

# Olympic Block Building

101 Yesler Way  
Seattle, WA 98104

RETAIL  
FOR  
LEASE

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**WCCR**

West Coast Commercial Realty

## THE OPPORTUNITY

2nd Generation Retail Available Now:  
LAST REMAINING SPACE AVAILABLE!

- #103 - 1,109 RSF (former Subway)



OLYMPIC BLOCK  
BUILDING



Occidental Avenue S

Yesler Way

1st Avenue S

#103 -  
1109  
RSF

OLYMPIC  
BLOCK  
BRODERICK  
LARRY ALMELEH  
LAUREN HALLORIMSON  
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(425) 646-3444

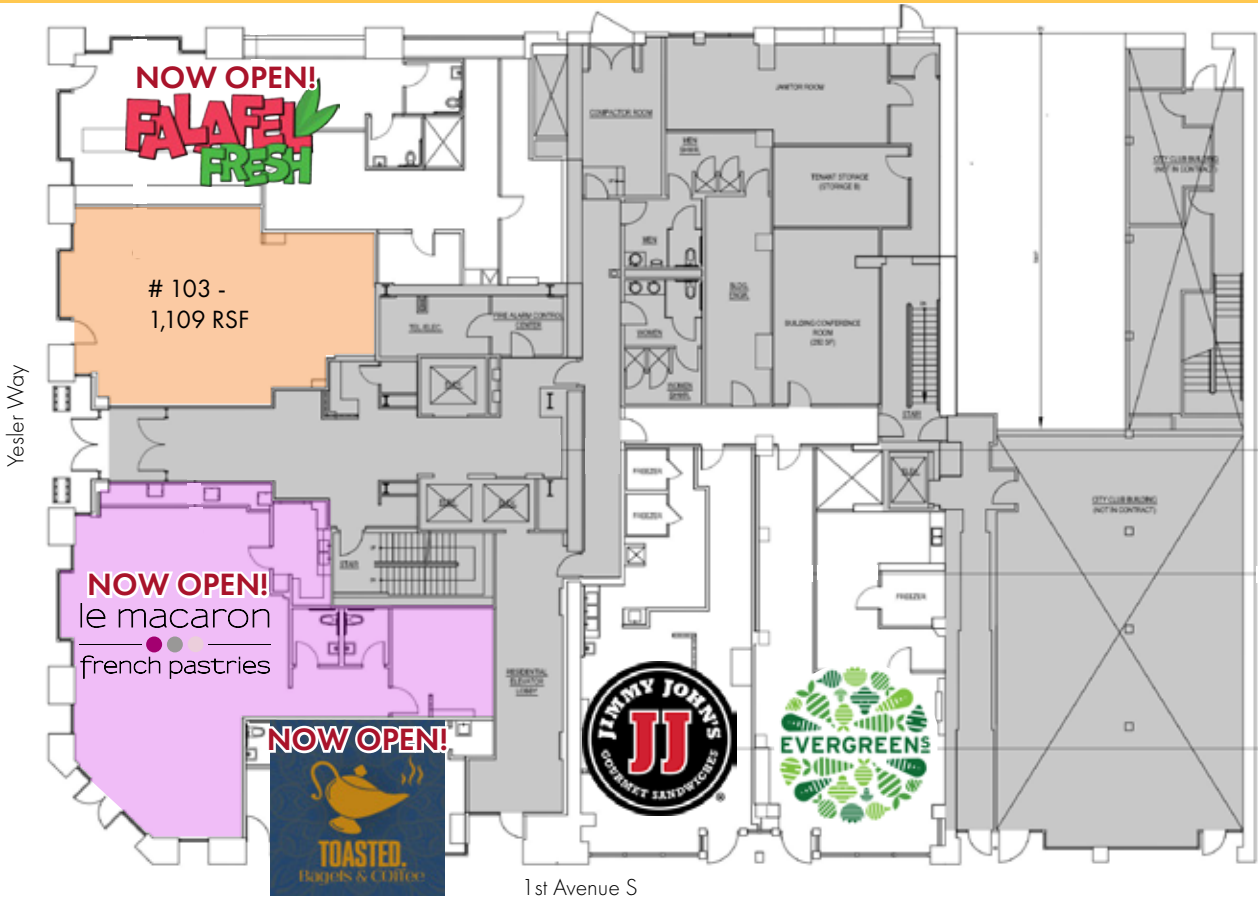
**NOW OPEN!**  
le macaron  
— ● — ● — ● —  
french pastries

