

# KORN WALKER BLOCK RETAIL

RETAIL FOR LEASE

Yesler Way and Occidental Avenue S, in Pioneer Square  
Seattle, WA 98104



Kara Farley | Blake Taylor

**WCCR**

West Coast Commercial Realty

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### OPPORTUNITY

The Korn Walker Block is a collection of eight historic buildings located in Seattle's Pioneer Square District, positioned at the northern gateway to Occidental Avenue. Several street-level retail and restaurant spaces are now available for lease, directly north of popular destination, Occidental Park. Interested businesses can take advantage of 2nd generation infrastructure, which includes two type 1 hood vented former restaurant and music venue/bar spaces. Become part of the reinvigorated pedestrian experience on Occidental Avenue by joining the current Korn Walker Block businesses, which include Lady Yum, Meyers Bar, Merchant Cafe, I Heart Sushi, and Trinity Nightclub.



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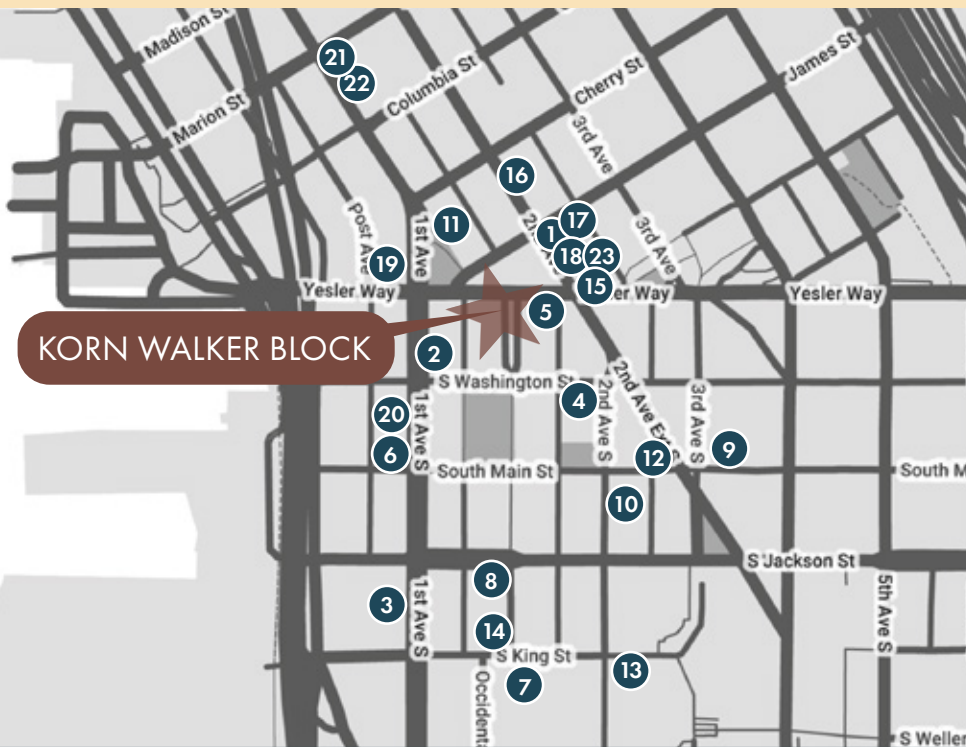
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**KORN WALKER BLOCK**

### Pioneer Square Neighborhood

- |                                    |   |
|------------------------------------|---|
| 1. Collins Pub                     | 13. 13 Coins  |
| 2. Damn the Weather                | 14. Quality Athletics                               |
| 3. Il Terrazzo Carmine             | 15. Smith Tower Observatory                         |
| 4. McCoy's Firehouse Bar & Grill   | 16. Courtyard by Marriott                           |
| 5. Tat's Deli                      | 17. Gary Manuel Salon                               |
| 6. Ohsun                           | 18. The Works                                       |
| 7. Cone & Steiner                  | 19. 84 Yesler Seafood                               |
| 8. Stonington Gallery              | 20. Central Saloon                                  |
| 9. Foster/White Gallery            | 21. Bar Solea                                       |
| 10. The Marble Room                | 22. Café Hitchcock                                  |
| 11. Bill Speidels Underground Tour | 23. Shawn O'Donnell's<br>American Grill & Irish Pub |
| 12. Flatstick Pub                  |   |



