



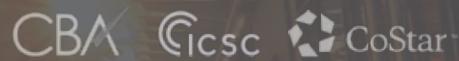
RESTAURANT/CAFE + RETAIL FOR LEASE



Blake Taylor

**WCCR**

West Coast Commercial Realty



Blake Talyor

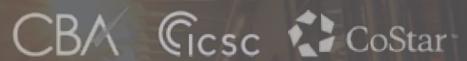
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# Suite # 102 and 104



## SPACE DETAILS:

- central capitol hill location at e. union street & 10th avenue
- mixed-use 79 apartments
- 1st Generation restaurant/ retail space 2,976 SF tot (divisible to 1,744 SF & 1,230 SF)
- open layout, tall storefront windows, framed restrooms, HVAC, exposed ceilings, concrete floors
- potential horizontal type 1 hood with a scrubber
- 4-5 secured employee parking stalls available

# Suite #100



## SPACE DETAILS:

- turn-key restaurant operating as Betsutenjin Ramen
- type 1 hood / grease interceptor
- 848 SF
- contact broker for details



# FLOOR PLAN



Floor Summary		SQ. FT.
Total Occupant Area		8,022
Floor Service Area	816	
Building Service Area	1,739	
Total Vertical	554	
Occupant Area		
Suite #		
Suite 100	848	
Suite 101	3,938	
Suite 102*	1,744	
Suite 103	262	
Suite 104*	1,230	

\*Area includes proportional share of limited common area (41 SF).