# Olympic Block Building

## RETAIL FOR LEASE

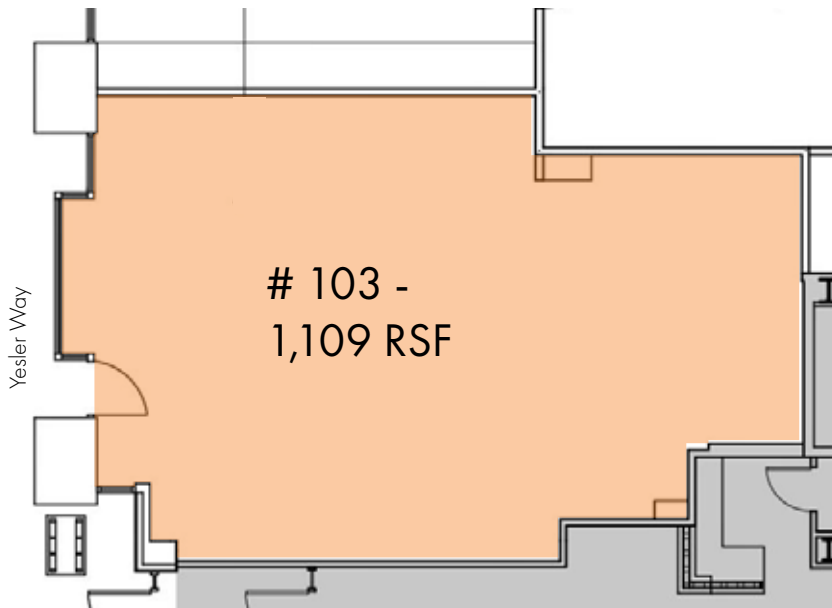
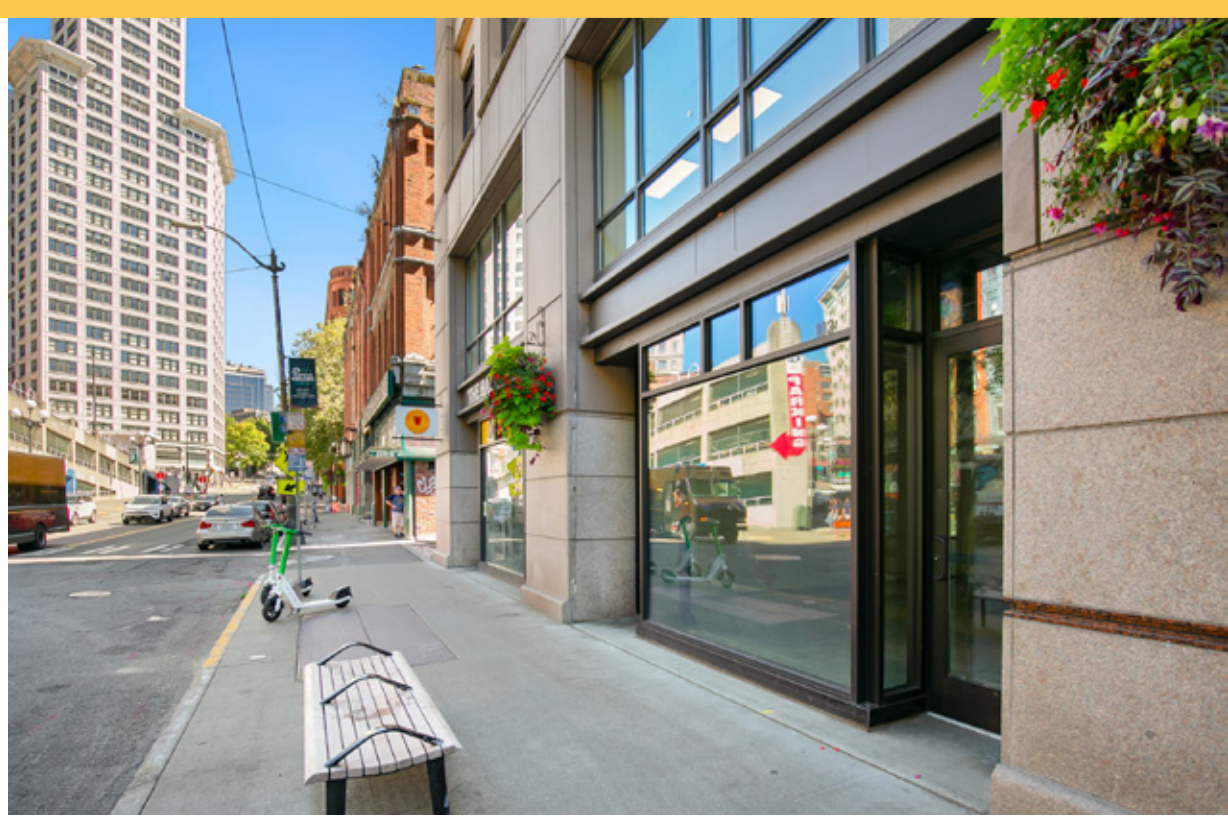
### AVAILABLE SPACE

