



**COLDWELL BANKER
COMMERCIAL
DANFORTH**

OFFERING MEMORANDUM

Broadway/Madison Retail Space

AVAILABLE FOR LEASE

1001 Broadway, Seattle, WA 98122

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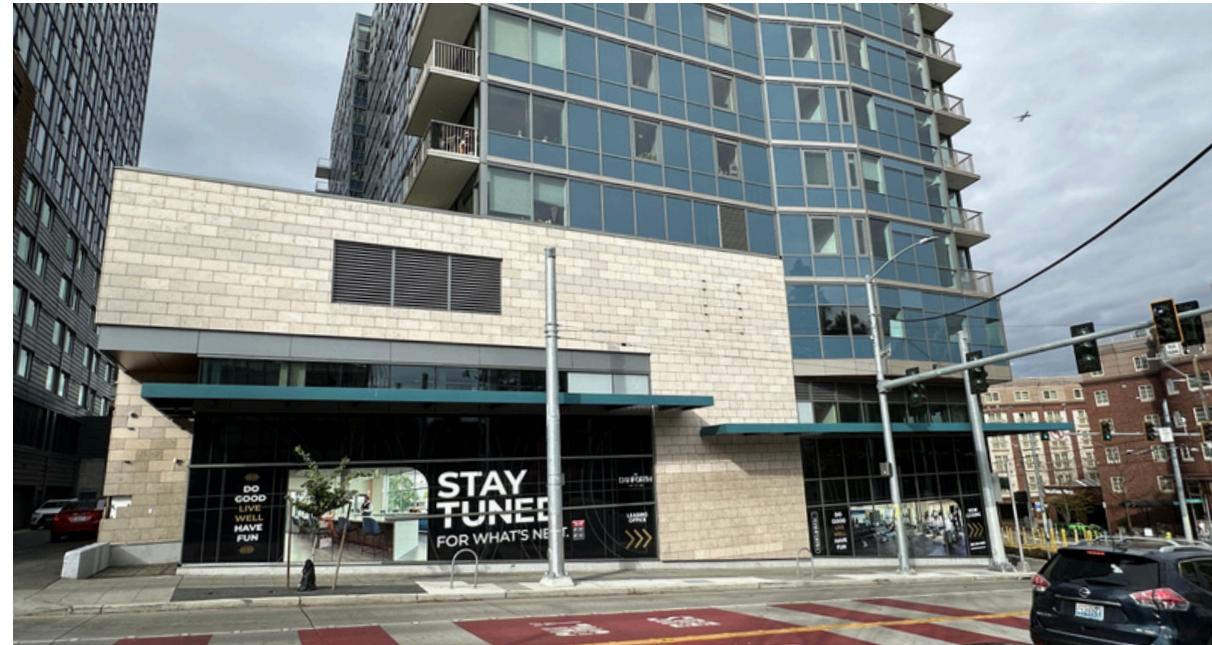
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SPACE SUMMARY

- **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.



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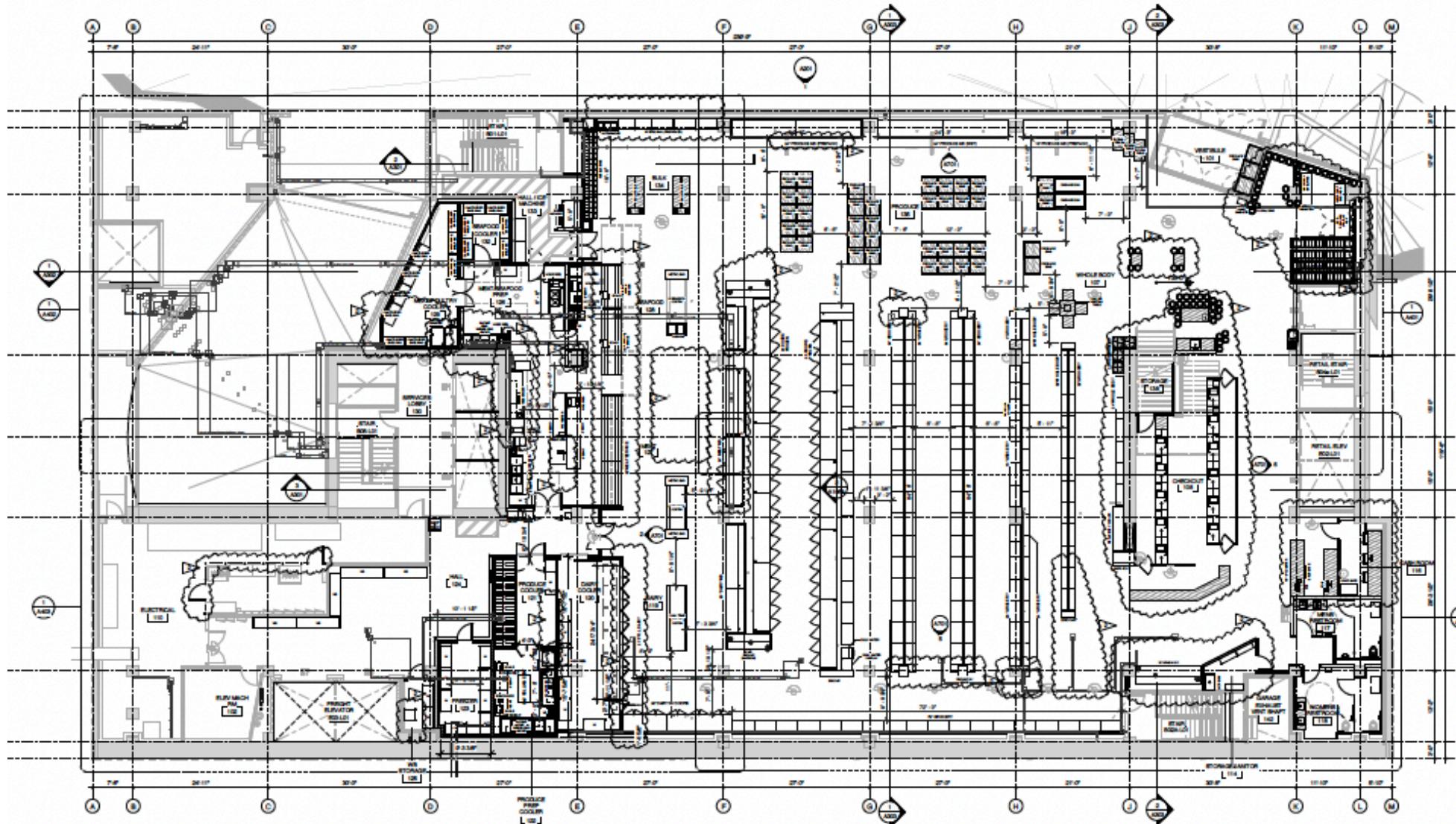
KEY FEATURES

