



COLDWELL BANKER COMMERCIAL DANFORTH

VLADIMIR OLYANICH
(425) 615-0577

volyanich@cbcworldwide.com

MICHAEL SWANSON
(253) 632-5500

mswanson@cbcd.us

OFFERING MEMORANDUM

Broadway/Madison Retail Space AVAILABLE FOR LEASE

1001 Broadway, Seattle, WA 98122



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SPACE SUMMARY

- Address: 1001 Broadway, Seattle, WA
- Property Type: Retail
- Total Square Footage: 41,606 RSF
- Floors: 3
- Lease Rate: Call for rates
- Zoning: NC3P-200 (M)
- Parking: 124 reserved stalls



Located at the heart of Seattle’s vibrant Capitol Hill neighborhood, 1001 Broadway offers a rare opportunity to lease a highly visible, street-level retail space. The property features an open floor plan, high ceilings, covered underground parking and excellent accessibility — ideal for entertainment, specialty retail, fitness or service-oriented concepts looking to capitalize on strong foot traffic and dense residential demographics.

Surrounded by a dynamic mix of restaurants, cafés, medical offices, multifamily developments, Seattle University and Seattle Central College, the area benefits from a steady flow of students, professionals, and local residents year-round. With convenient transit access, ample nearby amenities, and a walk score above 95, this is one of Seattle’s most walkable and connected corridors.

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PROPERTY OVERVIEW

Positioned at the base of The Danforth, one of Seattle's premier mixed-use residential towers, this exceptional retail opportunity offers unmatched visibility and built-in foot traffic at the crossroads of Capitol Hill, First Hill, and the Seattle University district.

Completed in 2018, The Danforth is a 16-story, 265-unit luxury apartment community featuring spacious one-, two-, and three-bedroom residences with sweeping city views and premium finishes. The building offers residents a full suite of upscale amenities including a rooftop lounge and greenhouse, fitness center, dog run, and social spaces — attracting a highly educated and professional tenant base. Above the retail podium, The Danforth's residential levels create a steady built-in customer base for ground-level and mezzanine tenants. With five levels of underground parking, easy loading access, and adjacency to major arterials, the property is designed for both convenience and high visibility.



