

Retail Space For Lease

CROWN HOTEL | SUITE A & B | PIONEER SQUARE

313 1ST AVE S, SEATTLE, WA 98104



Building Highlights

Located in Seattle's first neighborhood, featuring historic brick buildings and timeless charm

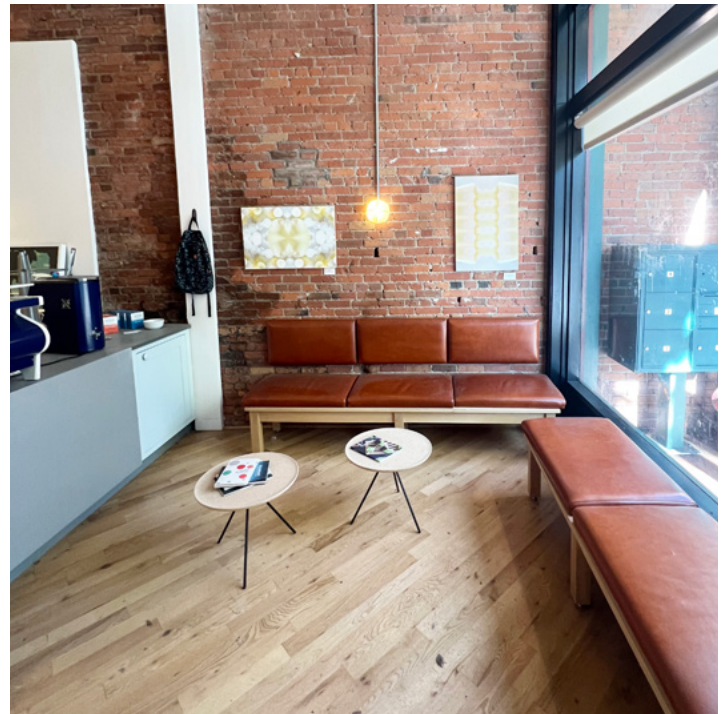
Steps from Lumen Field, T-Mobile Park, and some of Seattle's most iconic businesses and dining destinations

Easily accessible via Light Rail, frequent bus lines, and pedestrian-friendly walkways enhanced by ongoing urban improvements

Perfect for retail or service-oriented businesses seeking high visibility

Two private restrooms included for convenience

Ideal for café, wine bar, or other light food and beverage concepts



FOR MORE INFO
CONTACT

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Space Highlights

SUITE: A

AVAILABLE SPACE: 2,030 SF

Lease Rate: \$30.00 PSF NNN + OPEX \$9.67 PSF NNN

Option to combine with Suite B for expanded space

Rare second-generation café space with existing infrastructure. Perfect for Café, Wine Bar, and Other Concepts with Light Food

798 SF mezzanine ideal for additional storage with 7.5-foot ceilings

Exposed brick walls

No vented hood in place

Basement access available – terms negotiable

PLEASE DO NOT DISTURB TENANT

The information contained herein was obtained from sources believed reliable; however, ORION Commercial Partners LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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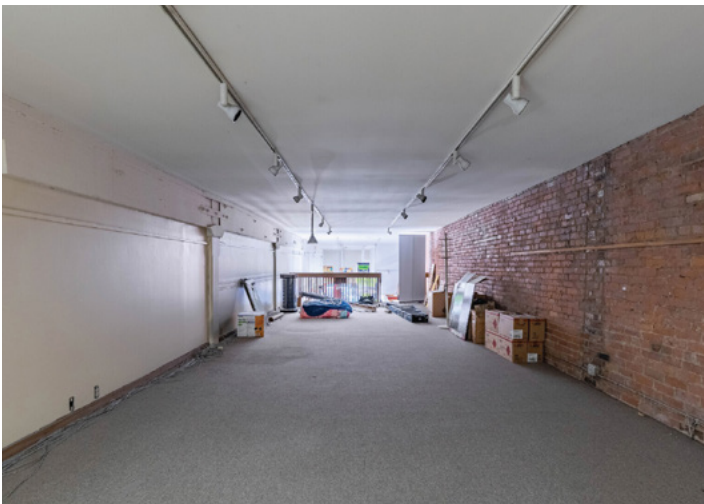
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Space Highlights