- 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



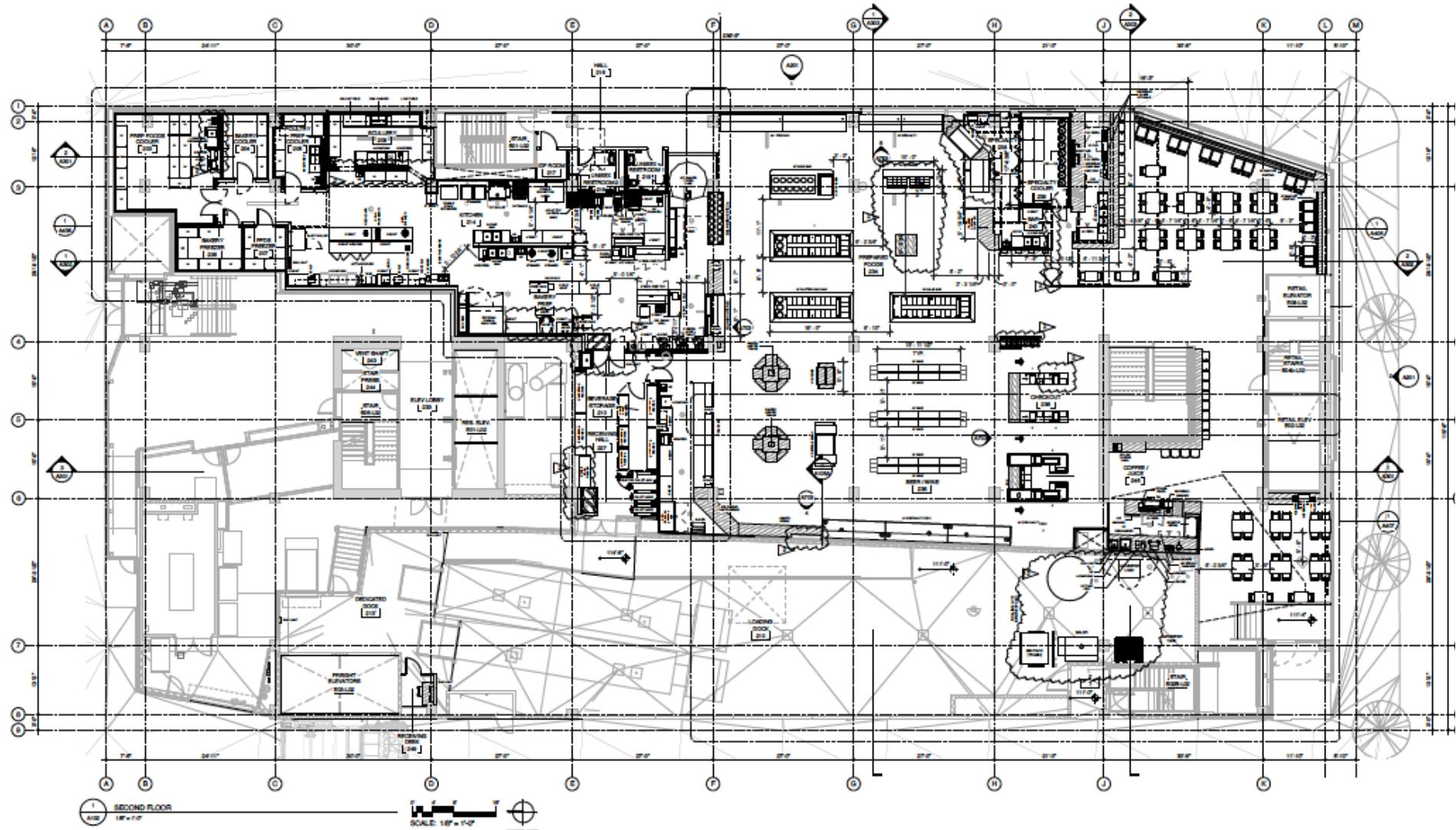
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FLOOR PLANS



