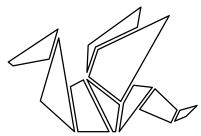




UPTOWN RESTAURANT/ RETAIL SPACE

2,583 SF RETAIL AVAILABLE



KIRIN

417 2nd Ave W Seattle

70,000 SF mixed-use residential building in Seattle's Uptown neighborhood with 95 residences and 2,583 SF of street-level retail/restaurant space. This vibrant neighborhood experiences high foot traffic with close proximity to area employers and multi-family properties. Walking distance to Seattle's most iconic sites, including the Space Needle, Climate Pledge Arena, McCaw Hall, and MoPOP.

ALEX VLASKI

425.505.2700

alexv@jshproperties.com

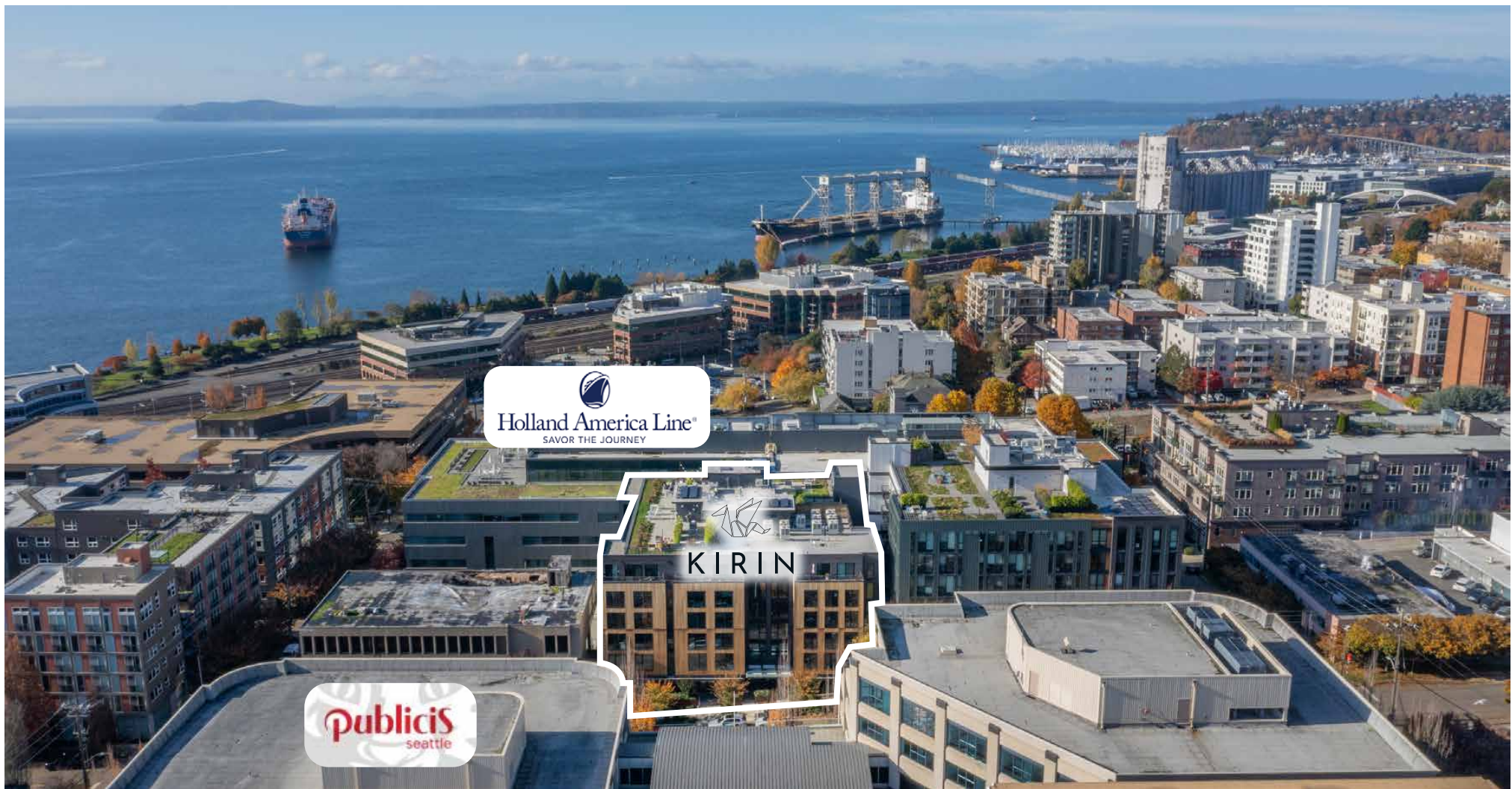
AARON BENNETT

206.859.4500

aaronb@jshproperties.com



JSH | PROPERTIES, INC.



