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# Prime Retail Opportunity in the Heart of Capitol Hill



**1526 Bellevue Ave, Seattle, WA 98122**

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Step into a piece of Seattle's history with this beautifully restored ground-floor retail space in the iconic Colman Automotive Building. Located in the vibrant Capitol Hill neighborhood, this 3,210 SF space offers unmatched visibility, character, and convenience—perfect for boutique retailers, lifestyle brands, or experiential concepts.

# Property Features

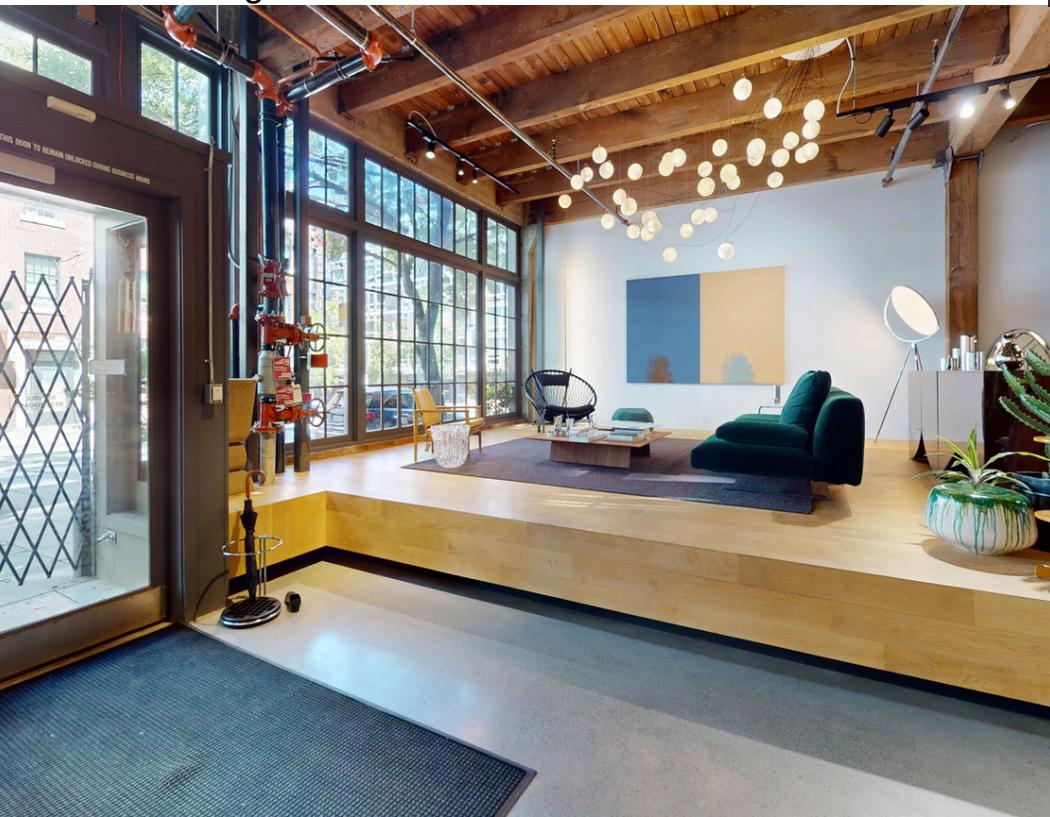
- \$41.00 PSF + \$9.06/SF NNN
- 3,210 SF
- Co-Tenants: Blu Dot Furniture and Mr. Studio
- Neighboring Retail: Aesop, Marine Layer, Buck Mason, Taylor Stitch, Warby Parker, Rapha
- Private Bathroom
- HVAC
- Dedicated Secure Entrance
- Alley Access For Deliveries
- Loading Zone On Bellevue Ave



3,210 SF

## Demographics & Visibility

- Median Household Income: \$106,000
- Median Age: 31
- Education: 70%+ Bachelor's Degree
- 921,000 Local Visits In Summer 2024
- 2/3 Of Visitors Arrive By Foot Or Transit
- Major Employment Sectors: Retail, Professional Services, Education, Health Care
- Walk & Transit Score: 99



