

FOR LEASE
RESTAURANT/CAFE SPACE

PRIME ROOSEVELT NEIGHBORHOOD
6319 Roosevelt Way NE, Seattle, WA 98115



For more information please contact:

LAURA MILLER
laura@gibraltarusa.com
206.351.3573



6319 ROOSEVELT WAY NE, SEATTLE, WA 98115

RESTAURANT / CAFE OPPORTUNITY



THE LOCATION

Located in the heart of Seattle's Roosevelt neighborhood, the property enjoys proximity to a diverse array of small businesses, cafes and eateries. Just a short distance away, Green Lake provides a picturesque setting for outdoor activities, while the University of Washington campus infuses the area with a vibrant, intellectual atmosphere. Commuters benefit from convenient access to public transportation and major roadways.

THE OPPORTUNITY

- Character-filled brick building features a high traffic corner location
- Great local landlord is seeking an experienced operator with a creative vision for this unique opportunity
- Ideal for cafe or restaurant
- Landlord to provide 600amp/3 phase electrical service, gas service and venting for Type I or Type II hood
- 2 reserved parking stalls (\$150/mo per stall)
- Surrounding neighborhood businesses include El Camion, Whole Foods Market, barre3, Portage Bay Cafe, Broadcast Coffee, Due Cucina. Steps from Roosevelt Light Rail Station.
- 1,441 SF
- Rental Rate \$43/SF/YR plus NNN (TBD)