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### DEMOGRAPHICS



#### AVERAGE HOUSEHOLD INCOME

1-Mile: \$112,630  
2-Mile: \$125,580  
5-Mile: \$135,280



#### TOTAL POPULATION

1-Mile: 50,782  
2-Mile: 176,970  
5-Mile: 493,296



#### TOTAL EMPLOYEES

1-Mile: 50,782  
2-Mile: 176,970  
5-Mile: 493,296



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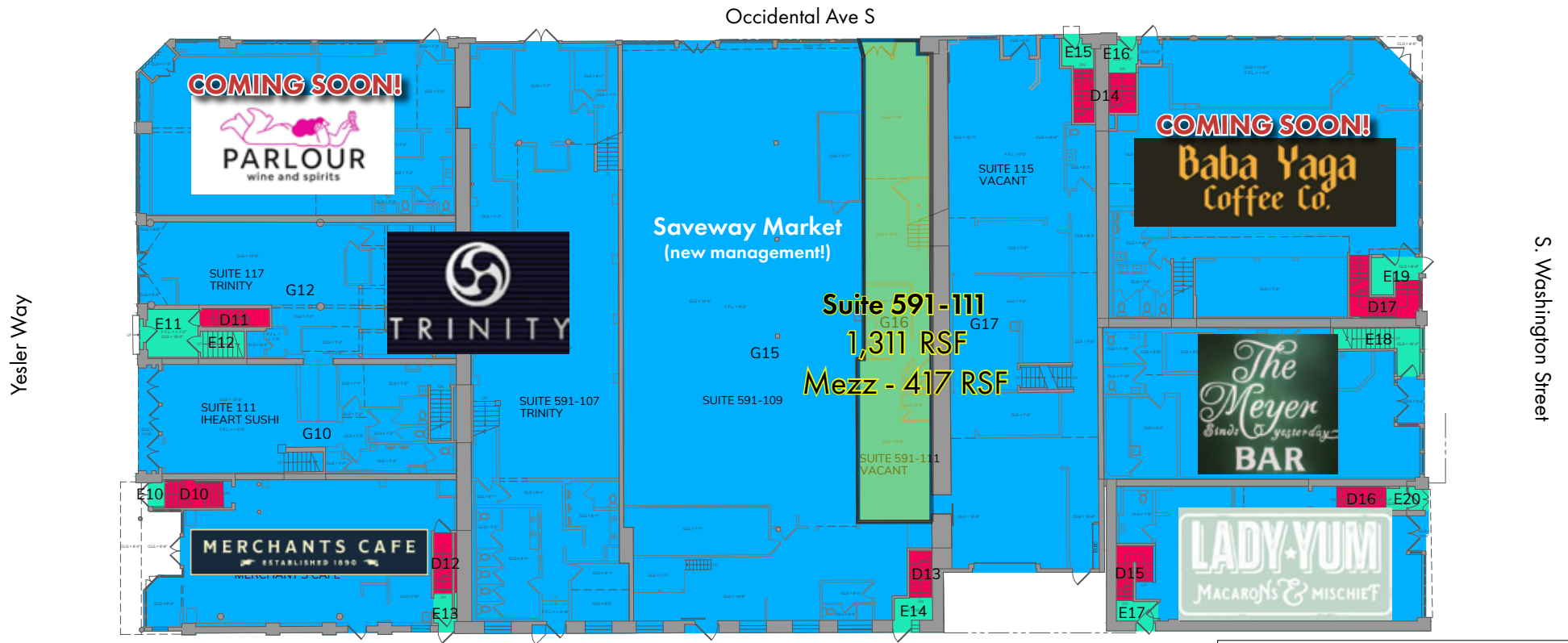
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## MAIN LEVEL FLOOR PLAN



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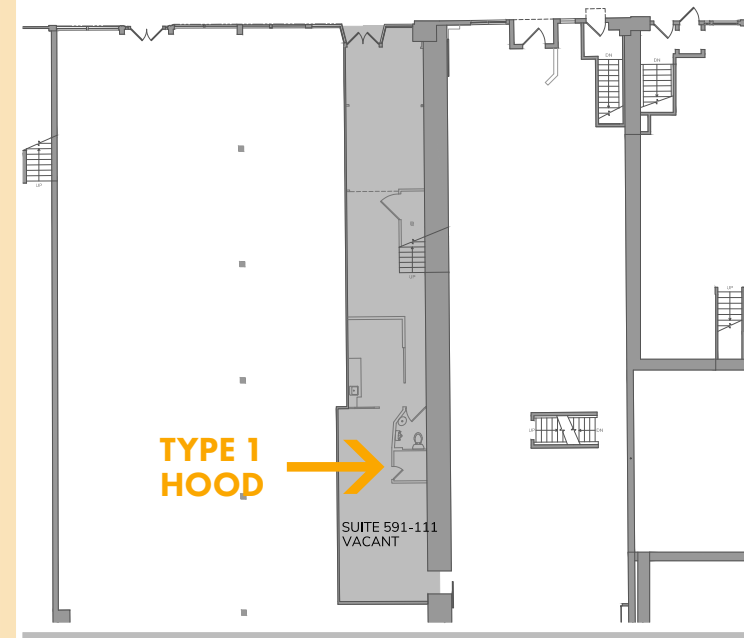
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Yesler Way and Occidental Avenue S, in Pioneer Square  
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111 Occidental Avenue S  
Suite 591-111  
**1,311 RSF**  
Mezzanine – **417 RSF**

Occidental Ave S



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**PIONEER SQUARE  
SEATTLE'S ORIGINAL NEIGHBORHOOD**



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