

**T A P E S T R Y**

TWELFTH + YESLER

## Restaurant & Retail

FOR LEASE -COMING SOON

DELIVERY: SEPT, 2023

Located at the gateway to Yesler Terrace, Seattle University, and the International District, Tapestry will feature 268 residential apartments and nearly 12,000 SF of commercial retail/restaurant space. Close to 4,000 new residential units within 0.5 mile.

YESLER TERRACE RETAIL FOR LEASE | 104 12TH AVENUE, SEATTLE, WA 98122

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Nestled at the gateway to the redeveloped Yesler Terrace neighborhood of Seattle, intersecting with the International District, Tapestry on 12th and Yesler is within walking distance of Seattle University, Pratt Fine Arts Center, Wing Luke Museum, and Seattle's best medical facilities, including Harbourview Medical Center, Swedish Hospital and Virginia Mason. With one of the highest walking scores in the city, the site enjoys quick access to bus lines, light rail and the Seattle street car. Close to 4,000 new residential units within 0.5 mile.

- » Prime retail space on 12th and Yesler at the gateway to Yesler Terrace and International District
- » 12,000 SF Retail **DELIVERY: SEPT, 2023**
- » 268 apartment units with street level retail
- » Ideal for retail, coffee, restaurant, fitness, service
- » Commissary Kitchen Space With Retail Presence Available!
- » Flexible demising plan
- » Directly on Seattle Street Car line
- » Close to 4,000 new residential units within 0.5 mile

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**TAPESTRY** RETAIL FOR LEASE | 2 |

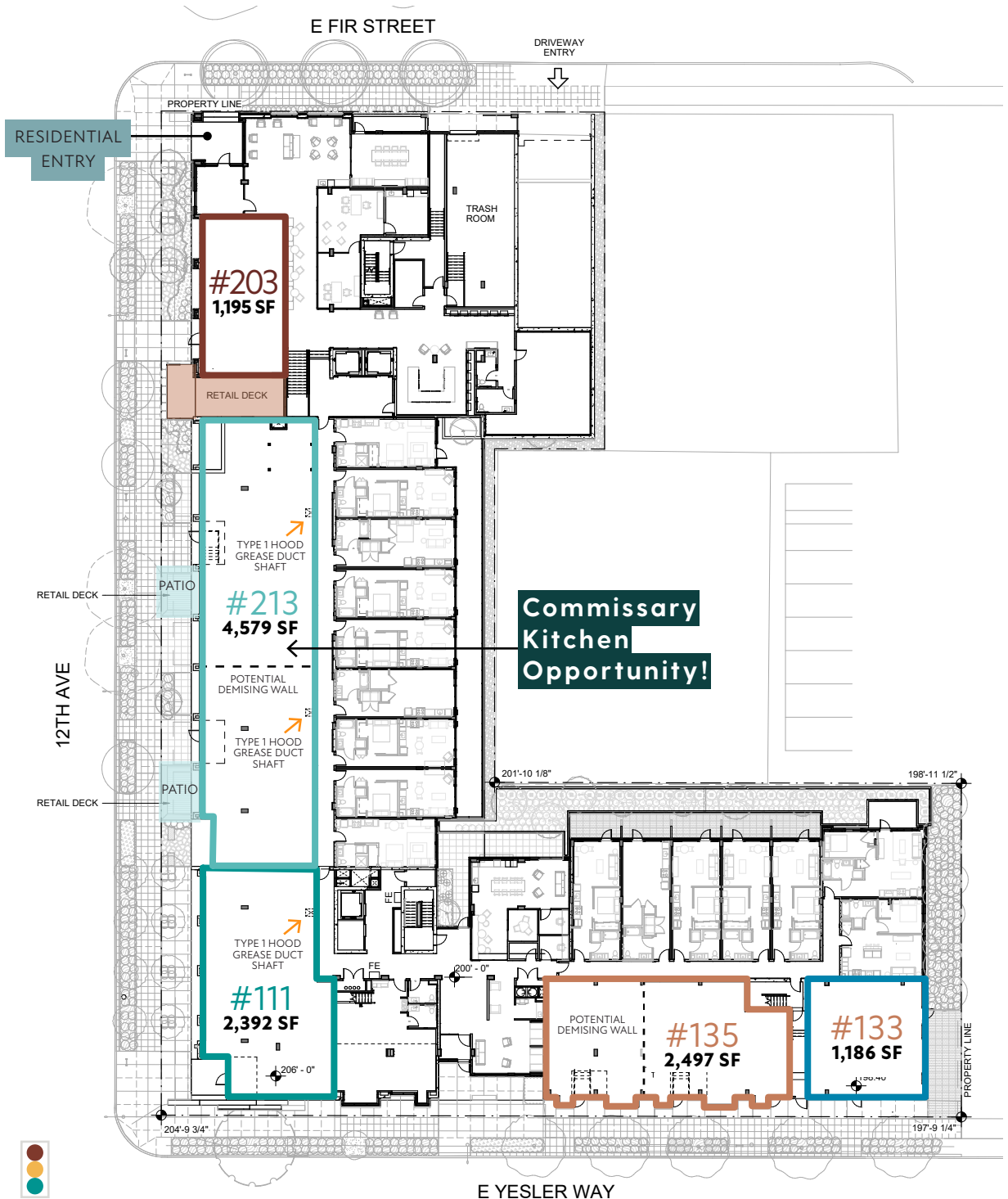
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**TAPESTRY**

