

MIXED USE NEW CONSTRUCTION

RETAIL/RESTAURANT SPACE

AVAILABLE FOR LEASE / DELIVERY: NOV 2023



EXTRAORDINARY SPACES FOR LIVING BOLDLY

MIXED USE RETAIL FOR LEASE | 622 RAINIER AVENUE SOUTH SEATTLE, WA

Situated between Seattle's International District, Beacon Hill, Central District, and First Hill neighborhoods, Hilite mixed use apartment building is a hub of its own with 34,794 vehicles passing the site per day on Rainier Avenue S. Ideally located below 206 residential apartments with nearly 5,000 SF of retail space. Judkins Light Rail Station (opening 2024) is within walking distance making Rainier Ave S a vital connection between Downtown Seattle and Bellevue.

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 JSH | PROPERTIES, INC.



Centrally located creative hub between Seattle's International District, Beacon Hill, Central District, and First Hill neighborhoods, Hilite Apartments on Rainier Avenue is within walking distance of Walgreens, QFC, Amazon Fresh and Seattle Bouldering Project.

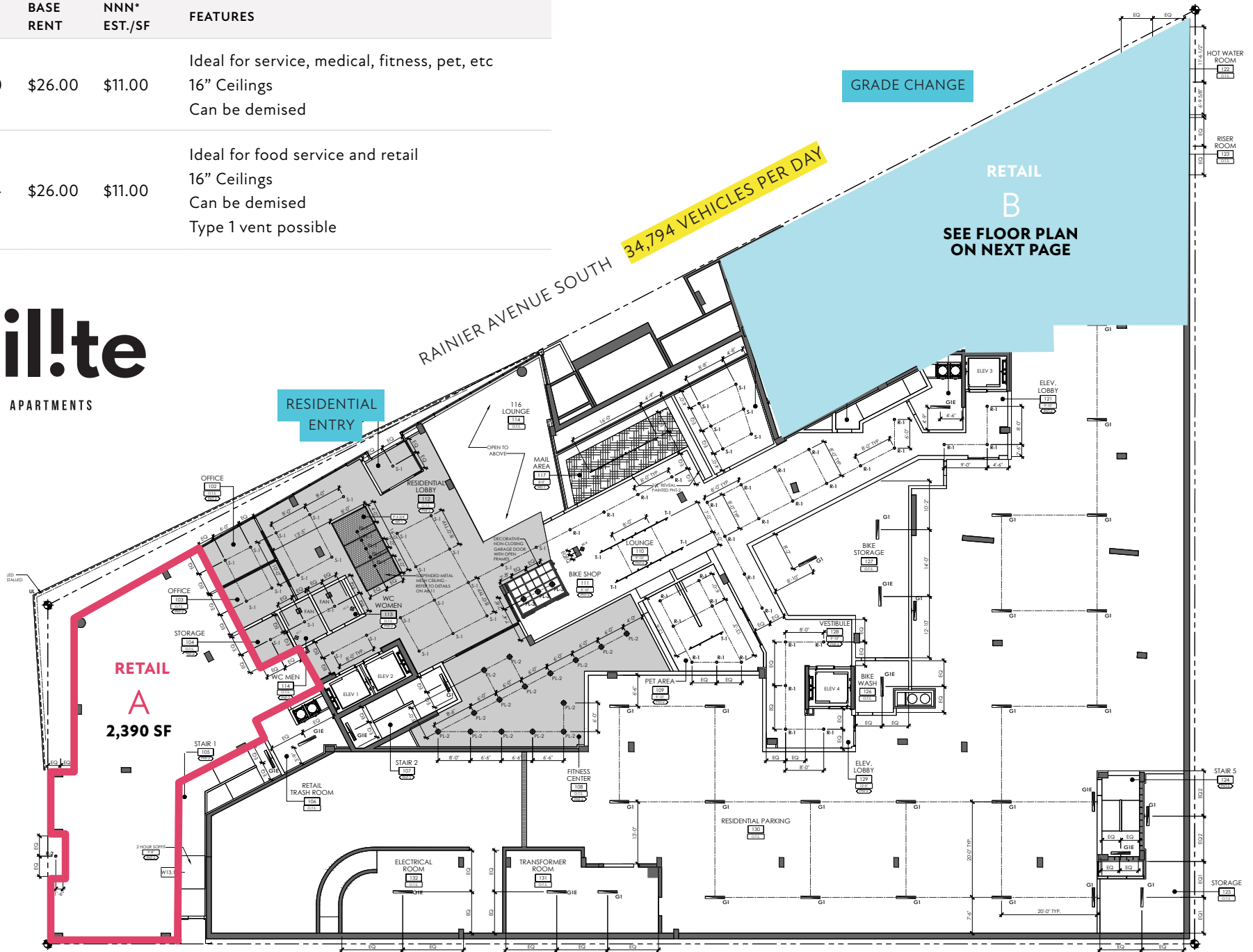
With a perfect 91 walk score and excellent 89 ride score, the site enjoys quick access to bus lines and the opening of the Judkins Park Light Rail Station and RapidRide lines in 2024. Blocks from the Seattle Street Car and close to 4,000 new residential units within 0.6 mile radius.