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FLOOR PLANS



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AERIAL



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NEARBY AMENITIES

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

Education

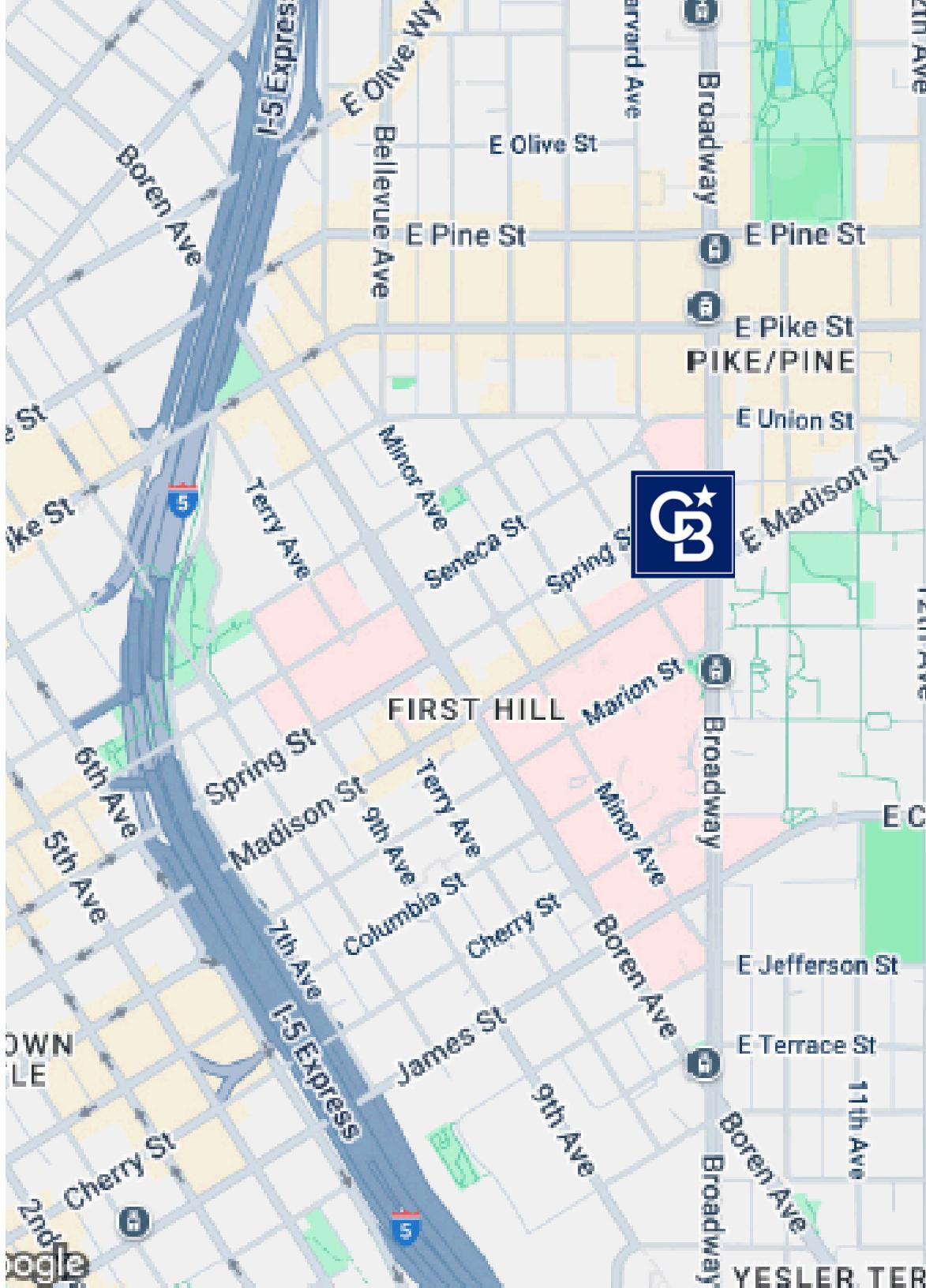
- Seattle University
- Seattle Central College (0.1 miles)
- University of Washington (4 miles)

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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