TWELFTH + YESLER

AVAILABLE	RSF	BASE RENT	NNN EST./SF	FEATURES
<b>RETAIL 111</b>	2,392	\$35.00	\$13.00	14' Ceilings Ideal for restaurant Type 1 Hood
<b>RETAIL 133</b>	1,186	\$30.00	\$13.00	11' 5" Ceilings
<b>RETAIL 135</b>	2,497	\$30.00	\$13.00	11' 5" Ceilings Potential demising wall
<b>RETAIL 203</b>	1,195	\$30.00	\$13.00	13' 11" Ceilings
<b>RETAIL 213</b>	4,579	\$30.00	\$13.00	20' Ceilings Ideal for restaurant Type 1 Hood

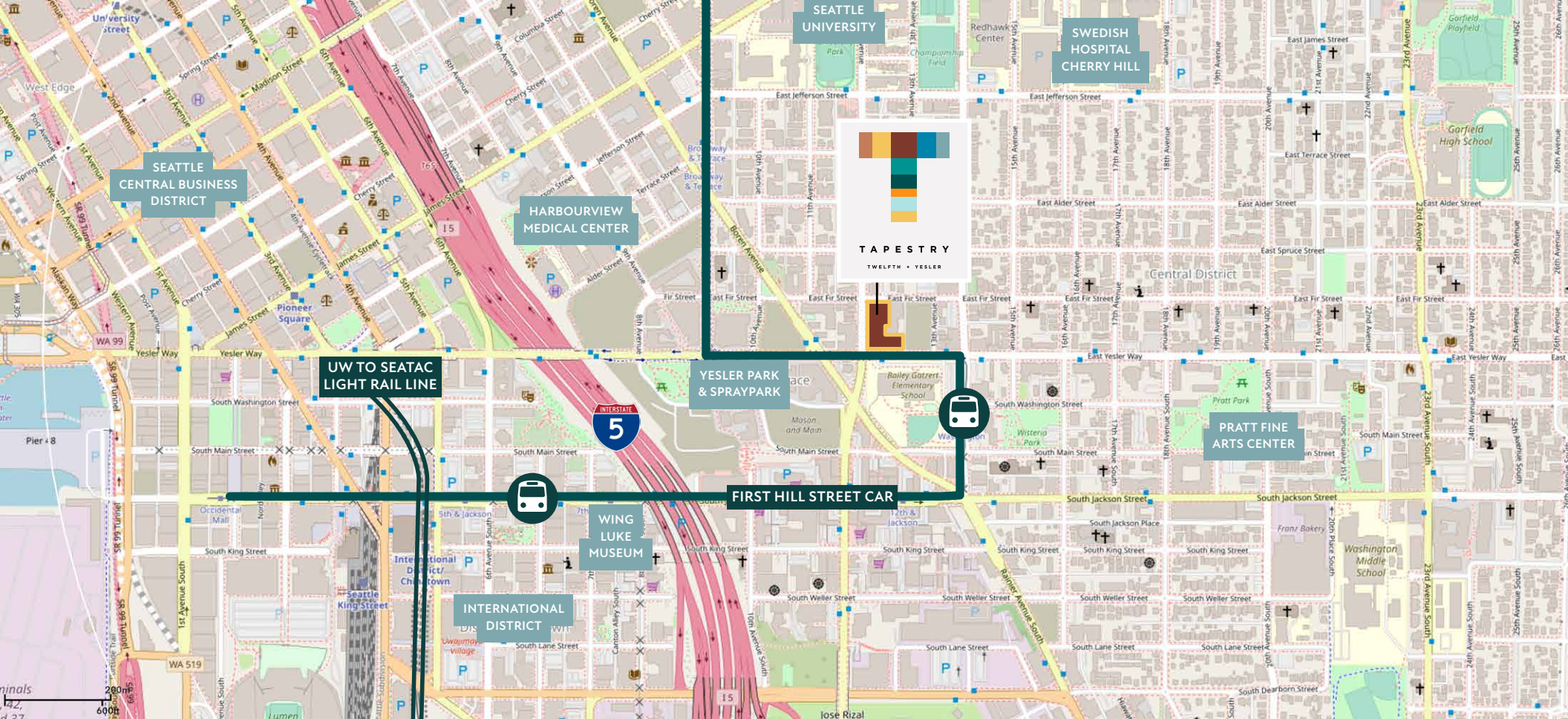


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TAPESTRY RETAIL FOR LEASE | 3 |