SUITE: B

AVAILABLE SPACE: 2,105 SF

Lease Rate: \$24.00 PSF NNN + OPEX \$9.67 PSF NNN

Option to combine with Suite A for expanded space

Well-suited for retail [Former Smoke Shop] or service oriented use

775 SF mezzanine ideal for additional storage

Mezzanine with 7.5-foot ceilings

Two restrooms

Basement access available - terms negotiable

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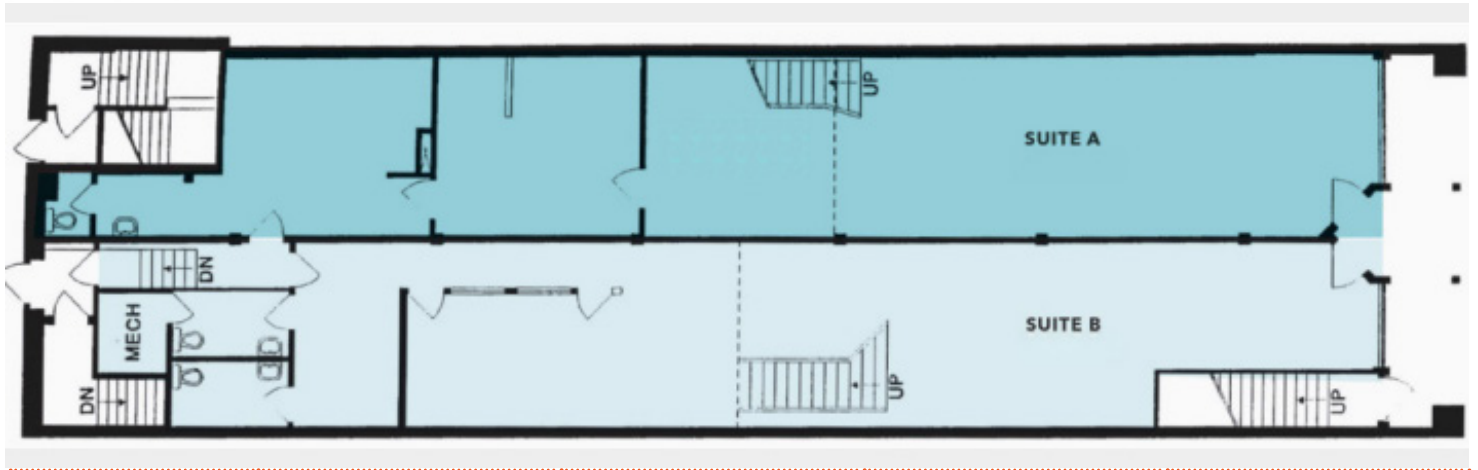
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Available Spaces

SPACE	SIZE (SF)	BASE RENT	NNN	TOTAL MONTHLY
Suite A	2,030	\$30.00	\$9.67	\$6,710.84
Suite B	2,105	\$24.00	\$9.67	\$5,906.28
Suite A & B	4,135	\$24.00 - \$30.00	\$9.67	\$12,617.12

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Founded in 1852, Pioneer Square, Seattle's first neighborhood, offers a captivating blend of historic grandeur and contemporary vibrancy. Here, magnificent Victorian Romanesque architecture, with its iconic arched windows and robust brickwork, serves as a stunning backdrop to the innovative spirit of modern Seattle. From pioneering tech companies to enduring culinary institutions, Pioneer Square pulses with a dynamic energy. Its prime location, mere steps from the excitement of Lumen Field and T-Mobile Park, ensures a lively atmosphere throughout the year, making it a compelling destination for visitors. Enhanced accessibility via multiple Light Link stations and the improved Seattle Waterfront now seamlessly connects this historic heart to the rest of the city.

RADIUS	1 MILE	3 MILES	5 MILES
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POPULATION:			
2025 Population	43,762	247,335	475,635
2029 Population Projection	45,611	253,291	484,017
Annual Growth 2020-2024	5.2%	2.1%	1.2%
Annual Growth 2024-2029	0.8%	0.5%	0.4%
Median Age	37.4	36.2	36
2025 HOUSEHOLDS			
2025 Households	25,258	137,207	234,832
2029 Household Projection	26,368	140,519	239,176
Annual Growth 2020-2024	5.2%	3.0%	2.3%
Annual Growth 2024-2029	0.9%	0.5%	0.4%
Renter Occupied Households	23,128	103,817	157,962
Number of Service-Producing Businesses	14,313	30,394	45,905
Total Specified Consumer Spending (\$)	\$698.8M	\$4.7B	\$8.4B
Consumer Spending: Entertainment	\$132.8M	\$671.5M	\$1,24B
Consumer Spending: Restaurant & Cafe	\$95,821,246	\$586,196,417	\$1,060,874,281

HOUSEHOLD INCOMES			
AVG HOUSEHOLD INCOME	\$111,427	\$140,454	\$142,820
MEDIAN HOUSEHOLD INCOME	\$75,021	\$110,259	\$112,577
\$25,000 - 50,000	2,951	16,086	26,489
\$50,000 - 75,000	3,092	15,603	26,005
\$75,000 - 100,000	1,815	11,475	20,445
\$100,000 - 125,000	2,203	13,068	22,181
\$125,000 - 150,000	1,994	10,267	17,718
\$150,000 - 200,000	2,251	15,680	27,161
\$200,000+	4,368	34,951	61,516



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