

# 2600 E Union

Seattle, WA

600 SF

Stand Alone  
Building For Sale

Perfect  
**Owner User**  
Opportunity



# The Offering

Newmark is pleased to present the opportunity to acquire 2600 East Union Street. The property is located in the Central District neighborhood of Seattle, WA between Madrona and Capitol Hill.

This is a unique opportunity to acquire a property in the heart of Seattle. The site is zoned LR1 (Lowrise 1 Residential), offering potential for future residential development. The property has also previously been permitted for food and beverage as a legal nonconforming use, providing additional flexibility for a new owner or operator.

# Property Summary

Asking Price:	\$600,000
Address:	2600 E Union Street, Seattle, WA
Building Area:	600 RSF
Year Built / Renovated:	1941 / 1980
Parcel Number:	118900-0055
Site Area:	1,860 SF
Zoning:	LR1 (M)

# Highlights

- Zoning: LR1 (Lowrise 1 Residential)
- Prior Use: Food & Beverage (legal nonconforming; no longer guaranteed). Commercial use opportunities include, food processing and craft work, general sales and services, and restaurants.
- Excellent Owner User Opportunity to open a business in the growing Central District neighborhood with easy access to Madrona, Madison Park, Capitol Hill, and Downtown Seattle. Strong neighborhood setting with excellent accessibility and visibility.
- 600 RSF stand alone building located on a 1,860 SF Lot allowing for a outdoor patio and/ or garden located right on East Union Street.
- This property presents options for both redevelopment and potential continuation of commercial activity, subject to city approval.
- Buyer Responsibility: Buyer to verify all current permitted uses with the City of Seattle



# Owner Improvements

- Interior shell condition
- Framing repairs
- New Roof
- Exterior Paint
- Rough in for mini split HVAC
- Added two skylights
- New water main supply
- Plumbing rough in
- New electrical wiring
- Added fresh door to side yard



# Property Description

Construction Components:	Concrete, concrete slab foundation
HVAC System:	Rough in for mini split HVAC. No cooling.
Exterior Walls:	Cement / Concrete
Roof System:	Thermoplastic Polyolefin (TPO)
Windows:	TBD
Restrooms:	1
Plumbing:	Domestic water supplied through city water system
Electrical:	200 amp
Electric Utility:	Seattle City Light
Water & Sewer:	City of Seattle
Garbage:	City of Seattle
Parking:	Street Parking



# Property Description

2600 E Union Street offers classic 1940's architecture at the corner of East Union and 26th Street.

Former restaurant space currently in shell condition offers a clean slate ready to customize. Ample yard space provides for exterior seating options. Repurpose this urban gem into an iconic neighborhood food & beverage gathering space, craft or art studio, or a boutique retail shop.

This property presents options for both redevelopment and potential continuation of commercial activity, subject to city approval.

2600 E Union Street is situated just blocks from the rapidly developing Central District retail core, home to many retailers including PCC Natural Markets, Chuck's Hop Shop, Tacos Chukis, Communion Restaurant & Bar, Uncle Ikes, and more.



# Demographics

	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE
Total Population:	53,724	160,469	370,411
Daytime Population:	52,324	306,974	576,994
Avg HH Income:	\$172,553	\$158,183	\$166,071
Avg Home Value:	\$1,015,650	\$1,018,752	\$1,004,457
Avg HH Size:	1.94	1.78	1.89
Median Age:	35.9	37.8	36.0

# Notable Retail

**COMMUNION**  
RESTAURANT & BAR



**RAISED**  
DOUGHNUTS & CAKES



# Consumer Profile



**Metro Renters**  
38.3%

- Single, highly mobile & highly educated
- Early adopters of new technology
- Value socializing, education & creativity



**Trendsetters**  
19.9%

- Live life to its full potential
- Educated, young singles enjoy upscale living
- Spenders rather than savers



**Urban Chic**  
9.9%

- Mostly married, affluent professionals
- Busy, well-connected & well-educated
- Maintains a "green" lifestyle