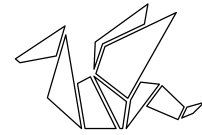
- » 2,583 SF Restaurant/Retail sits below 95 Kirin Apartment units
- » Walking distance Seattle's icons: the Space Needle, Climate Pledge Arena, Chihuly and MoPOP Museums, and McCaw Hall.
- » Close proximity to Seattle's prominent employers, including Holland America, Publicis, Bill & Melinda Gates Foundation, Zulily, Facebook, Expedia and Amazon. A 65,129 daytime population (within 1-mile).
- » Easy access to South Lake Union, Fremont, Belltown, and Seattle Downtown in under 10 minutes



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KIRIN APARTMENTS RETAIL FOR LEASE | 2 |

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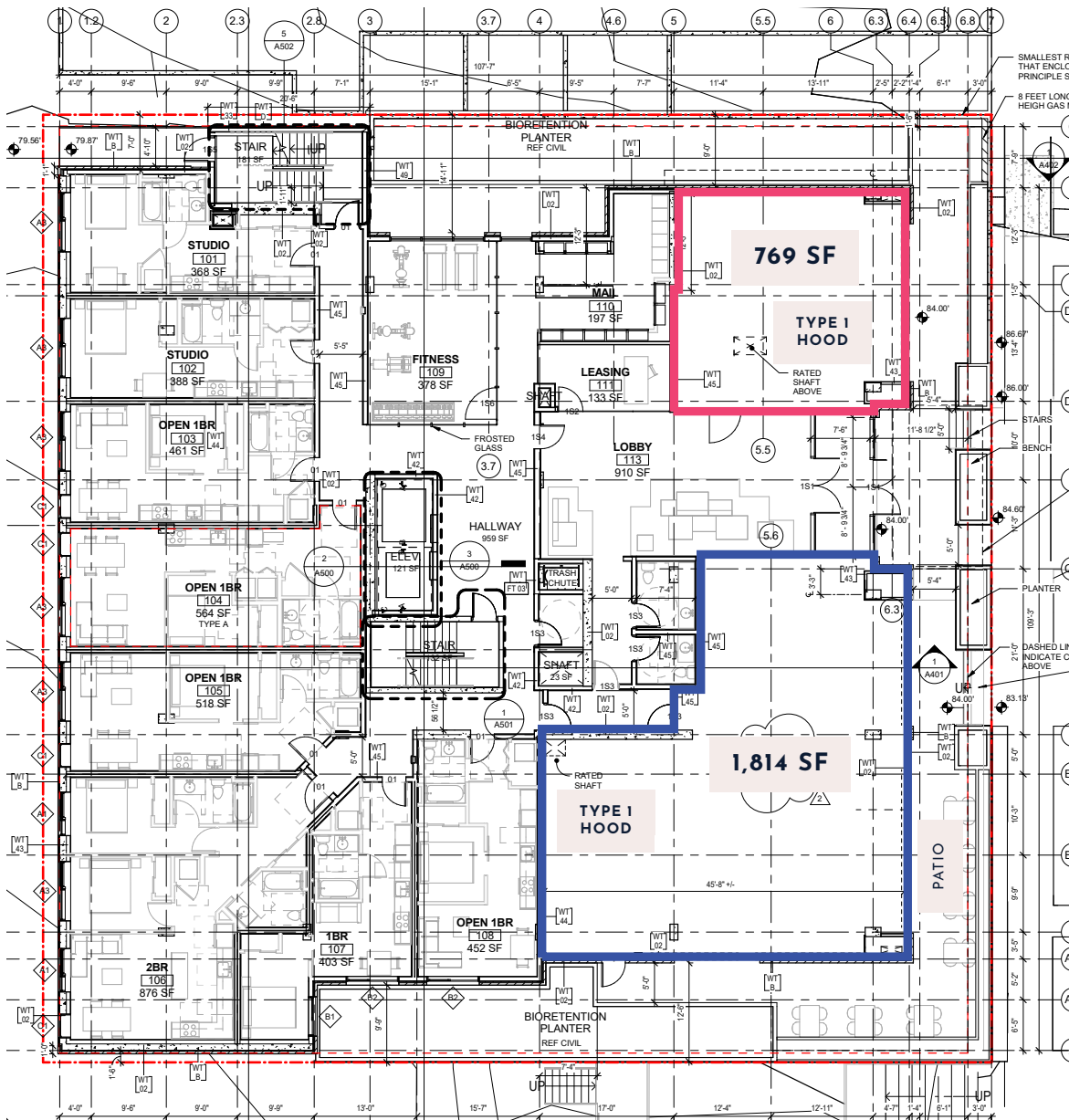
KIRIN

