



RETAIL -FOR- LEASE

750 to 1,650 SF RETAIL/OFFICE SPACE AVAILABLE



Rainier Ave Retail

THE MUIR APARTMENTS RETAIL

718 Rainier Avenue South, Seattle, WA 98144 | muirseattle.com

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 JSH | PROPERTIES, INC.

718 Rainier Ave S Retail

Located within minutes to the International District, the Stadium District, Pioneer Square, SODO, and Capitol Hill.

2024 DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|-----------|
| Population | 45,209 | 226,411 | 483,150 |
| Daytime Population | 77,716 | 453,324 | 732,098 |
| Households | 21,787 | 123,881 | 234,007 |
| Avg. Household Income | \$139,182 | \$172,510 | \$178,624 |

CENTRAL BUSINESS DISTRICT

THE CENTRAL DISTRICT

CAPITOL HILL

PIONEER SQUARE

CENTURY LINK FIELD

SAFECO FIELD

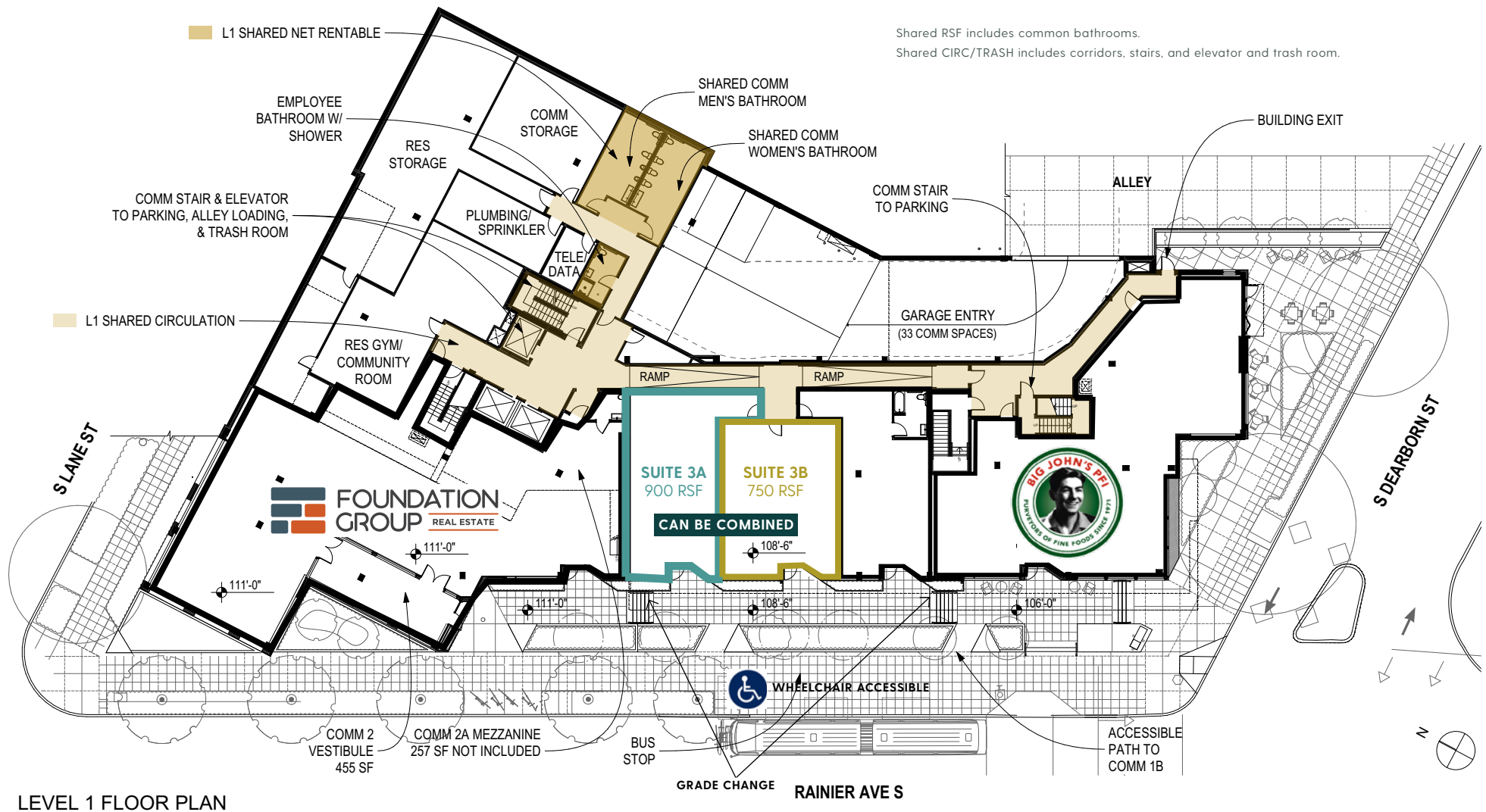
718 Rainier Ave S
RETAIL FOR LEASE

HIGHLIGHTS

- » **Prime Visibility** | 34,794 vehicles pass by daily, offering prime visibility at the corner of Rainier Avenue South & South Dearborn Street.
- » **Connected Location** | Minutes from Seattle's key neighborhoods, including the International District, Stadium District, Pioneer Square, SODO, and Capitol Hill. Blocks from I-5 and I-90 on/off ramps, providing quick access to the Eastside.
- » **Ample Parking** | 33 dedicated commercial parking stalls within the building.
- » **Stunning Storefront** | High ceilings and expansive glass frontage create an inviting space for customers.
- » **Built-In Customer Base** | 130 residential units within The Muir Apartments.
- » **Exceptional Accessibility** | With a 91 Walk Score and 89 Transit Score, this location offers quick access to bus lines, the future Judkins Park Light Rail Station, RapidRide lines (opening in 2025), and blocks from the Seattle Streetcar.
- » **Growing Neighborhood** | 4,000 new residential units planned within a 0.6-mile radius.