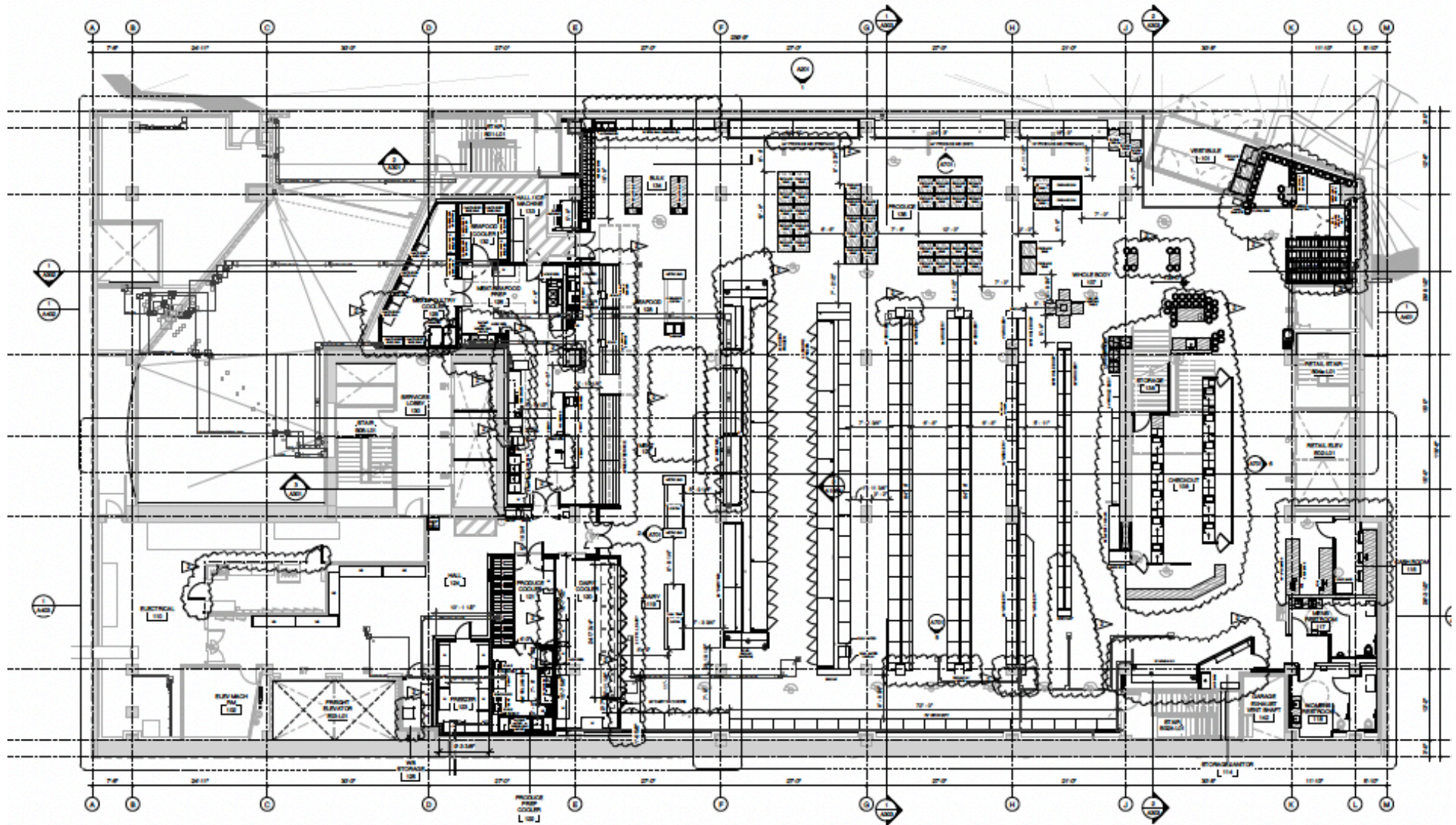
03

KEY FEATURES

- Prime Location
- 99 Walk Score
- Excellent Transit Access
- Dense Daytime and Nighttime Population
- Strong Demographics
- Across the street from Seattle University
- Vibrant Cultural, Retail & Nightlife Scene