- » Almost 5,000 SF Retail **DELIVERY: NOVEMBER, 2023**
- » 206 apartment units with street level retail
- » Retail parking available
- » Ideal for retail, coffee, restaurant, fitness, service, pet retail/service, etc.
- » Type one venting and demising available
- » Walking distance from Judkins Light Rail Station (opening 2024)
- » Directly on Rainier Avenue S with 34k vehicles per day
- » Close to 4,000 new residential units within 0.5 mile

AVAILABLE	RSF	BASE RENT	NNN* EST./SF	FEATURES
RETAIL A	2,390	\$26.00	\$11.00	Ideal for service, medical, fitness, pet, etc 16" Ceilings Can be demised
RETAIL B	2,554	\$26.00	\$11.00	Ideal for food service and retail 16" Ceilings Can be demised Type 1 vent possible

hilte

APARTMENTS



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

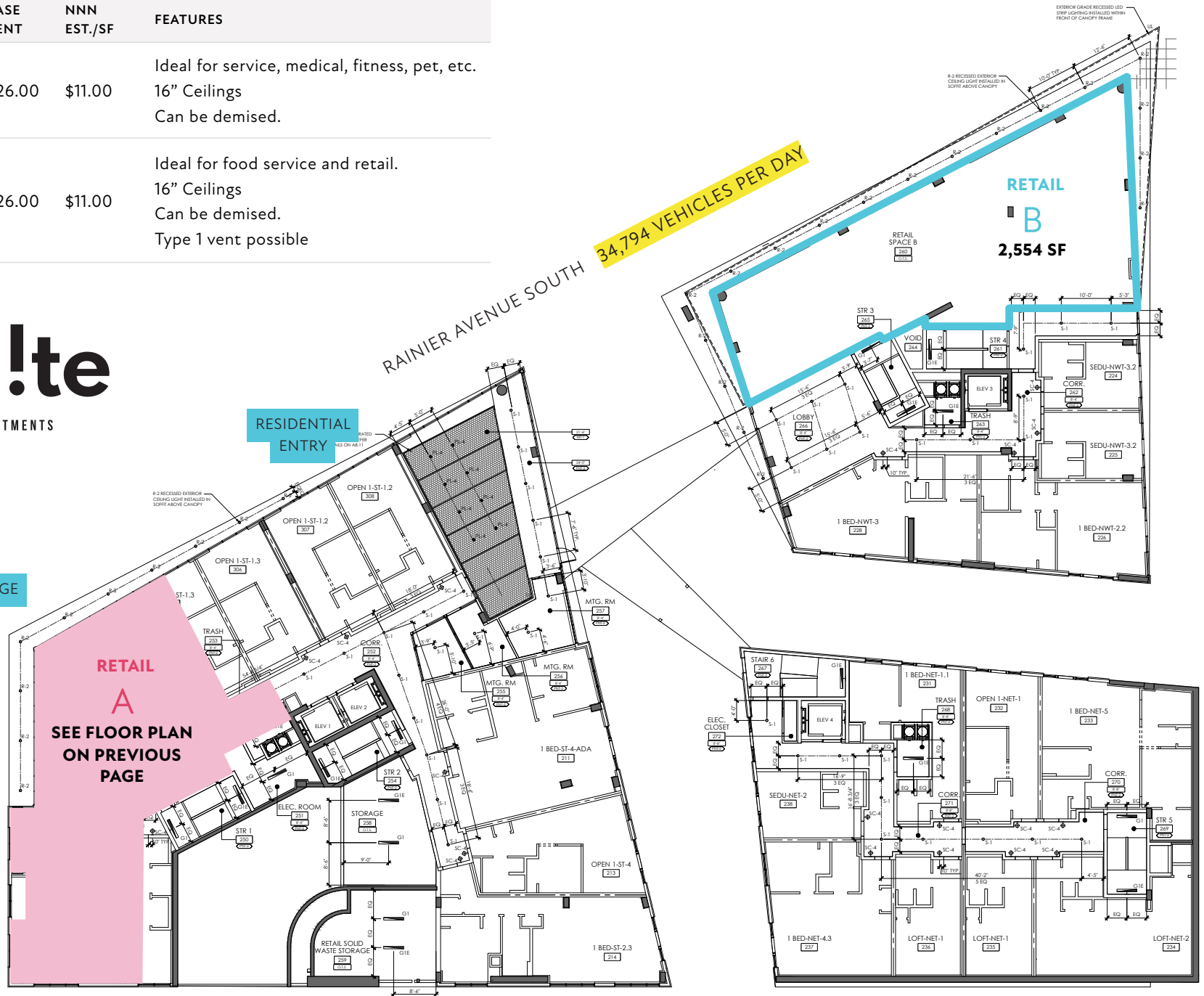
AVAILABLE	RSF	BASE RENT	NNN EST./SF	FEATURES
RETAIL A	2,390	\$26.00	\$11.00	Ideal for service, medical, fitness, pet, etc. 16" Ceilings Can be demised.
RETAIL B	2,554	\$26.00	\$11.00	Ideal for food service and retail. 16" Ceilings Can be demised. Type 1 vent possible