70

TRANSIT SCORE



97

WALK SCORE



99

BIKE SCORE



137,089

TOTAL POPULATION



59,129

TOTAL HOUSEHOLDS



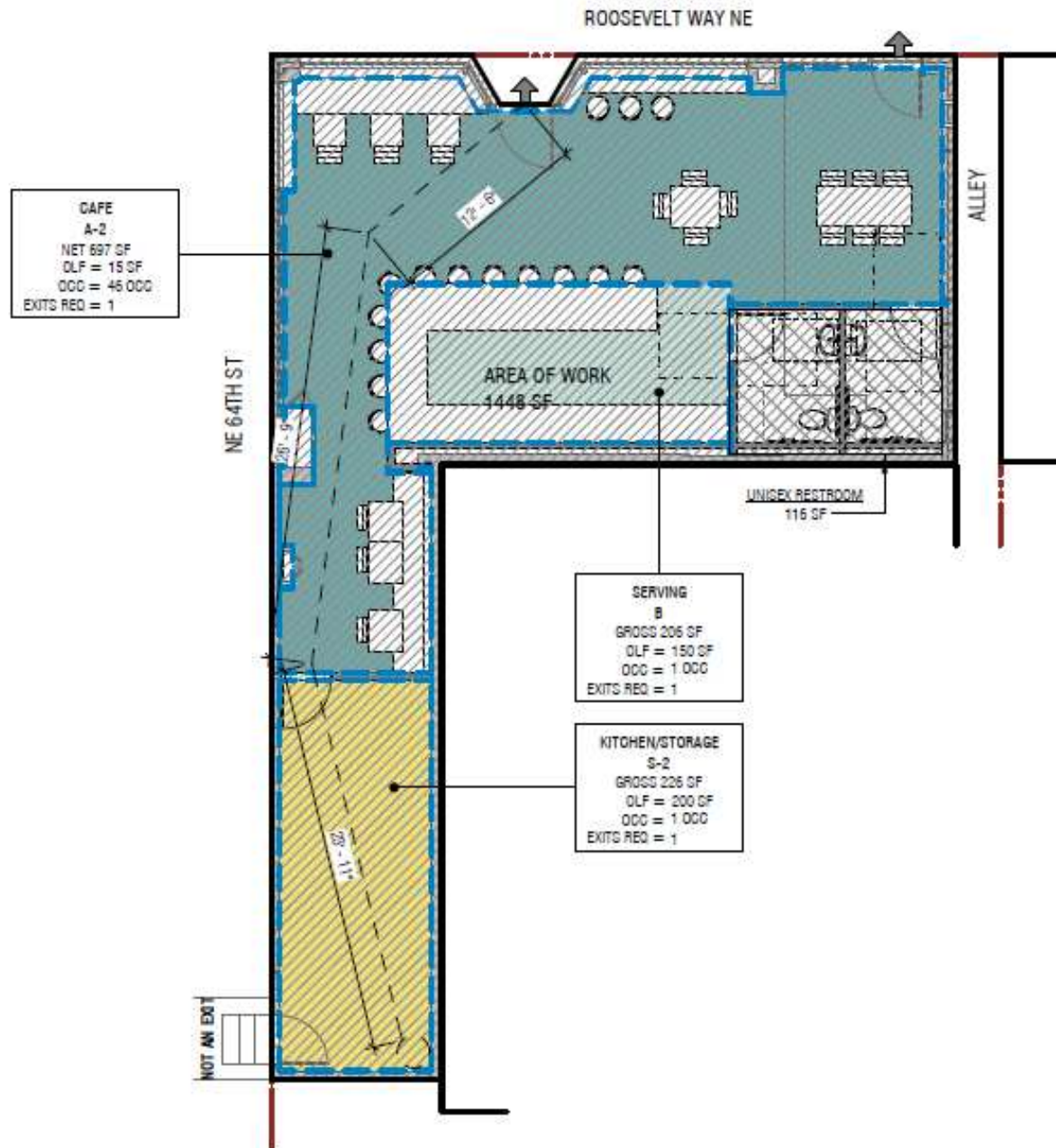
\$145,492

MEDIAN INCOME

*2024 demographics based on a 2-mile radius

6319 ROOSEVELT WAY NE, SEATTLE, WA 98115

RESTAURANT / CAFE OPPORTUNITY



CAFE
A-2
NET 697 SF
DLF = 15 SF
OCC = 45 OCC
EXITS REQ = 1

AREA OF WORK
1448 SF

UNISEX RESTROOM
116 SF

SERVING
B
GROSS 206 SF
DLF = 150 SF
OCC = 1 OCC
EXITS REQ = 1

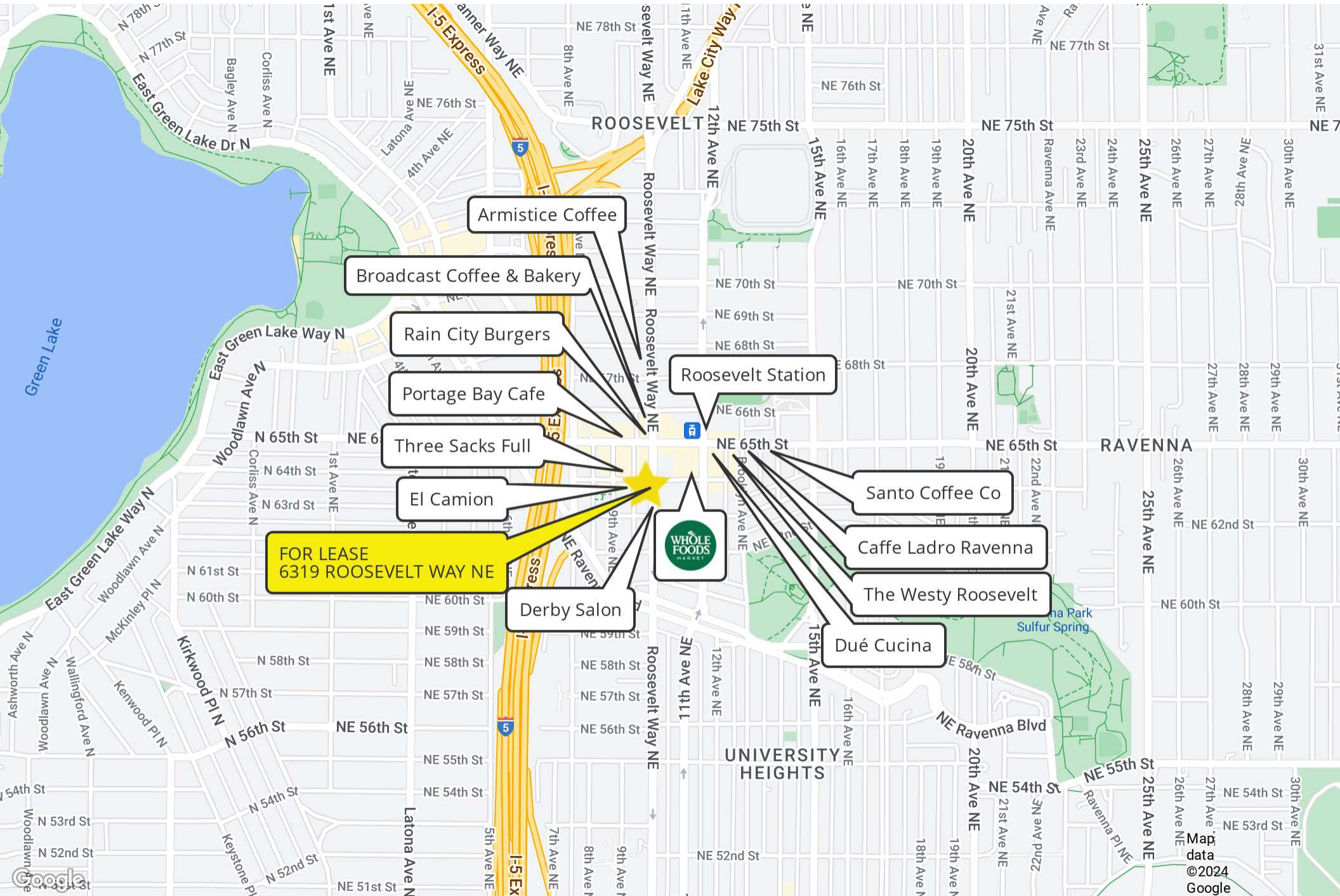
KITCHEN/STORAGE
S-2
GROSS 226 SF
DLF = 200 SF
OCC = 1 OCC
EXITS REQ = 1

NOT AN EXIT

1 LEVEL 1 - FOOD & BEV SCENARIO
1/8" = 1'-0"

6319 ROOSEVELT WAY NE, SEATTLE, WA 98115

RESTAURANT / CAFE / BREWPUB OPPORTUNITY



FOR LEASE
6319 ROOSEVELT WAY NE

Armistice Coffee

Broadcast Coffee & Bakery

Rain City Burgers

Portage Bay Cafe

Three Sacks Full

El Camion

Derby Salon

Roosevelt Station

Santo Coffee Co

Caffe Ladro Ravenna

The Westy Roosevelt

Du e Cucina