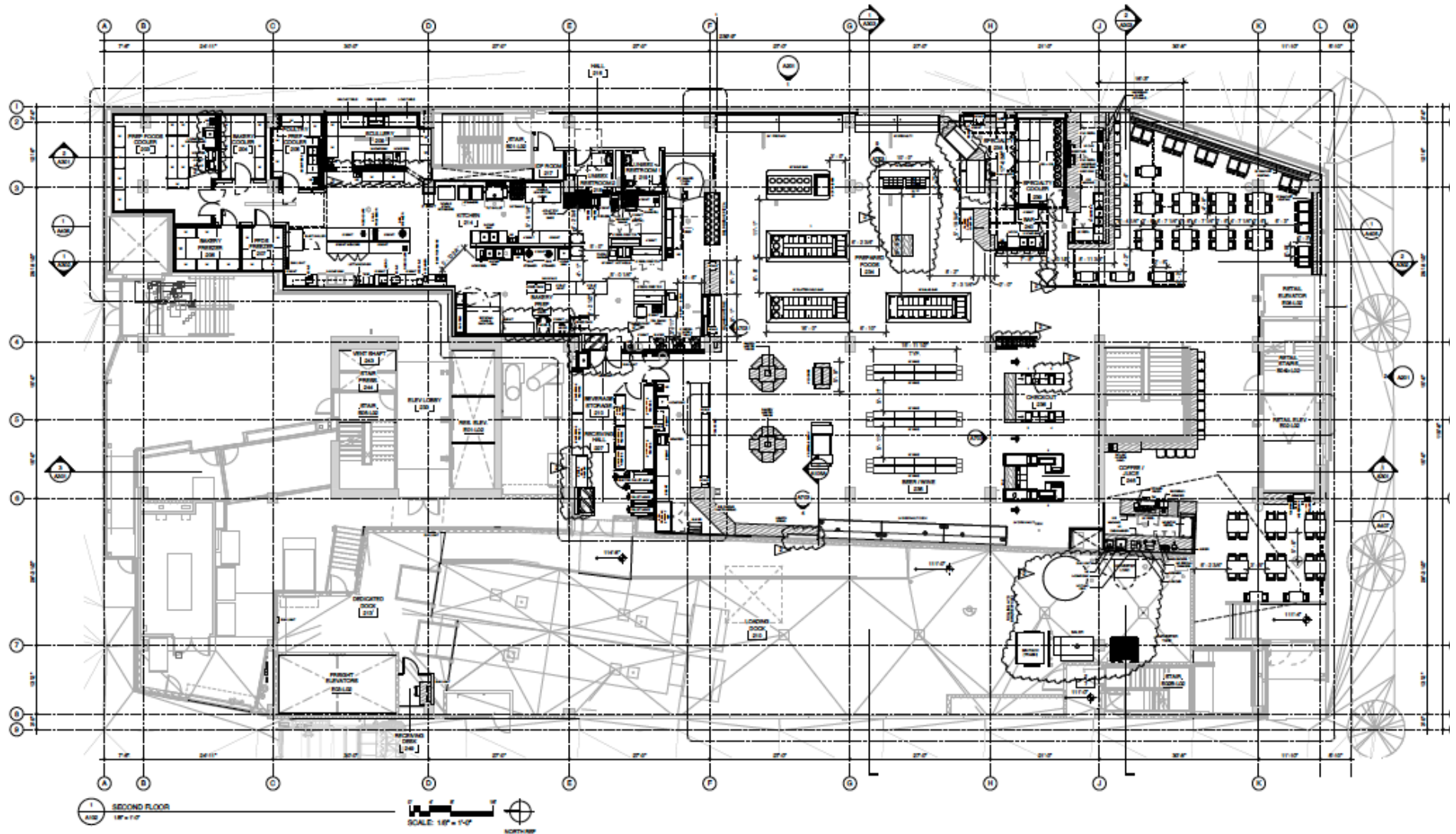


FLOOR PLANS



04

FLOOR PLANS



05

AERIAL



06

NEARBY AMENITIES

- Downtown (<1 mile)
- Pike Place Market (1.2 miles)
- Seattle Waterfront (1.5 miles)