hilte

APARTMENTS

RAINIER AVENUE SOUTH

34,794 VEHICLES PER DAY



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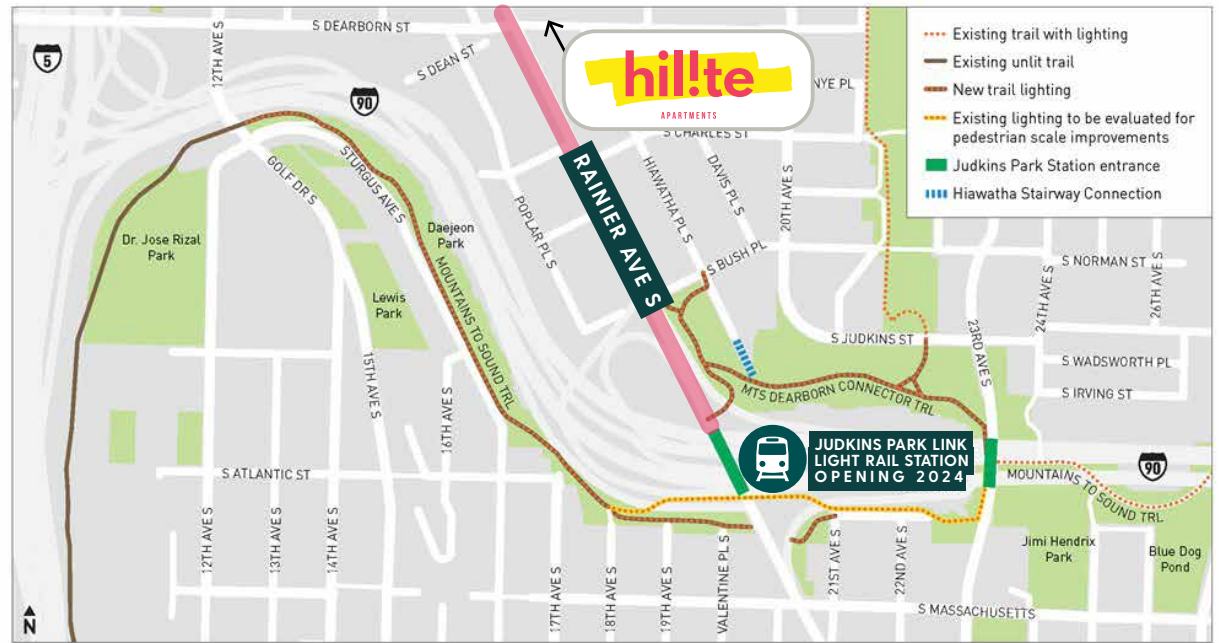