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**TAPESTRY** is located just north of Chinatown-International District, a bustling hub for Seattle's Asian-American communities. Noodle houses, sushi spots, dim sum restaurants and karaoke bars mingle with gift shops and markets selling imported goods. Historical and cultural exhibits are on display at the Wing Luke Museum of the Asian Pacific American Experience. Public transportation is plentiful with bus and rail.

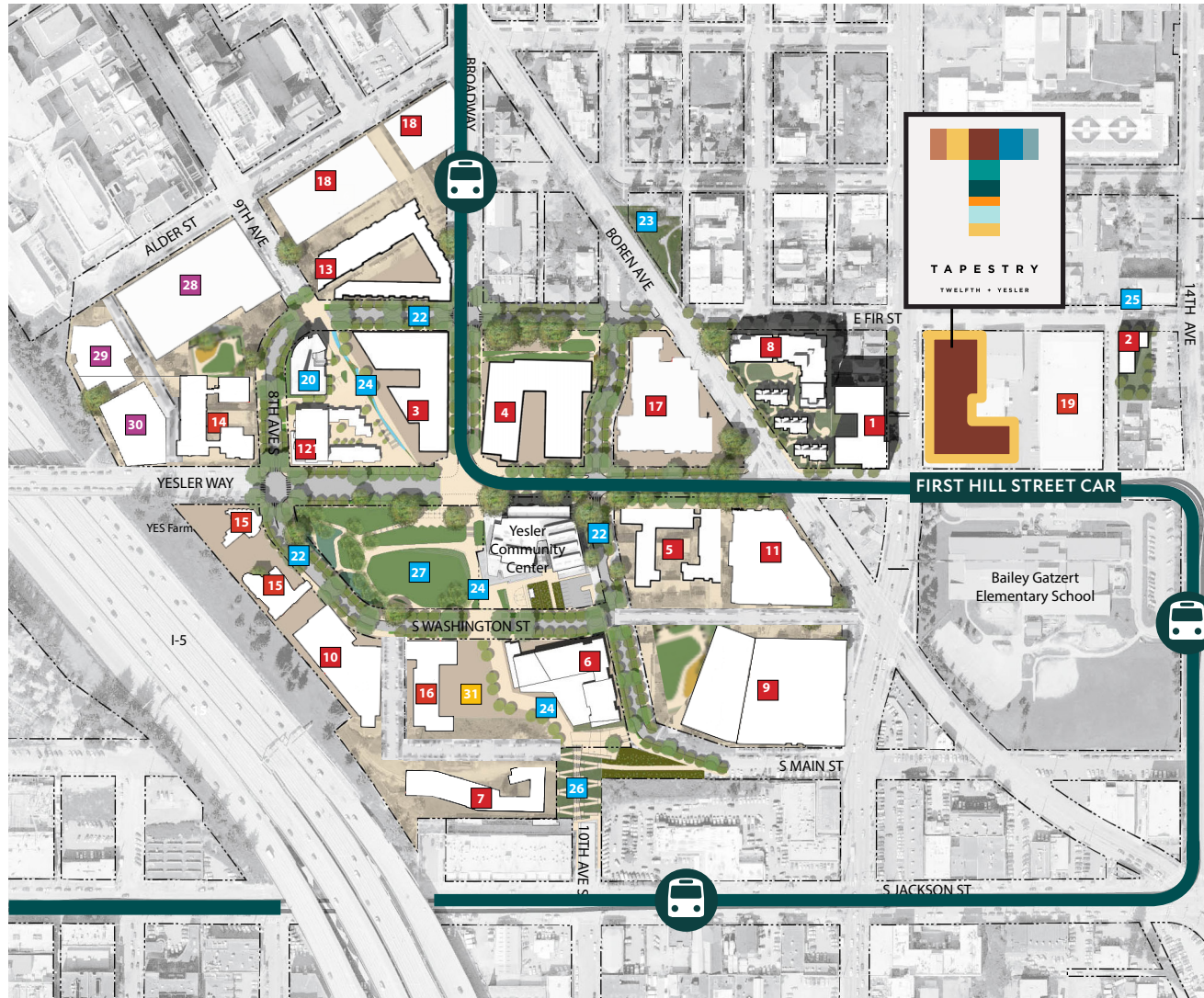
2022 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	59,362	231,039	479,497
Daytime Population	173,321	418,775	695,475
Households	21,156	88,102	175,278
Avg. HH Income	\$126,268	\$162,745	\$167,820