Education

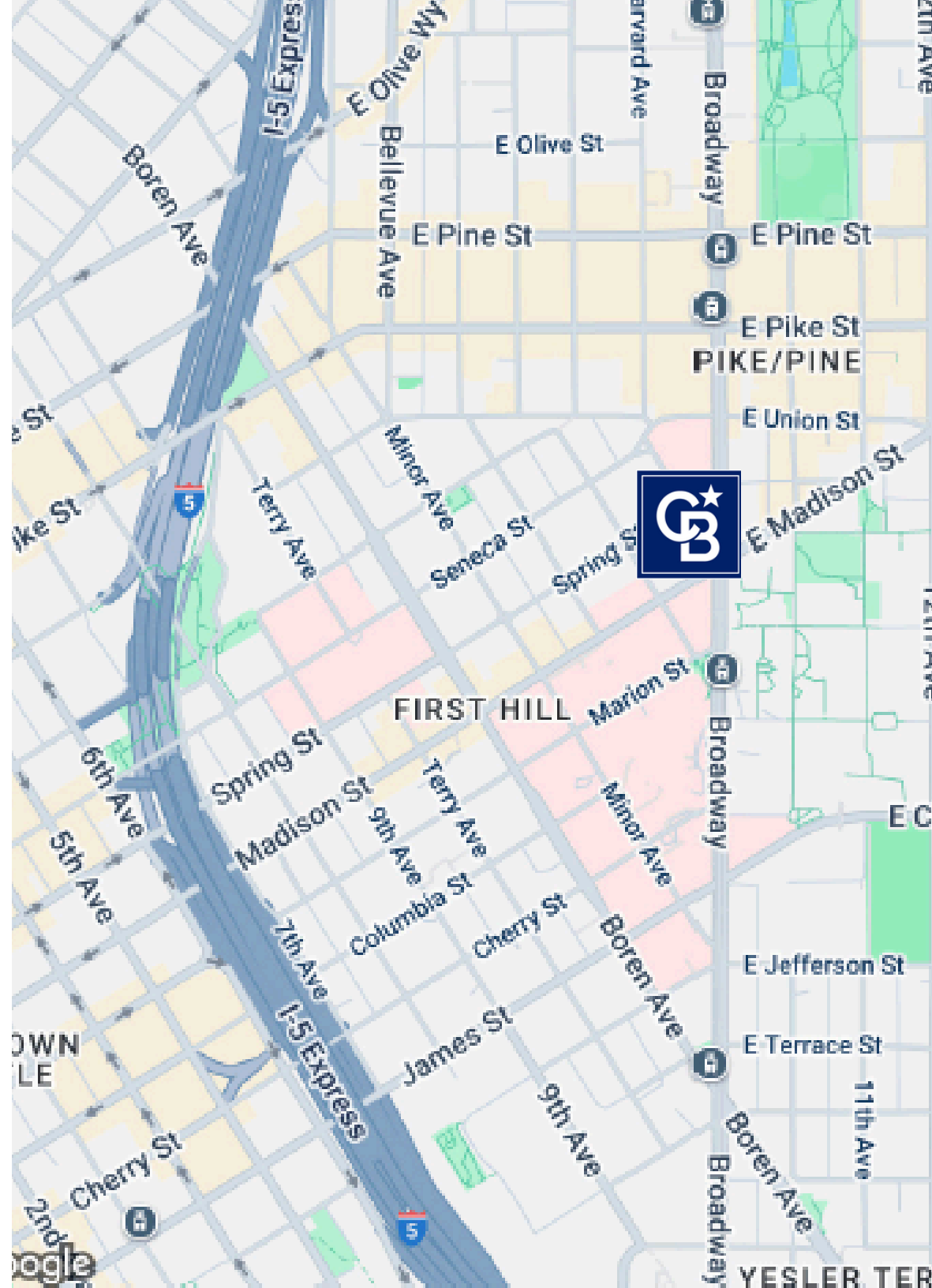
- Seattle University
- Seattle Central College (0.1 miles)
- University of Washington (4 miles)

Medical

- Swedish Hospital First Hill Campus (0.2 miles)
- Virginia Mason Medical Center (0.5 miles)
- Harborview Medical Center (0.7 miles)
- Kaiser Permanente Capitol Hill (1.1 miles)

Transportation

- Light Rail - Capitol Hill Station (0.7 mile)
- Light Rail - Westlake Station (1 mile)



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DEMOGRAPHICS (drive time of 10 minutes)

- **Population: Approximately:** 179,308 population total.
- **Median Age:** 34.1
- **Household Income:** The median household income is \$129,927, with a significant percentage earning over \$200,000.
- **Population Growth Rate:** 1.84%.
- **Education Level:** Approximately 73.4% of residents hold a bachelor's degree or higher, reflecting a well-educated community that supports higher-income jobs.
- **Median Home Value:** \$1,159,667
- **Renters vs. Owners:** The rental market accounts for 24.1% of housing, indicating a significant opportunity for rental investments. Home ownership is at 75.9%

Source: This contains data provided by Esri (2025), ACS (2019-2023).





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