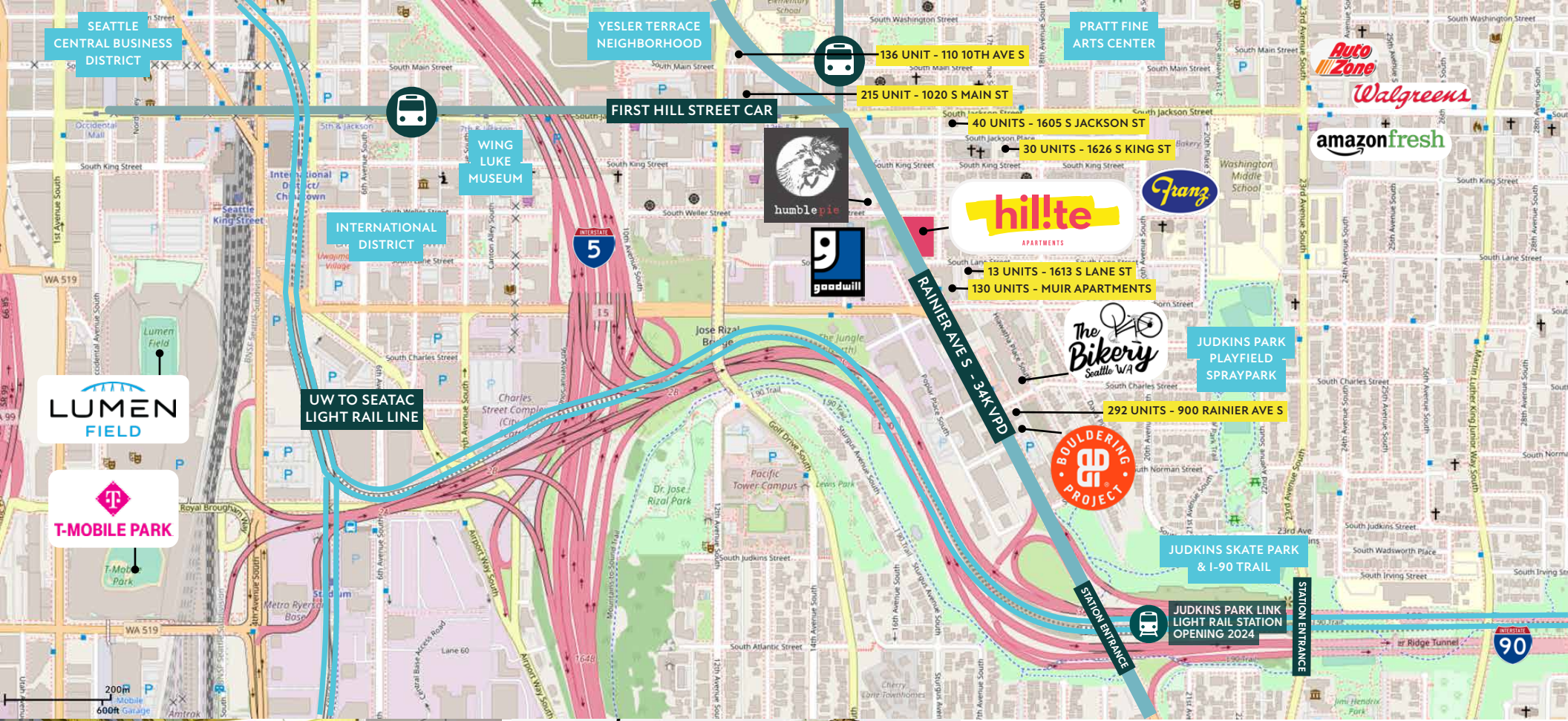
WALKING DISTANCE TO JUDKINS LIGHT RAIL STATION

The Judkins Park light rail station opens in 2024 and will be the East Link's first station after exiting the Downtown Seattle Transit Tunnel and heading across Lake Washington toward Bellevue. Judkins Station's West entrance sits on Rainier Avenue South.

The Judkins Light Rail Station will sit between two new RapidRide lines—one on Rainier Ave S starting 2024. The station will likely see many transfers from Rainier Valley and Central Area-based RapidRide riders going to/from the Eastside or downtown.

The City of Seattle's 4.2 million dollar transportation improvement project to Rainier Avenue South includes new dedicated bus lanes, improved crossing/signage/signal upgrades, and a reduced speed limit.





CURRENT MULTI-FAMILY DEVELOPMENT PROJECTS

2022 DEMOGRAPHICS	.5 MILE	1 MILE	3 MILE
Population	10,340	45,494	224,085
Daytime Population	11,377	78,375	413,941
Households	5,433	21,606	122,856
Avg. HH Income	\$107,487	\$120,806	\$160,581

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