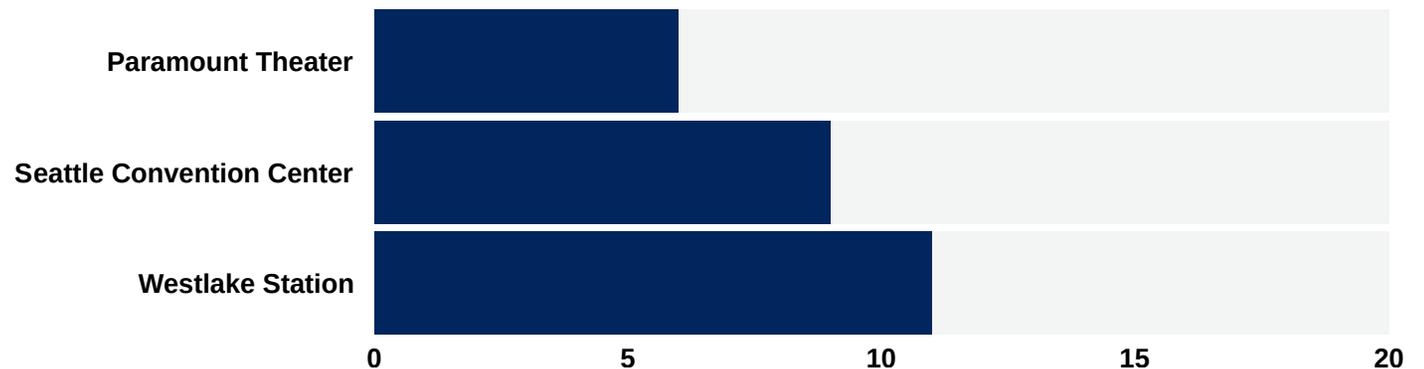
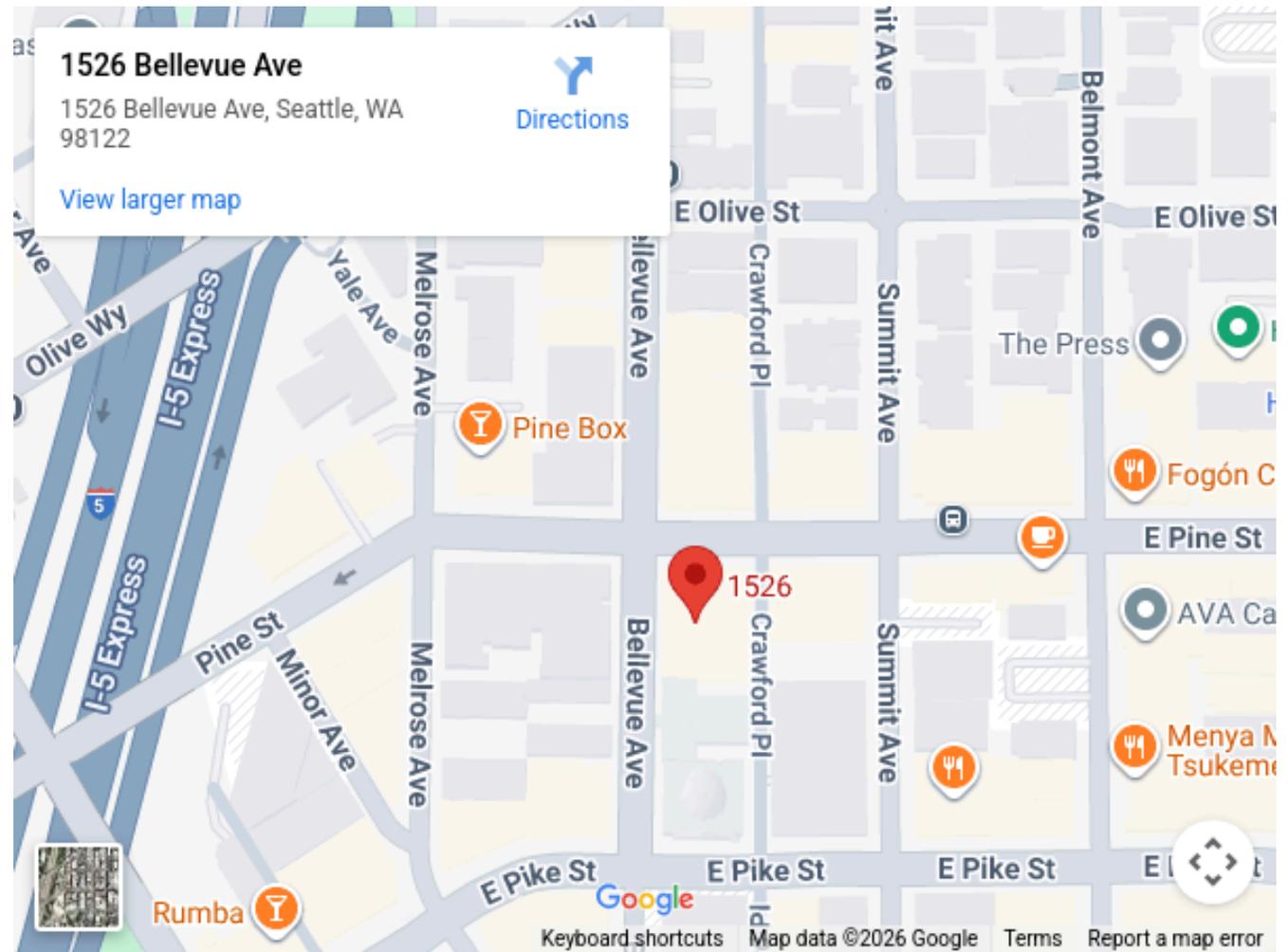


