

# 520 PIKE



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Prime ground floor retail space available for lease at the prominent corner of Pike Street and 6th Avenue in Downtown Seattle. Conveniently located across the street from the Sheraton Grand Hotel, one block from the Convention Center and near prominent shopping brands like Marios, Ben Bridge Jeweler, Rolex, Chanel, Nordstrom and more. This rare vacancy provides an opportunity for a retailer to join this coveted retail location in the heart of the city near major hotels, shopping and entertainment. The office space above is 81% occupied and is home to a diverse set of tenants in the tech, insurance, law, finance, consulting and construction businesses.



# DEMOGRAPHICS

## TOTAL POPULATION



1-Mile: 96,416  
3-Mile: 189,233  
5-Mile: 255,175

## TOTAL EMPLOYEES



1-Mile: 207,845  
3-Mile: 279,297  
5-Mile: 343,070

## AVERAGE HOUSEHOLD INCOME



1-Mile: \$133,419  
3-Mile: \$135,390  
5-Mile: \$142,737

## TRAFFIC COUNTS



10,792 vehicles per day @ Pike St & 6th Ave NE  
13,138 vehicles per day @ 6th Ave & Pike St NW



99

Walk Score  
"Walker's Paradise"



100

Transit Score  
"Rider's Paradise"



80

Bike Score  
"Very Bikeable"



New data released earlier this year, shows that there are now more people living in Downtown Seattle than in 2019, — topping 100,000+ residents!



# AREA AMENITIES

## SHOPPING

1. Nordstrom
2. Westlake Center
3. Pacific Place
4. Marios
5. Ben Bridge
6. Rolex
7. Cedar Hall
8. Suit Supply
9. Chanel
10. AllSaints

## FOOD & DRINK

1. Monorail Espresso
2. Fogo de Chao
3. The Capital Grille
4. Mendocino Farms
5. Alder & Ash
6. Dough Zone
7. SPIN Seattle
8. Din Tai Fung
9. Mr West Cafe Bar
10. Rickhouse Whiskey Bar
11. The Carlile Room
12. Andaluca
13. Anchorhead Coffee
14. Fog Room
15. Yard House
16. Phocific Standard Time
17. Olympia Coffee