#103 - 1,109 RSF



# Suite #103 - 1,109 RSF

Former Subway 'Warm Vanilla Shell' delivery looking out directly on the historic pergola. Open layout with existing HVAC, electric and stubbed plumbing requiring minimal permitted tenant improvements.



Suite 101 -  
**LEASED**  
2,018 RSF

Main corner unit with windows lining both 1st Avenue and Yesler Way. Take advantage of existing infrastructure from Starbucks that includes plumbing, compartment sinks, x2 restrooms, HVAC and break room.



Suite 102 -  
**LEASED**  
679 RSF

Service window included for use on the 1st Avenue side of the building. Opportunity for light foot or beverage adjacent to Jimmy John's and Evergreens. Existing infrastructure from previous Cowchips Cookies that includes plumbing, compartment sinks, restroom and mop closet.

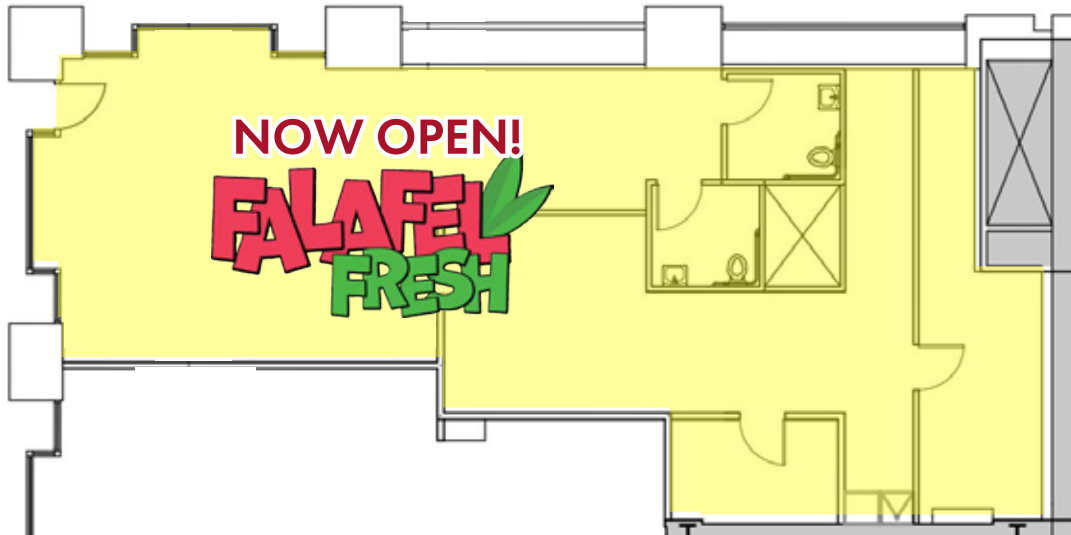


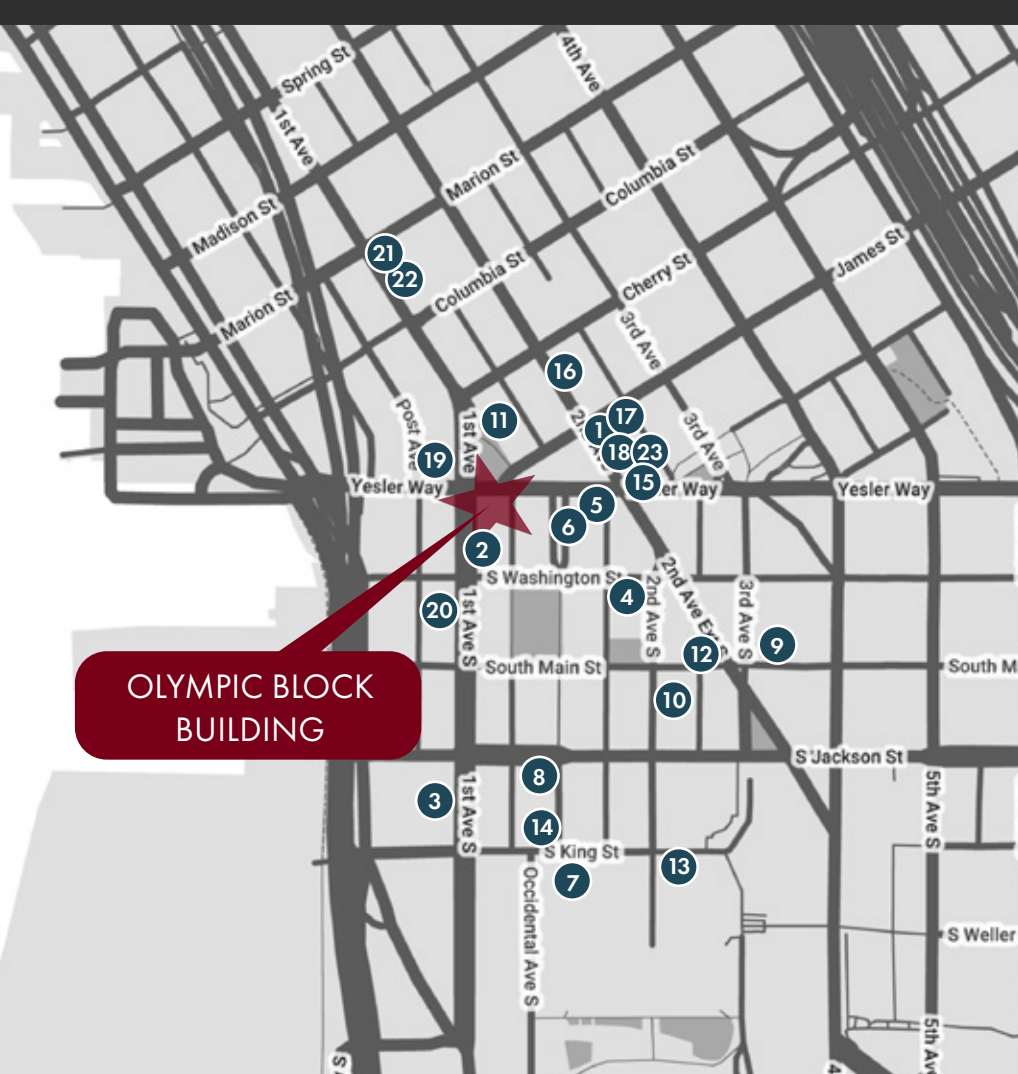
1st Avenue S



Suite #105 -  
**LEASED**  
1,870 RSF