AVAILABLE	RSF	BASE RENT	NNN EST./SF
STE 115	769	\$35.00	\$10.00
STE 114	1,814	\$35.00	\$10.00

2ND AVENUE WEST



PATIO SEATING AREA



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DEMOGRAPHICS ~ 1 MILE RADIUS

KEY FACTS



46,466

Population



36.8

Median Age



1.6

Average
Household Size



\$184,177

2023 Average
Household Income
(Esri)



2%

No High
School
Diploma



5%

High School
Graduate



14%

Some College



78%

Bachelor's/Grad/Pro
f Degree

EMPLOYMENT



89%

White Collar



5%

Blue Collar



6%

Services



2,588

Total Businesses



40,152

Total Employees

BUSINESS

ANNUAL HOUSEHOLD SPENDING



\$4,158

Apparel &
Services



\$513

Computers &
Hardware



\$7,014

Eating Out



\$3,813

Travel



\$91

Theatre/Operas/
Concerts



\$101

Movies/Museums/
Parks



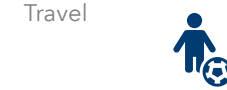
\$11,712

Groceries



\$10,772

Health Care



\$97

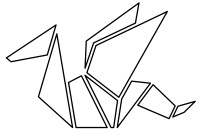
Sports Events



\$23

Online Games

ANNUAL LIFESTYLE SPENDING



KIRIN

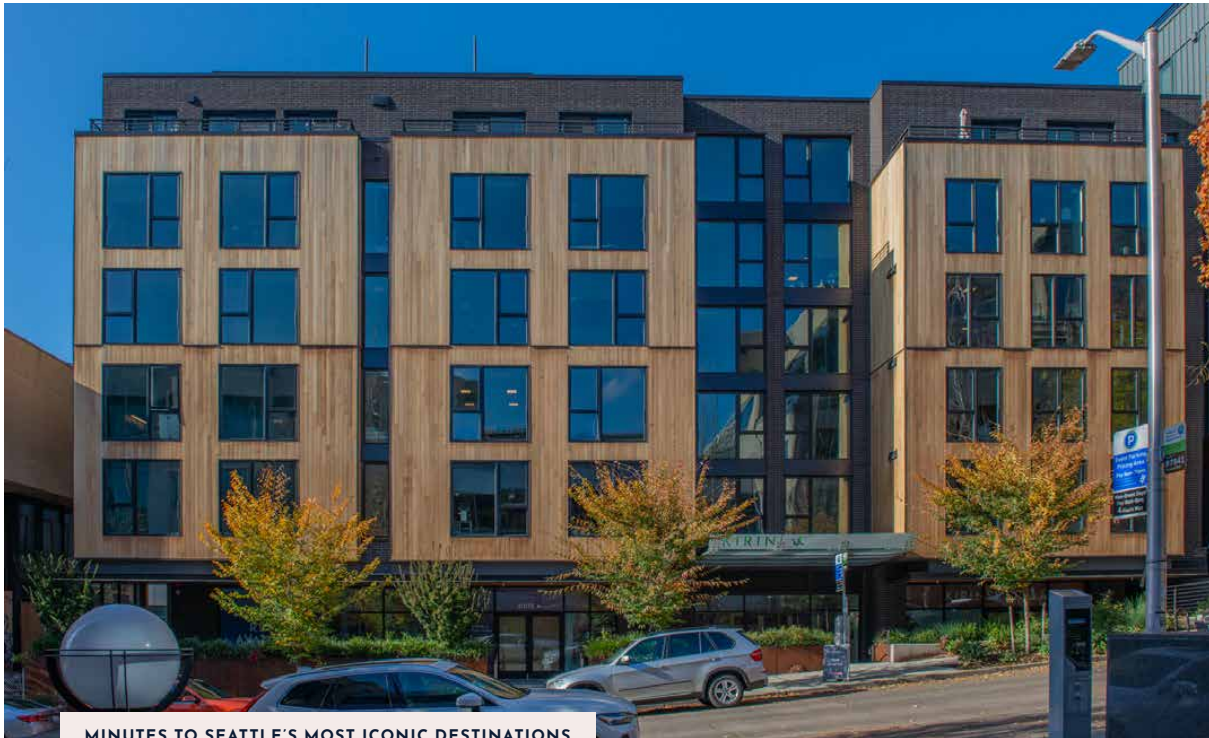
2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	46,466	257,388	508,049
Daytime Population	65,129	456,274	722,658
Households	29,115	144,044	254,198
Avg. HH Income	\$184,177	\$174,481	\$178,125
Median Age	36.8	37.2	37.0



