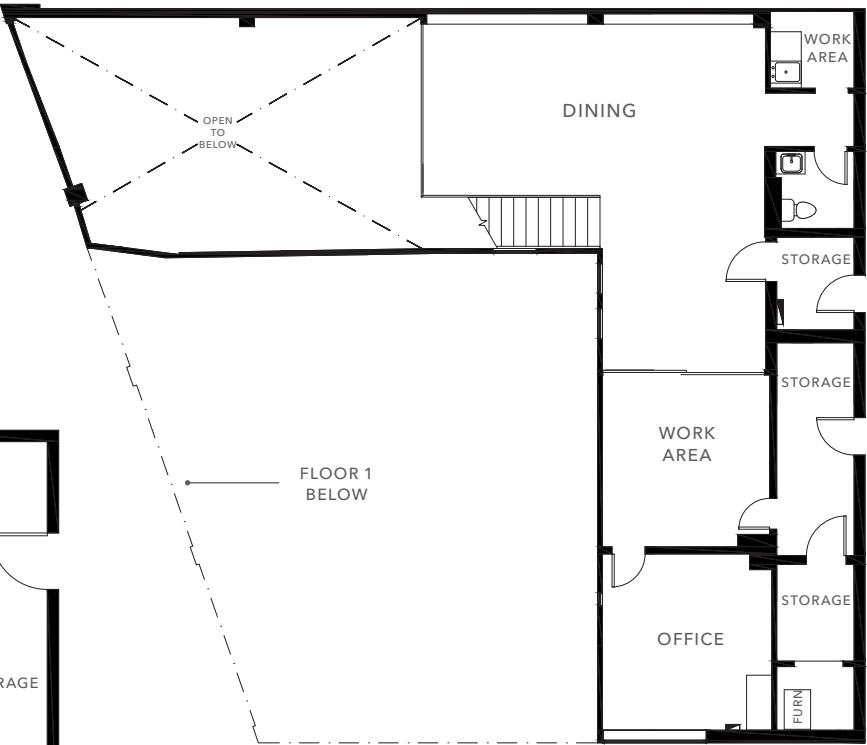


KIDDER MATHEWS

FLOOR PLAN

Floor 1: ±2,874 SF

Mezzanine: ±1,318 SF



4918 RAINIER AVE S

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