

1411 FOURTH AVE RETAIL

*Prime street-level
retail space in heart
of Seattle's Central
Business District*

1411 4TH AVE, SEATTLE, WA

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Superior retail location with high-volume pedestrian traffic on Fourth Avenue and Union Street.



**ICONIC
TOURIST
DESTINATION**



**HIGH-
VISIBILITY
STOREFRONT**



**STRONG
DEMOGRAPHIC
GROWTH**



**TRANSIT
PARADISE
98/100**



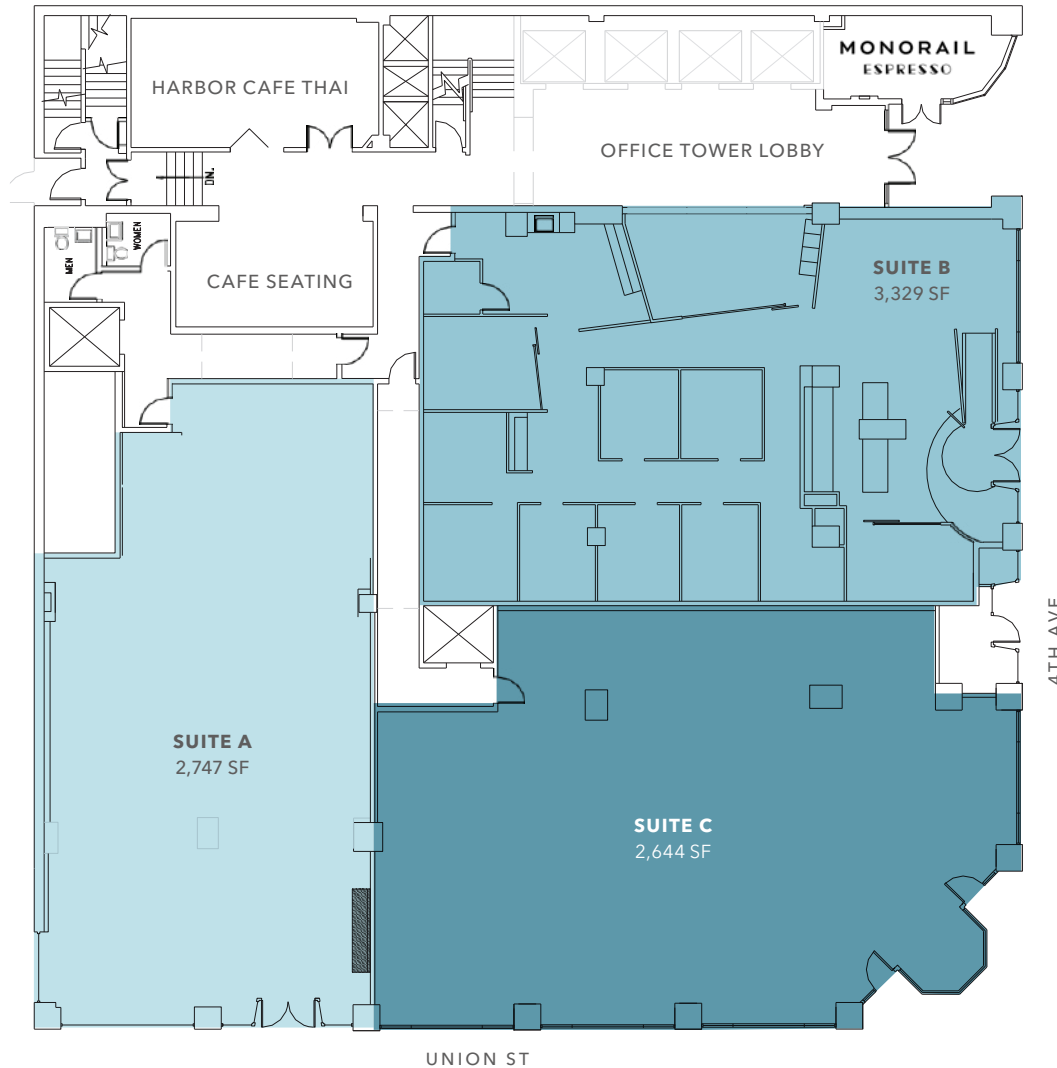
**PRIME RETAIL
OPPORTUNITIES**



**100/100
WALKERS
PARADISE**

- Located in Seattle's Central Business District
- 3 spaces available
 - Suite A - 2,747 SF
 - Suite B - 3,329 SF
 - Suite C - 2,644 SF
 - All spaces can be combined for a total of 8,720 SF

