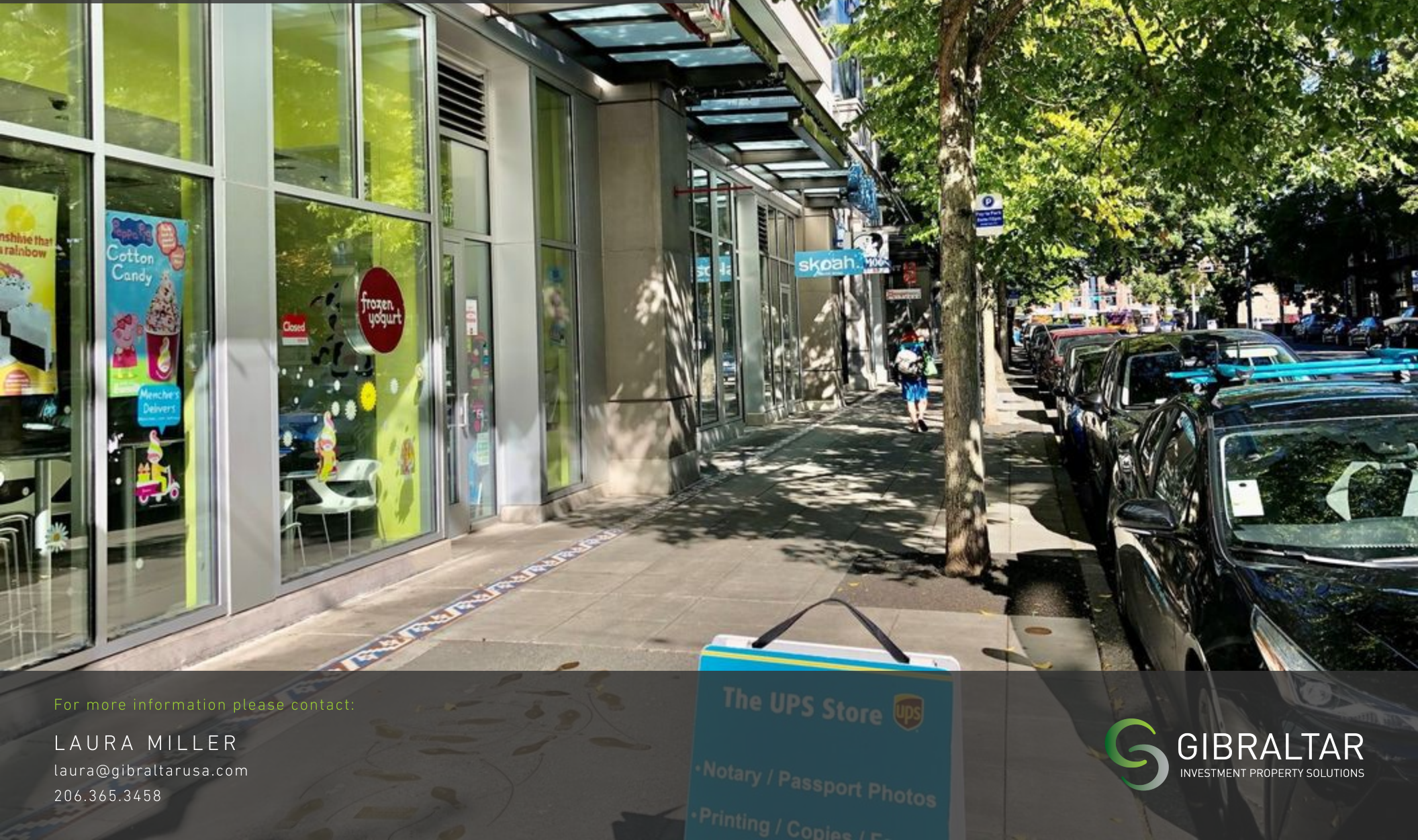


# RETAIL FOR LEASE

PATENT 523

523 Broadway East, Seattle, WA 98102



For more information please contact:

LAURA MILLER

[laura@gibraltarusa.com](mailto:laura@gibraltarusa.com)

206.365.3458





523 BROADWAY EAST, SEATTLE, WA 98102

PATENT 523



### PROPERTY HIGHLIGHTS

- Prime retail space in the heart of Seattle's vibrant Capitol Hill neighborhood, known for great food and entertainment!
- High visibility location on Broadway East, at the base of Patent 523, a 295 unit apartment building
- 55 shared retail parking stalls in on-site garage with 1 hour validation
- Co-tenants include CorePower Yoga, Orangetheory Fitness, Local Bigger Burger, Gentle Dental, and Timeless Tea
- Steps from dominant area grocer (QFC)