## ENTERTAINMENT

1. Museum of Illusions
2. Regal Meridian
3. 5th Ave Theatre
4. GameWorks
5. Paramount Theater

## HOTEL

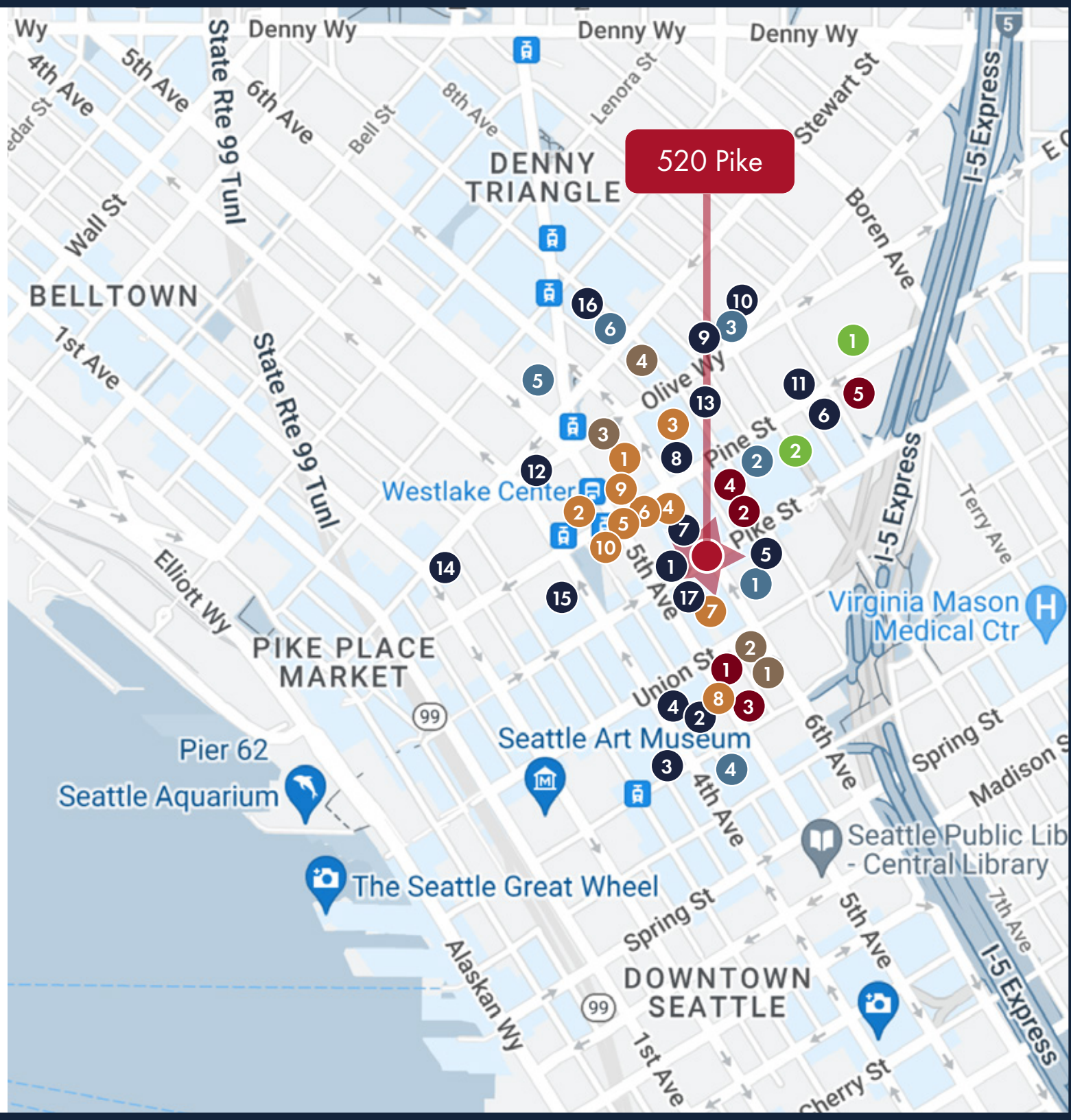
1. Sheraton Hotel
2. The Grand Hyatt
3. Seattle Hyatt Regency
4. Fairmount Hotel
5. The Westin Seattle
6. Hotel Max

## HEALTH & WELLNESS

1. The WAC
2. ZoomCare
3. Medical Dental Building
4. ZUM Fitness
5. Swedish First Hill
6. F45 Training
7. Anytime Fitness