# Transformative Urban Redevelopment

## YESLER TERRACE NEIGHBORHOOD



■ Housing ■ Neighborhood Amenity ■ Office/Medical/Commercial ■ Future Phase

### RESIDENTIAL

1. **ANTHEM ON 12TH** 120 units
2. **THE BALDWIN** 15 renovated replacement units
3. **BATIK** 195 units, ground floor retail
4. **CYPRESS** 237 units; ground floor retail
5. **HINOKI** 136 units **COMPLETED**
6. **HOA MAI GARDENS** 111 units
7. **JUNIPER** 95 units; **IN DESIGN**
8. **KEBERO COURT** 103 units
9. **MASON AND MAIN** 550 units; 2 phases; **UNDER CONSTRUCTION**
10. **MACK REAL ESTATE GROUP** 200 units; **UNDER CONSTRUCTION**
11. **EMERSON SEATTLE** 288 units
12. **RAVEN TERRACE** 83 units
13. **RED CEDAR** 119 units
14. **SAWARA** 114 units; **UNDER CONSTRUCTION**
15. **SU DEVELOPMENT** 352 units, 2 phases; **UNDER CONSTRUCTION**
16. **SUSTAINABLE LIVING INNOVATIONS** 376 units; **IN DESIGN**
17. **WAYFARER** 262 units; **UNDER CONSTRUCTION**
18. **VULCAN DEVELOPMENT** 345 units; **IN DESIGN**
19. **13TH & FIR** 156 units; early learning center. **UNDER CONSTRUCTION**

### NEIGHBORHOOD AMENITIES

20. **EPSTEIN OPPORTUNITY CENTER**
21. **FIRST HILL STREETCAR**
22. **GREEN STREET LOOP** **UNDER CONSTRUCTION**
23. **HORIUCHI PARK P-PATCH** 28 gardening plots
24. **PEDESTRIAN PATHWAY**
25. **WASHINGTON HALL** Renovation of historic performing arts center
26. **YESLER HILLCLIMB**
27. **YESLER TERRACE PARK**

### OFFICE/MEDICAL/COMMERCIAL

28. **KAISER PERMANENTE** 280,000 SF specialty medical care; **IN DESIGN**
29. **NORTHWEST KIDNEY CENTER** 37,400 SF dialysis center; **IN DESIGN**
30. **YESLER HOTEL** 190,000 SF hotel; **IN DESIGN**

### FUTURE PHASE

31. **FUTURE PHASE RESIDENTIAL**

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