Unique opportunity to lease a fully equipped restaurant near Seattle's new waterfront in the Pioneer Square neighborhood at the corner of 1st Avenue & Yesler Way. Under new building ownership, this space is great for QSR food concepts that can tailor to tourism foot traffic. Existing Type 1 hood, walk in cooler, additional kitchen infrastructure, x2 restrooms.





### 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. NIRMAL'S                        | 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 American Grill & Irish Pub |
| 12. Flatstick Pub                  |  |

### DEMOGRAPHICS

#### AVERAGE HOUSEHOLD INCOME

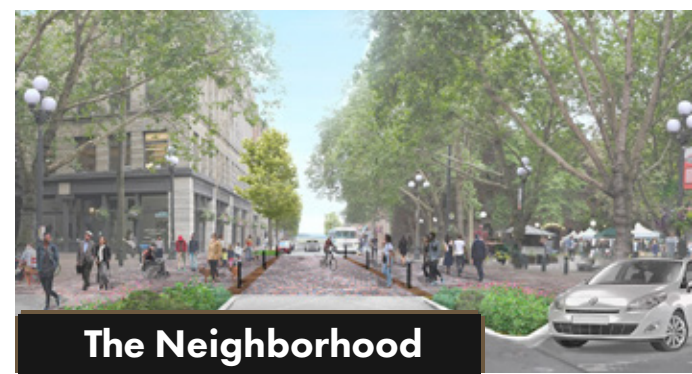
1-Mile: \$112,630  
 2-Mile: \$125,580  
 5-Mile: \$135,280

#### 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



## The Neighborhood

“The East/West Pedestrian Improvement Project will connect the core of Pioneer Square to the new waterfront by making it easier to walk, roll and cycle between these areas. Design improvements include curbsless streets to help calm traffic, wider sidewalks that accommodate cafes and other activations, and added greenery and native plants to improve the pedestrian experience.” **COMPLETED DECEMBER 2024**