SUITE ABAILABILITES



2,747 SF

SUITE A

3,329 SF

SUITE B

2,644 SF

SUITE C

8,720 SF

SUITE A+B+C

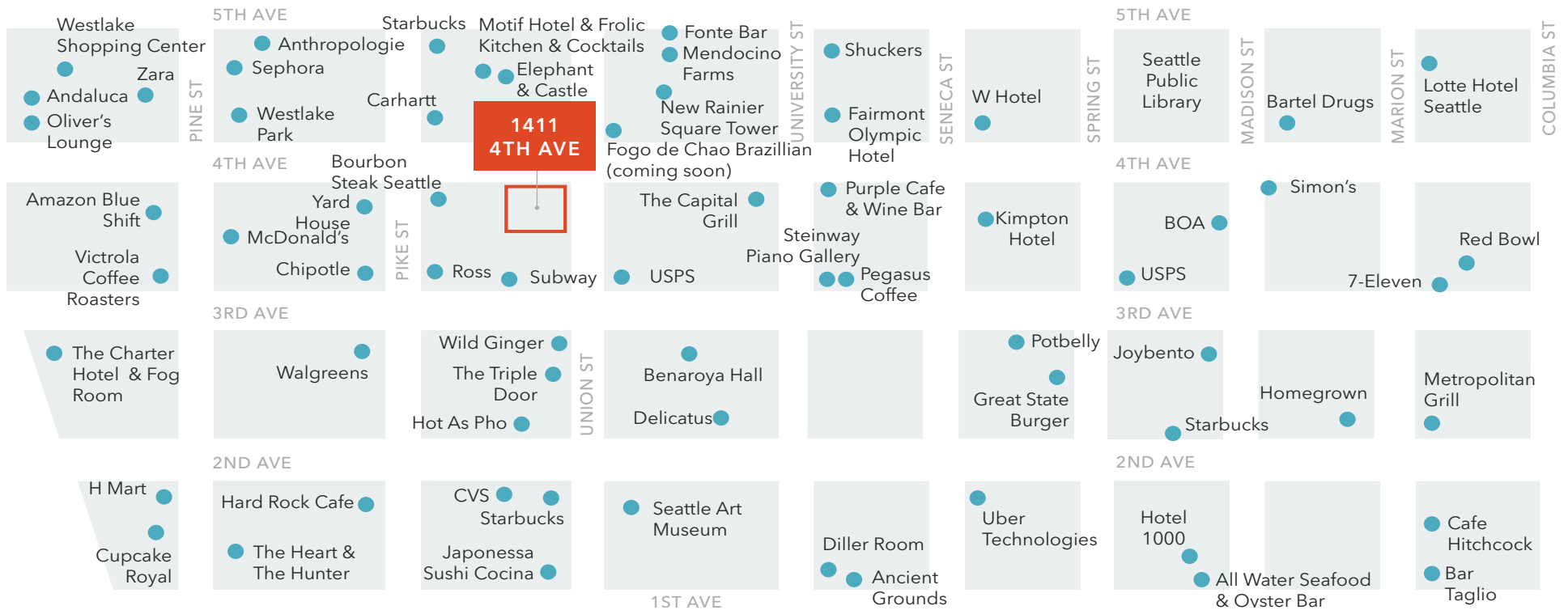
 TAKE VIRTUAL TOUR OF SUITE A

 TAKE VIRTUAL TOUR OF SUITE B

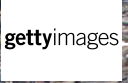
BE IN THE *CENTER* OF SEATTLE'S *REFRESHED* RETAIL DISTRICT

Positioned at the dynamic junction of Union Street and 4th Avenue this commercial space boasts exceptional visibility and accessibility. With the Westlake Light Rail station, Rainier Tower, and Westlake Shopping Center just blocks away.

Iconic tourist destinations are just down the road, with 10M+ overnight visitors annually to Seattle's Pike Place Market, Seattle Center, Seattle Art Museum and more.



1411 FOURTH AVE RETAIL



AVAILABLE FOR LEASE

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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION (2023)	91,378	255,095	502,177
PROJECTED POPULATION (2028)	110,173	293,299	557,412
PROJECTED ANNUAL GROWTH (2023-2028)	18,795 (4.1%)	38,204 (3.0%)	55,235 (2.2%)

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
ESTIMATED HOUSEHOLDS (2023)	58,968	144,296	254,931
PROJECTED HOUSEHOLDS (2028)	70,850	164,844	282,840
PROJECTED ANNUAL GROWTH (2023-2028)	11,882 (4.0%)	20,549 (2.8%)	27,909 (2.2%)
ESTIMATED AVERAGE HOUSEHOLD INCOME (2023)	\$127,249	\$166,698	\$175,906
PROJECTED AVERAGE HOUSEHOLD INCOME (2028)	\$115,022	\$159,113	\$173,235

DAYTIME DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	12,616	25,285	41,888
TOTAL EMPLOYEES	172,265	284,937	400,277

Data Source: ©2023, Sites USA



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Exclusively leased by

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