# NEIGHBORHOOD

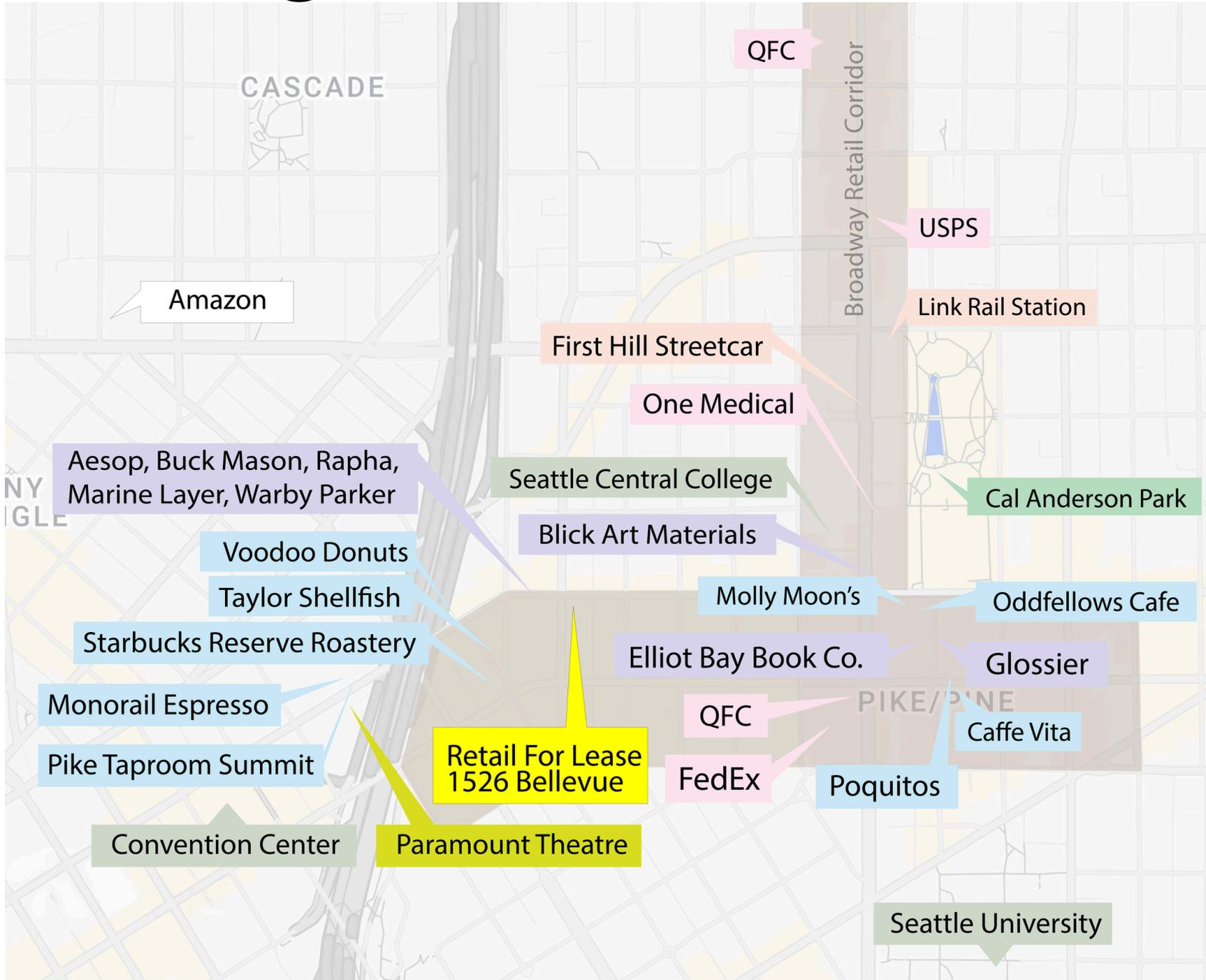
## Amenities:

- **Retailers/Restaurants:**
  - Starbucks Reserve Roastery
  - Aesop
  - Marine Layer
  - Taylor Stitch
  - Buck Mason
  - Warby Parker
  - Rapha
  - Taylor Shellfish Farms
  - Melrose Market
  - Voodoo Donuts
  - Standard Goods
  - Phê
  - Mamnoon
  - Meet Korean BBQ
  - Tavolata
- **Services:**
  - Rudy's Barbershop
  - Walgreens Pharmacy
  - The UPS Store
- **Entertainment:**
  - Paramount Theater
  - Seattle Convention Center
  - Cinema Egyptian
  - Neumos
  - Pike Place Market

And Much More!