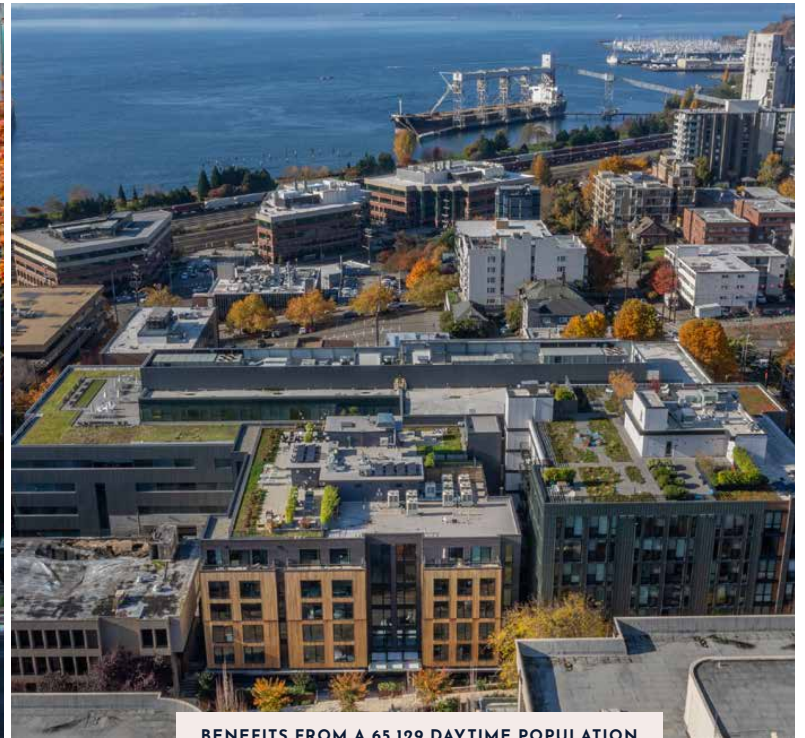
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KIRIN APARTMENTS RETAIL FOR LEASE | 5 |