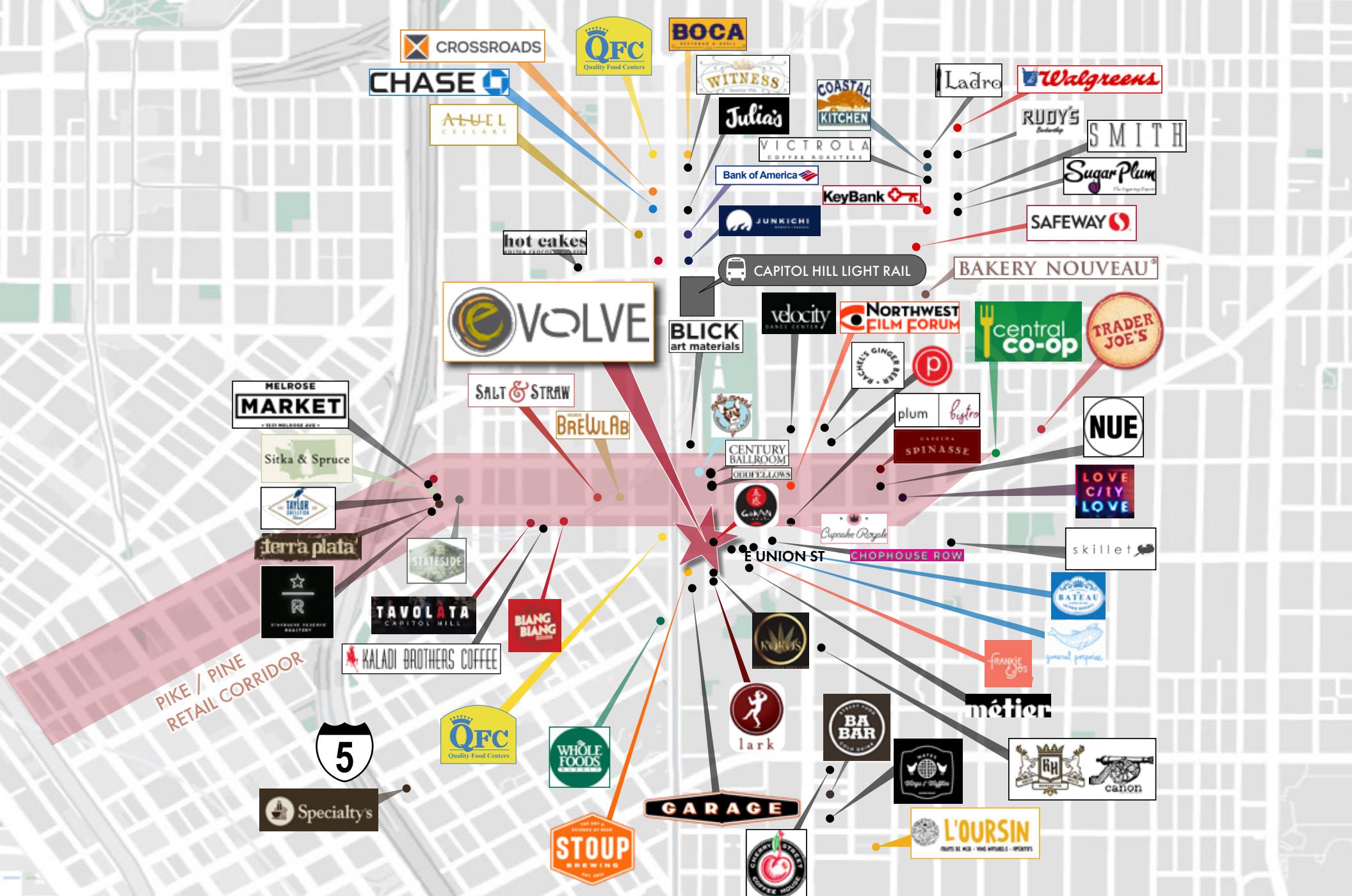
PROPOSED WALL

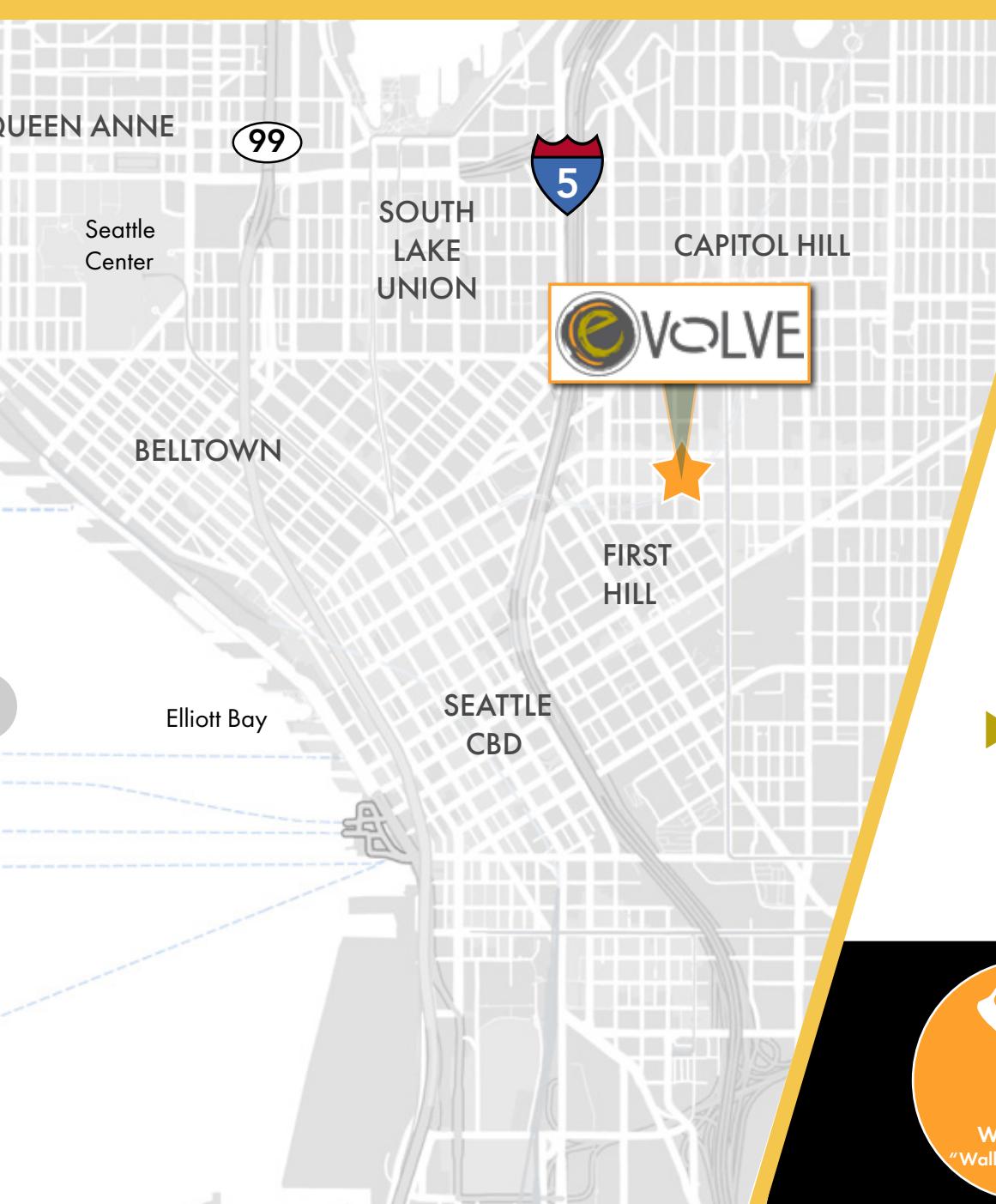




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## STRONG DEMOGRAPHICS

### ► DAYTIME POPULATION

1-Mile: 83,250  
2-Mile: 83,250  
3-Mile: 213,450

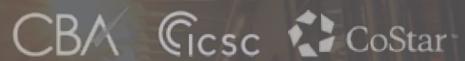
### ► TOTAL HOUSEHOLDS

1-Mile: 48,595  
2-Mile: 92,321  
3-Mile: 118,332

### ► AVERAGE HOUSEHOLD INCOME

1-Mile: \$93,300  
2-Mile: \$115,467  
3-Mile: \$82,540





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