# Neighborhood Overview



# FLOOR PLAN

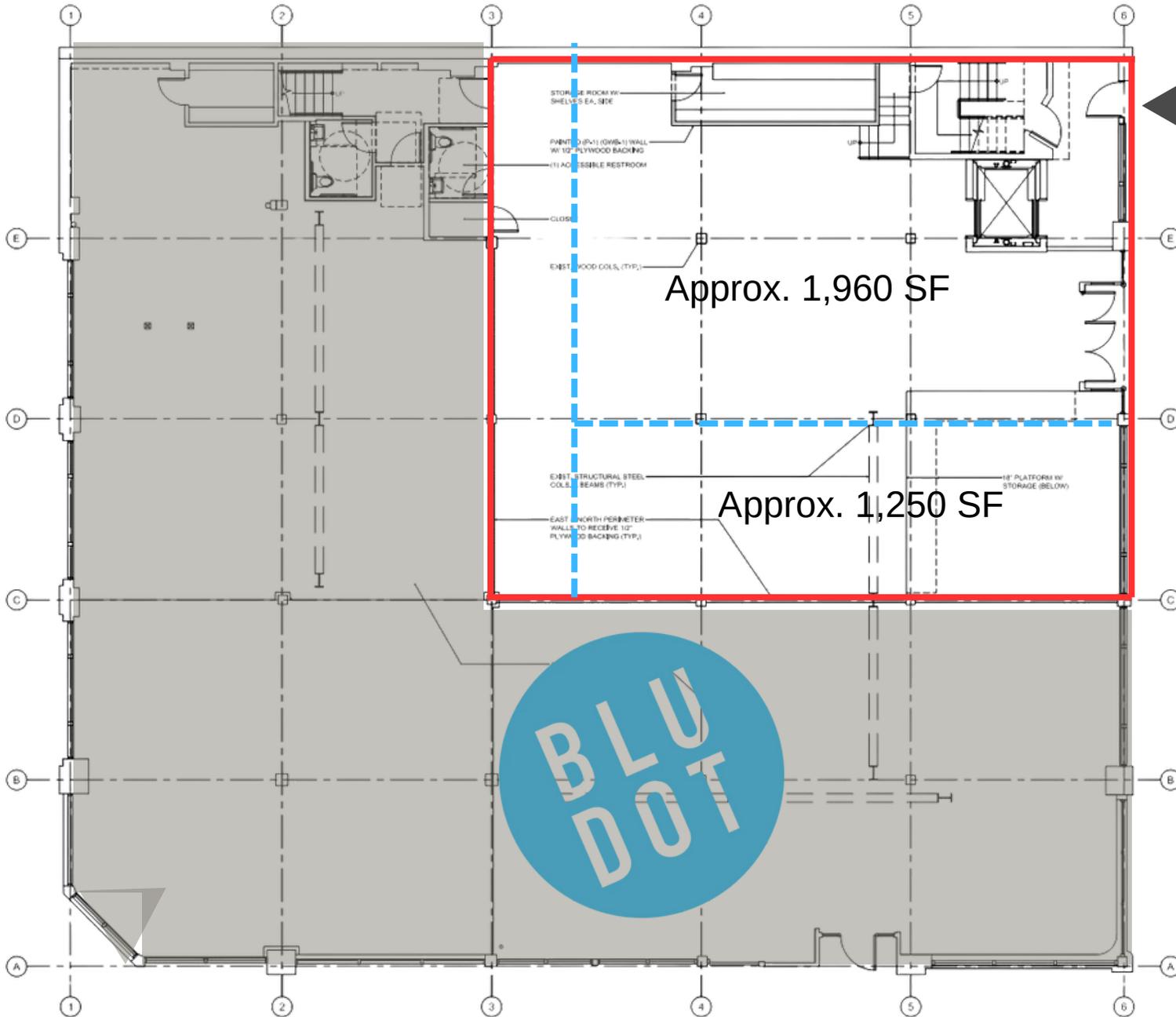
3,210 SF

[3D Tour](#)

Entrance to Mr. Studios

Bellevue Ave

E Pine St



1 FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"

--- Potential Space Divide  
— Current Space

**URBAN INSPIRED  
PRESERVATION MINDED  
COMMUNITY DRIVEN**

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Hunters Capital preserves and revitalizes the character of Seattle's most historic neighborhoods. We pride ourselves in creating meaningful relationships with our tenants and driving community engagement within our wonderfully diverse city.

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**WE HAVE SPACE FOR YOU**

Give us a call, or visit our website to learn more about our unique properties.

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Above: Retail Entrance



SCAN TO VISIT OUR WEBSITE