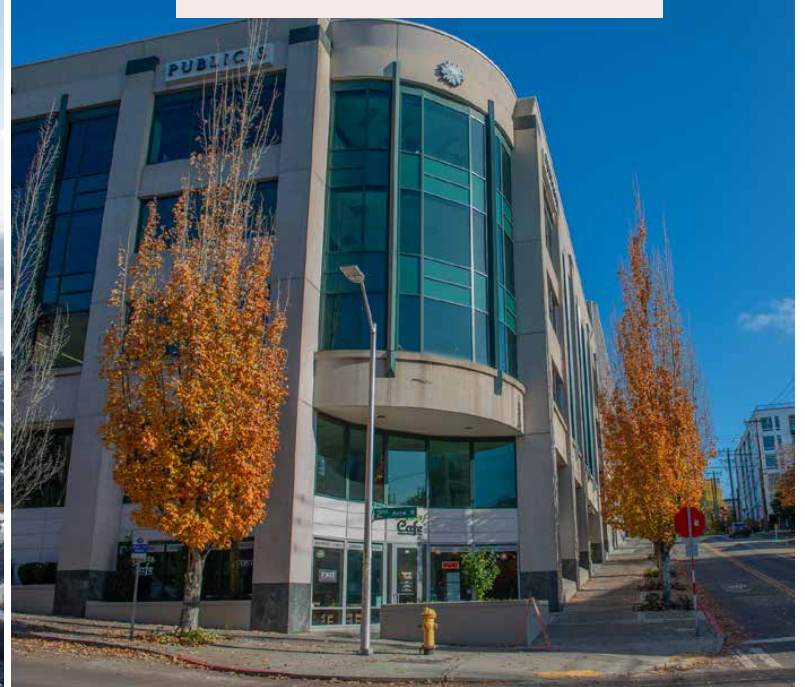
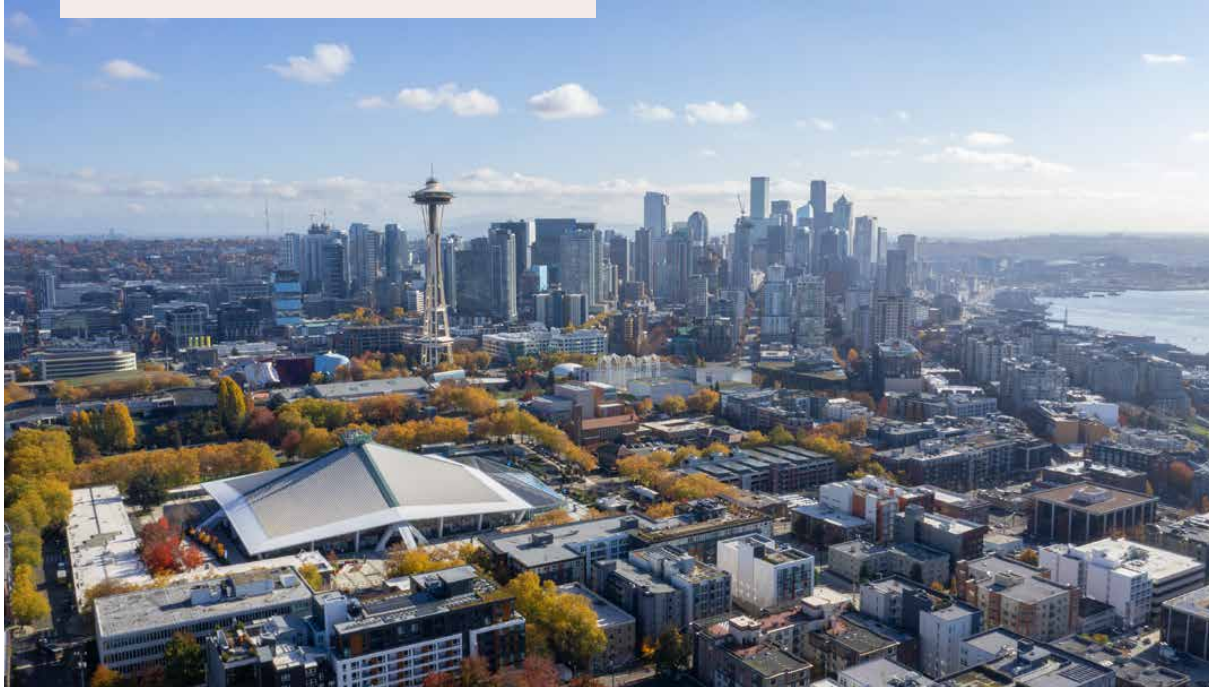
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MINUTES TO SEATTLE'S MOST ICONIC DESTINATIONS



BENEFITS FROM A 65,129 DAYTIME POPULATION



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KIRIN APARTMENTS RETAIL FOR LEASE | 6 |

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