## CONVENTION CENTER

1. Seattle Convention Center | Summit
2. Seattle Convention Center | Arch

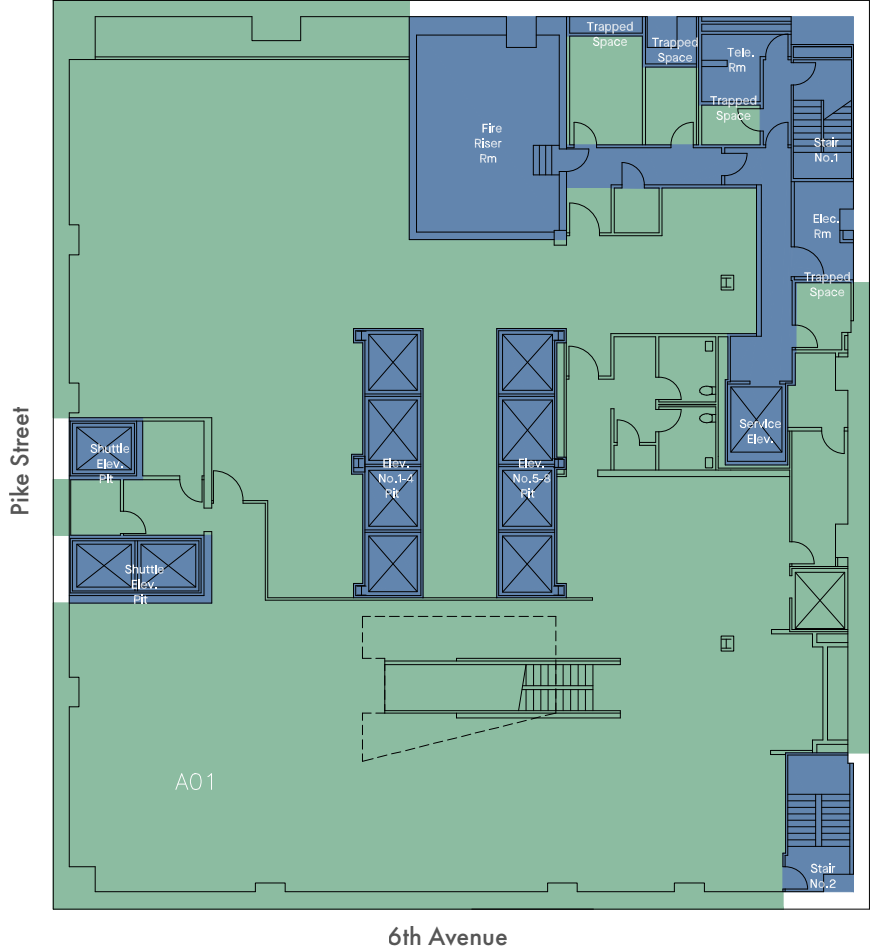


FLOOR 1: 6,251 SF

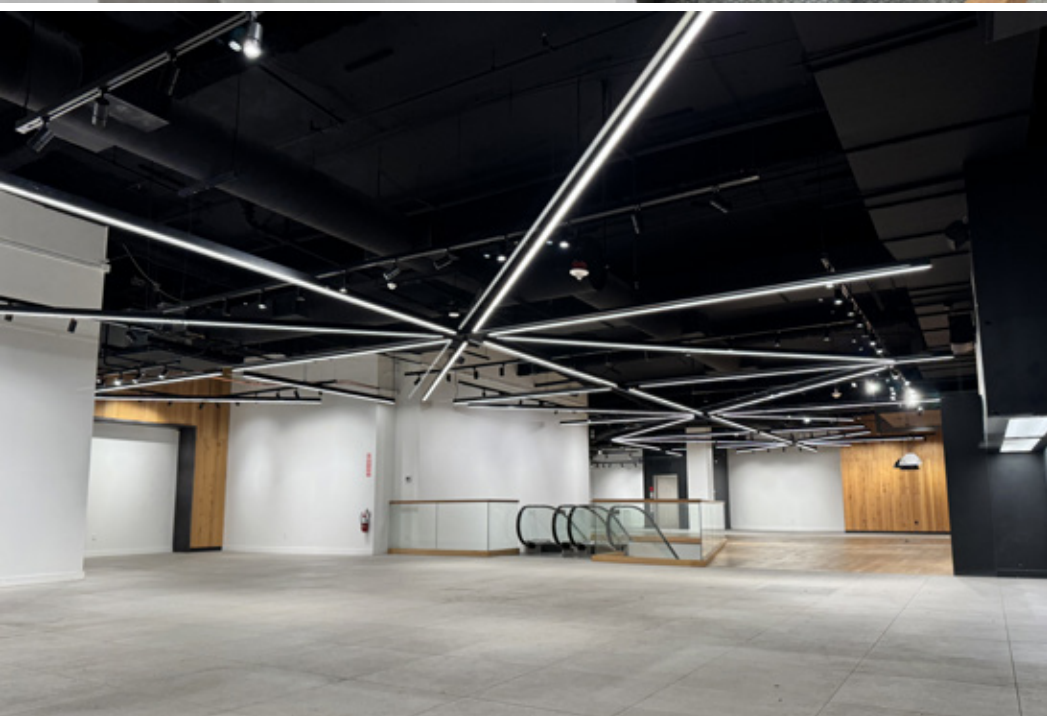


Available Space

BASEMENT FLOOR: 11,286 SF



TOTAL SF: 17,537 SF



# 520 PIKE

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## LEASING INFORMATION

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