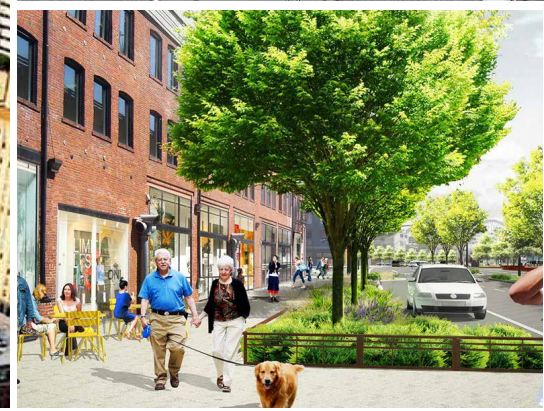


*Seattle's Revitalized*

# WATERFRONT

RENOVATED RETAIL FOR LEASE



## WATERFRONT PLACE

STREET LEVEL RETAIL ALONG SEATTLE'S REVITALIZED WATERFRONT

1011 Western Ave Seattle 98104

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 **JSH | PROPERTIES, INC.**



## Highlights

- Over 11,000 sf of street front retail available along Western Ave and Alaskan Way. See plan for space details.
- With new promenades, parks, and bike paths, the Seattle Waterfront is poised to become the next hot Seattle neighborhood and destination. Revitalization projects are set to complete in 2024. For more info see [www.seattlewaterfront.org](http://www.seattlewaterfront.org)
- Building lobby and store fronts being completely renovated.
- Asking rent: \$38.00 psf plus NNN

## 2021 DEMOGRAPHICS

	0.5 MILE	1 MILE	3 MILE
<b>Population</b>	10,915	60,306	231,939
<b>Daytime Population</b>	69,998	158,624	358,558
<b>Households</b>	6,021	38,177	130,222
<b>Avg. Household Income</b>	\$118,867	\$125,657	\$144,702









### WATERFRONT SEATTLE IS REBUILDING ALASKAN WAY.

With the Alaskan Way Viaduct completely removed, the new surface street will span a total of 17 blocks from Pioneer Square to Belltown, with two lanes of traffic in either direction for the majority of the street. A massive park promenade will be the core of the new waterfront. The park will feature a new linear park from Pioneer Square to the Seattle Aquarium and improving access to all the activities on the waterfront. The promenade will join the Overlook Walk on the north end and the rebuilt Railroad Way on the south end, providing access to the historic Pike Place Market and Pioneer Square neighborhoods.

### A NEW TWO-WAY BIKE PATH WILL SERVE COMMUTERS, VISITORS AND FAMILIES:

- Connections to park spaces, restaurants, stores and the Aquarium
- New scenery and seating
- Accessible boardwalks featuring native plants
- Swings and other play structures
- Raised street crossings and widened sidewalks for pedestrians
- More than 500 new street trees, extensive ground covers and green stormwater infrastructure to manage stormwater runoff on-site
- Extensive pedestrian lighting in addition to roadway lighting
- Permanent art installations by Shaun Peterson, Oscar Tuazon and Buster Simpson

### TIMELINE:

- 2020 - Columbia Street two-way transit corridor opens. Pier 62 opens
- 2021 - Begin Overlook Walk construction. Open new traffic and transit lanes on Alaskan Way between S. King to Columbia streets. Open Union Street pedestrian bridge
- 2022 - Begin construction of Bell Street improvements
- 2023 - Overlook Walk complete
- 2024 - Waterfront Seattle Program construction complete



1011 Western Avenue Seattle 98104 | SITE MAP

AVAILABLE	RSF	BASE RENT	NNN	COMMENTS
RETAIL 1	894			BIKE RENTALS
RETAIL 2	3,082	\$38.00	\$TBD	AVAILABLE
RETAIL 3	3,955	\$38.00	\$TBD	AVAILABLE
RETAIL 4	932			SEGWAY
RETAIL 5	3,426	\$TBD	\$TBD	FUTURE RETAIL