79

TRANSIT SCORE



98

WALK SCORE



92

BIKE SCORE



72,054

TOTAL POPULATION



42,598

TOTAL HOUSEHOLDS



\$112,928

MEDIAN INCOME

\* Estimated 2020 demographic data based on 1 mile radius



523 BROADWAY EAST, SEATTLE, WA 98102

PATENT 523



Suite 511



Suite 507



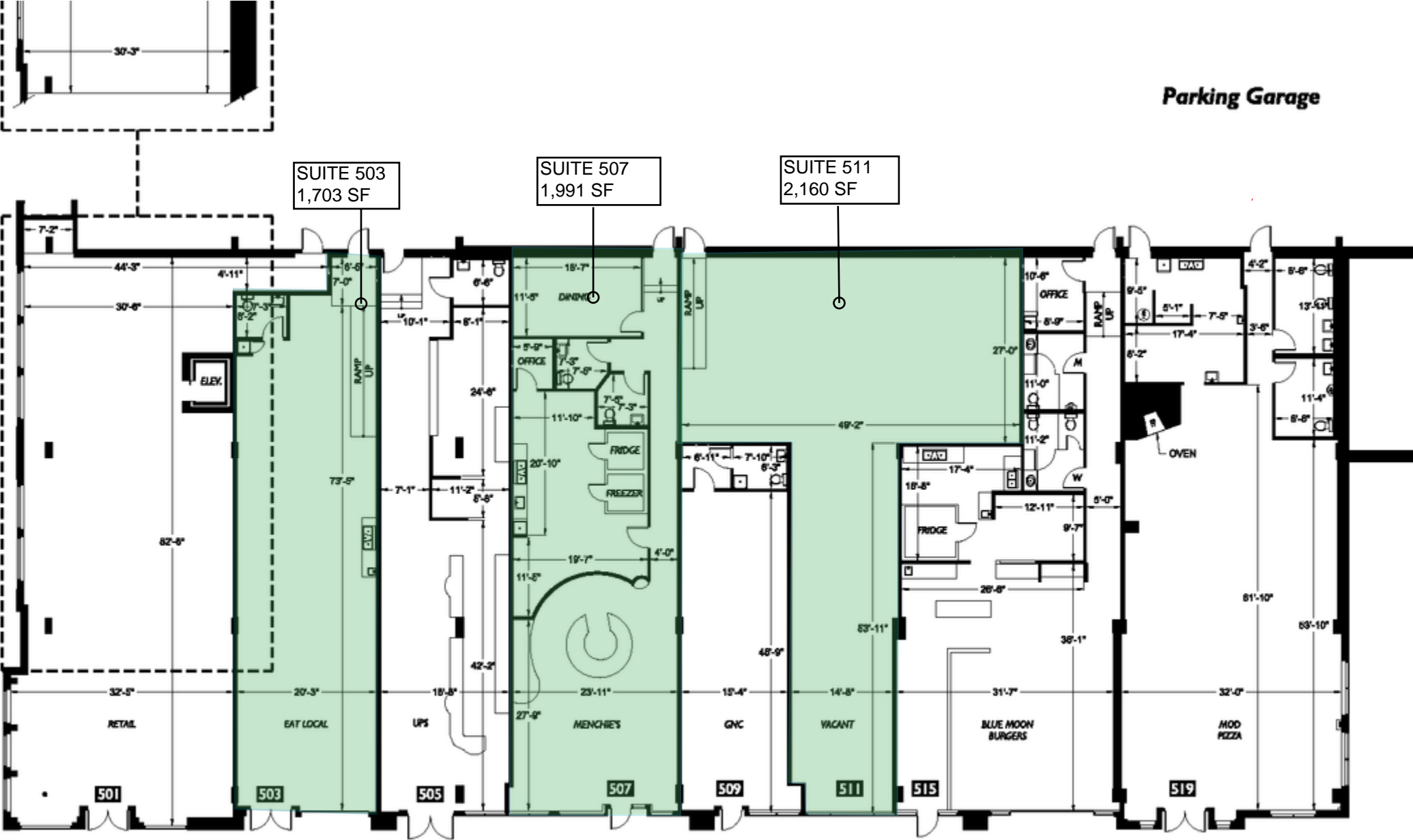
523 BROADWAY EAST, SEATTLE, WA 98102

P A T E N T 5 2 3



#### AVAILABLE SPACES

SUITE	SIZE	2022 NNN	LEASE RATE	AVAILABILITY
Suite 503	1,703 SF	\$11.00	\$39.00 SF/yr	Available July 1, 2022. Suite features operable roll-up storefront door.
Suite 507	1,991 SF	\$11.00	\$39.00 SF/yr	Available June 1, 2022. Suite features large storefront windows.
Suite 511	2,160 SF	\$11.00	\$28.00 SF/yr	Available now. Suite features large storefront windows.



523 BROADWAY EAST, SEATTLE, WA 98102

PATENT 523