718 Rainier Ave S
Retail Site Plan Level 1

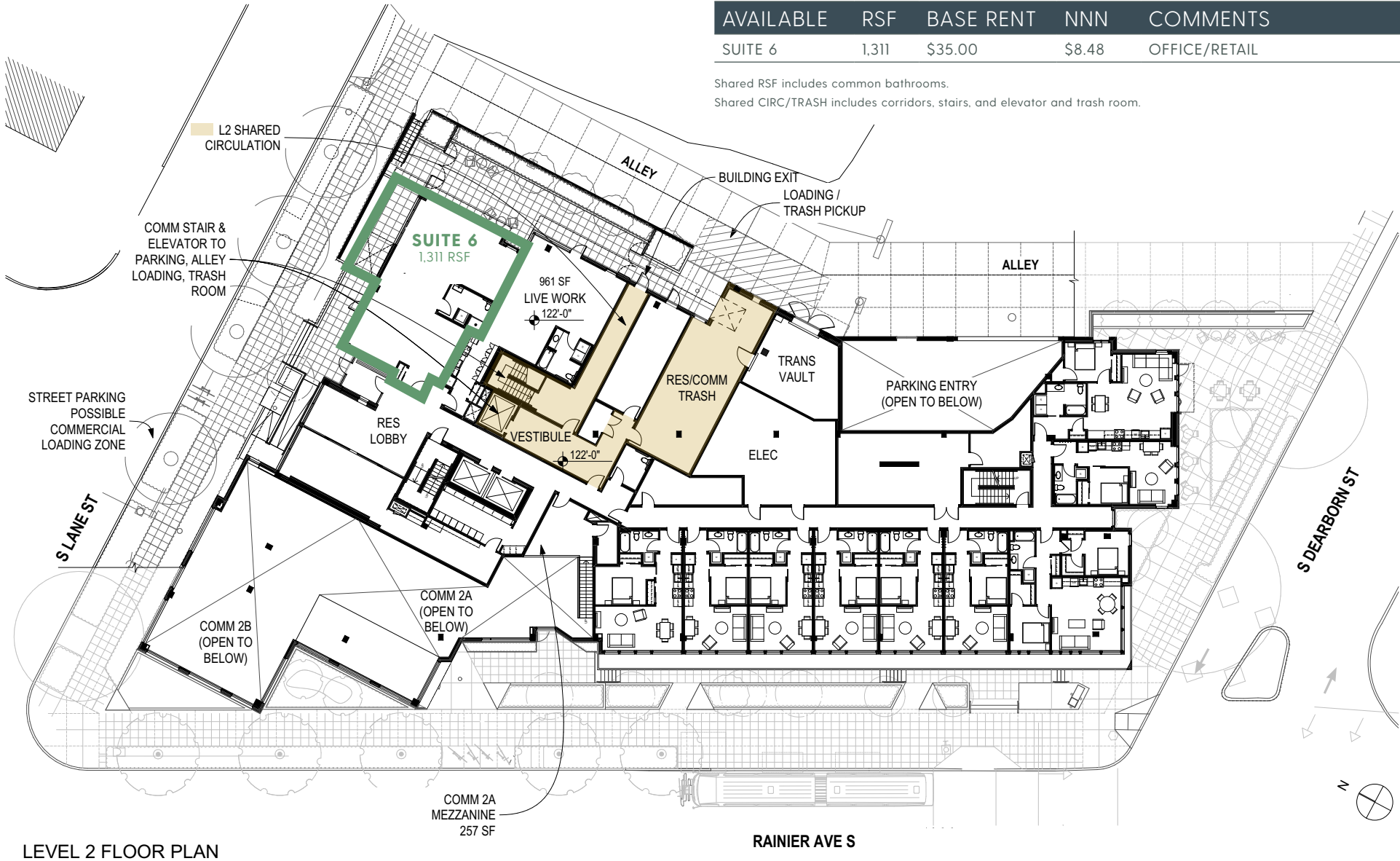
| AVAILABLE | RSF | RENT | NNN | |
|------------------------|-----|---------|--------|-----------------------------------|
| Retail/Office SUITE 3A | 900 | \$35.00 | \$8.48 | 20' 11" Ceilings, Can be combined |
| Retail/Office SUITE 3B | 750 | \$35.00 | \$8.48 | 20' 11" Ceilings, Can be combined |



718 Rainier Ave S / Retail Site Plan Ground Level Level 2

| AVAILABLE | RSF | BASE RENT | NNN | COMMENTS |
|-----------|-------|-----------|--------|---------------|
| SUITE 6 | 1,311 | \$35.00 | \$8.48 | OFFICE/RETAIL |

Shared RSF includes common bathrooms.
Shared CIRC/TRASH includes corridors, stairs, and elevator and trash room.



LEVEL 2 FLOOR PLAN

RAINIER AVE S

718 Rainier Ave S / Muti-Family Development



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. SITE PLANS ARE NOT TO SCALE.

STEPS FROM JUDKINS LIGHT RAIL STATION

The Judkins Park Light Rail Station is set to open in 2025 and will be the first East Link station after exiting the Downtown Seattle Transit Tunnel, heading toward Bellevue across Lake Washington. Its west entrance will be located on Rainier Avenue South.

The station will be positioned between two new RapidRide lines, including one on Rainier Avenue South starting in 2025, making it a key transfer point for riders from the Rainier Valley and Central Area traveling to the Eastside or downtown.

Seattle is also investing \$4.2 million in transportation improvements along Rainier Avenue South, including dedicated bus lanes, enhanced pedestrian crossings, upgraded signage and signals, and a reduced speed limit.

718 Rainier Ave S | Elevations

