

# Butler Garage Retail

605 2nd Avenue, Unit C, Seattle, WA 98104





Ground floor retail space available for lease at the Butler Garage located on Second Avenue in Pioneer Square. At the corner of Second Avenue and James Street, neighboring tenants include Gary Manuel Salon, The Works, TAT's Delicatessen, Bill Speidels Underground Tour and more. Located just blocks from the waterfront and one block from the historic Smith Tower (attracts over 80,000 unique visitors a year to the Observatory), the Butler Garage is in the heart of the Pioneer Square neighborhood.





# Demographics



## Average Household Income:

1-Mile: \$114,057

2-Mile: \$126,208

3-Mile: \$134,862



## Population:

1 Mile: 59,042

5 Mile: 181,048

10 Mile: 257,441



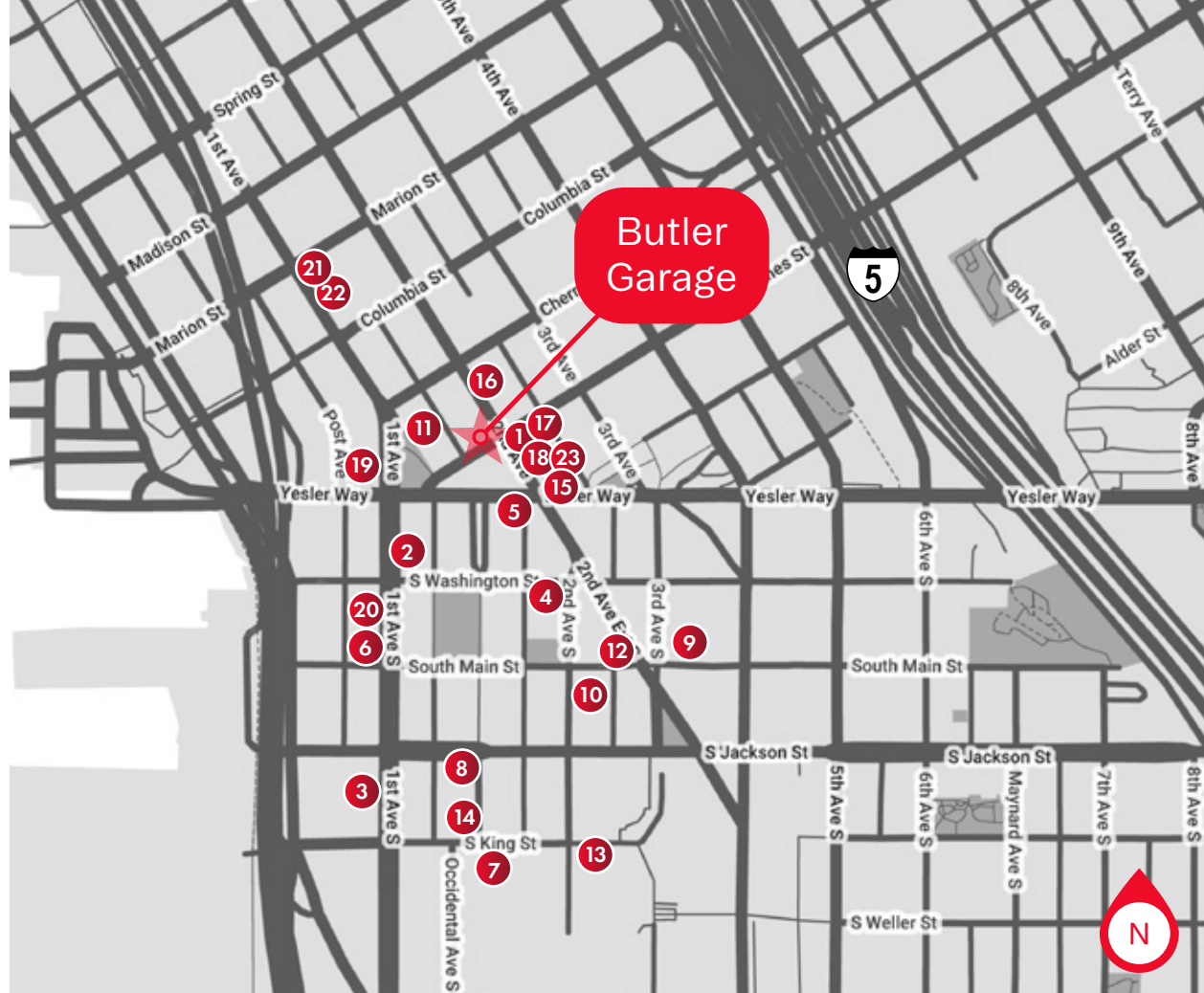
## Traffic Counts:

18,421 vehicles per day

1st Ave and Cherry St N

11,275 vehicles per day

James St and Yesler Way



## Pioneer Square Neighborhood

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

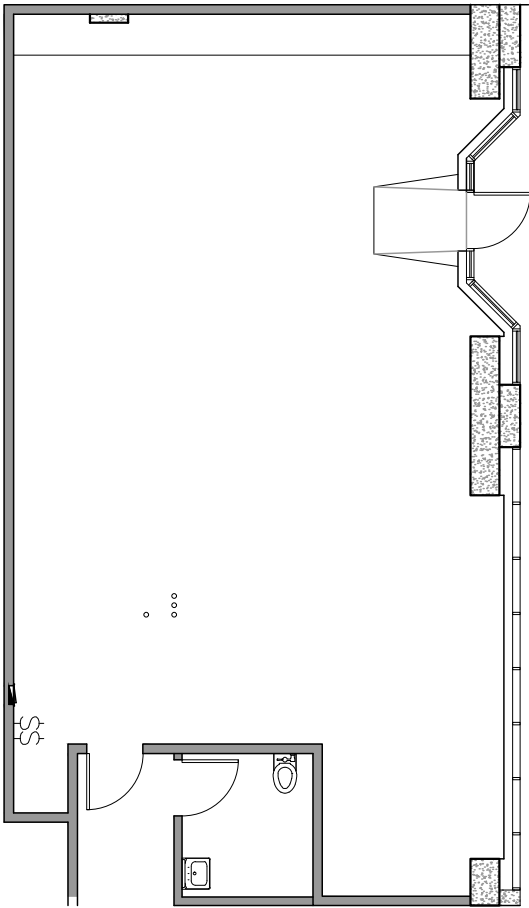




# FLOOR PLAN

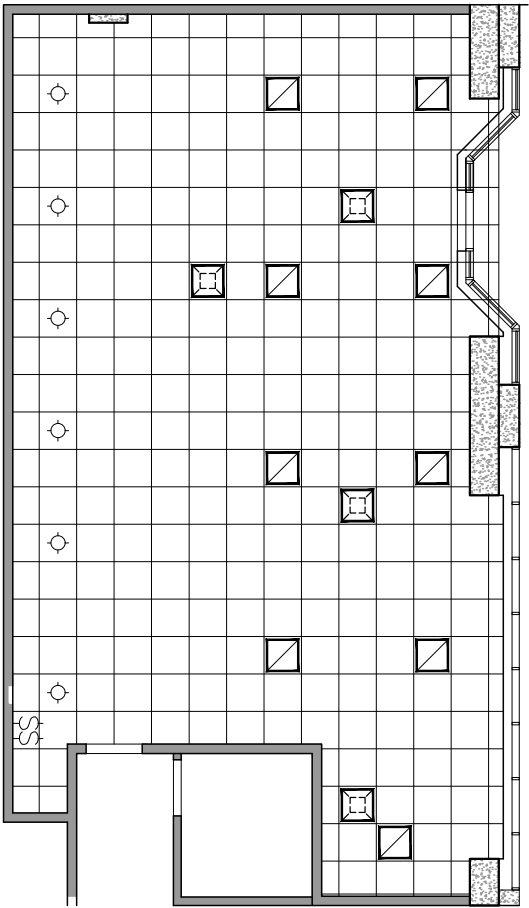
Butler Garage  
Retail Unit C -

1,192 SF AVAILABLE



FLOOR PLAN

2ND AVENUE



REFLECTED CEILING PLAN

2ND AVENUE



# Butler Garage Retail

605 2nd Avenue, Unit C  
Seattle, WA 98104

**Tiffini Connell**

tiffini@wccommercialrealty.com  
206 854 1925

**Avery Connell**

avery@wccommercialrealty.com  
206 475 9637

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC



**WCCR** | West Coast  
Commercial  
Realty

206 283 5212  
[wccommercialrealty.com](http://wccommercialrealty.com)