# The Neighborhood

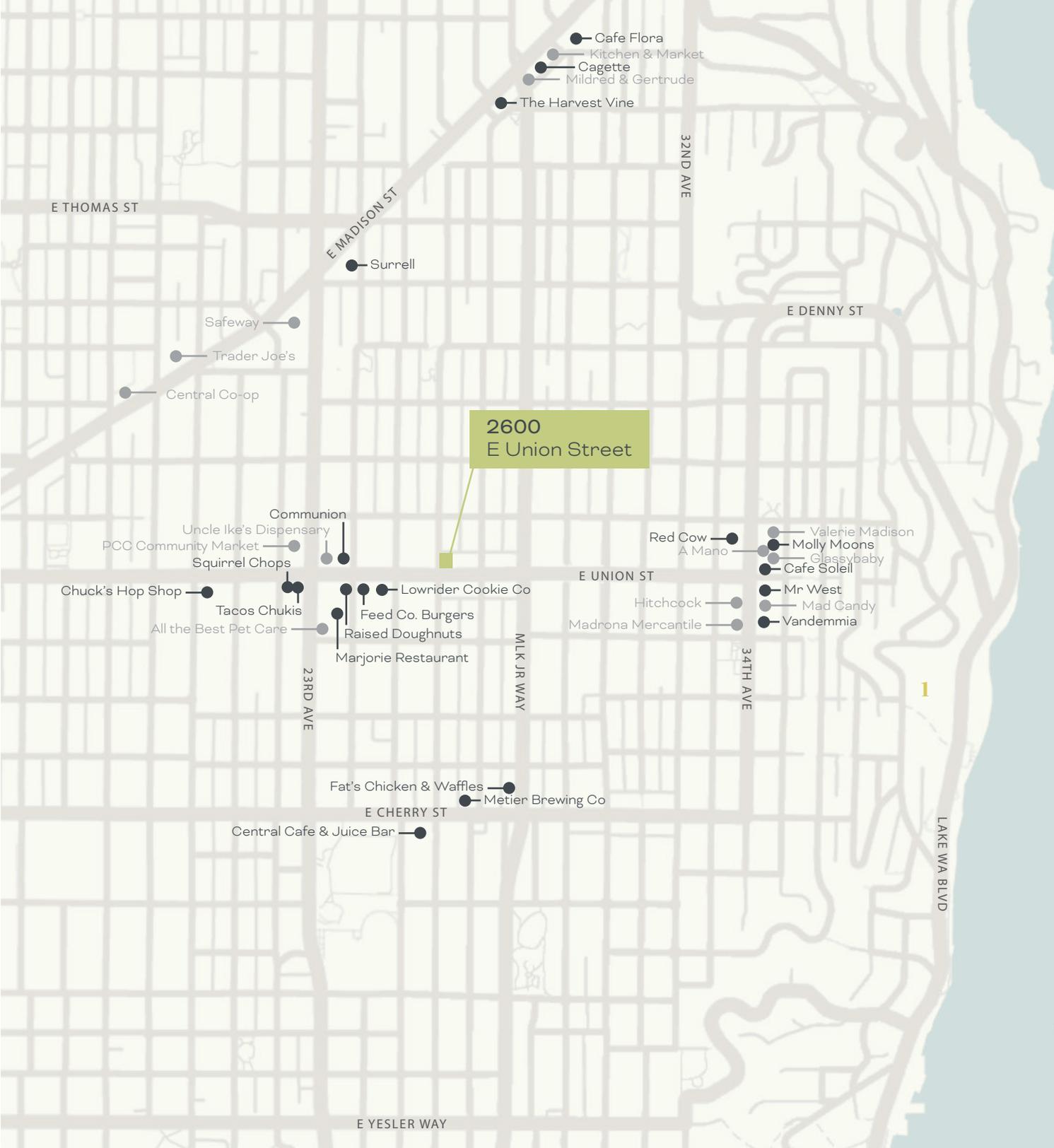


## food & beverage

- Communion
- Lowrider Cookie Co
- Feed Co. Burgers
- Raised Doughnuts
- Marjorie
- Tacos Chukis
- Squirrel Chops
- Chuck's Hop Shop
- Molly Moon's
- Red Cow
- Cafe Soleil
- Vandemmia
- Mr West
- Fat's Chicken
- Metier Brewing
- Central Cafe
- Harvest Vine
- Cagette
- Cafe Flora
- Surnell

## retail

- Uncle Ike's
- All the Best
- Hitchcock
- Kitchen & Market
- Madrona Mercantile
- Mildred & Gertrude
- Valerie Madison
- PCC
- A Mano
- Safeway
- Central Co-op
- Trader Joe's
- Glassybaby
- Mad Candy



1

Lake Washington



# Area Overview

The Puget Sound Region is one of the most vibrant and dynamic economies in the United States and has long been recognized as the business, financial and cultural center of the Pacific Northwest.

The greater Seattle area possesses a critical mass of well-capitalized and innovative companies that are global leaders in industries such as aerospace, biotechnology, and wireless services. Leading companies and organization that draw upon the area's highly educated and productive workforce include Microsoft, Amazon, Boeing, Expedia, F5 Networks, Nordstrom, Costco Wholesale, REI, Starbucks, Nintendo, Expeditors International and PACCAR.

The Region benefits from the unique confluence of capital, a highly educated workforce and an environment of collaboration. At the center of this environment is the University of Washington, a globally respected research-based institution with an annual research budget exceeding \$1 billion, and The Bill and Melinda Gates Foundation with an endowment now exceeding \$40 billion. This significant capital base paired with a highly knowledgeable workforce is providing the opportunity for continued research and business activity at critical institutions such as the Fred Hutchinson Cancer Research Center, Allen Institute for Brain Science, Institute for Systems Biology, PATH, and Seattle Biomedical Research Institute.

This unique vibrant and diverse environment has attracted and motivated other innovative and high growth companies to establish a presence in the region, including industry leaders Google, META, Apple, Adobe, Getty Images, Zillow, DocuSign, Salesforce.com, T-Mobile, AirBnB and eBay to name a few.

## Leading Companies

NORDSTROM



FRED HUTCH  
CURES START HERE™



# Parcel Map



# 2600 E Union

Seattle, WA



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