

RETAIL FOR LEASE

HOLLYWOOD LOFTS

127 Broadway E, Seattle, WA 98102

NEW RENTAL
RATE



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 **GIBALTAR**
INVESTMENT PROPERTY SOLUTIONS

127 BROADWAY E, SUITE B, SEATTLE, WA 98102

HOLLYWOOD LOFTS



LOCATION OVERVIEW

Hollywood Lofts is an intimate 24-unit residential oasis in the heart of Capitol Hill on Broadway. The Building is at the nexus of transit options, walkability, and livability, with enviable proximity to Cal Anderson Park, Seattle Central Community College and minutes to the greater Seattle community by light rail, streetcar, and bus. Hollywood Lofts is directly across the street from the Capitol Hill Sound Transit Station, which brings thousands of riders to the neighborhood daily.

PROPERTY HIGHLIGHTS

- Ideal location directly across from Capitol Hill Transit Oriented Development, a mixed-use project surrounding the Light Rail Station comprised of 428 apartment homes, 30,000 SF of commercial space, and future home of Capitol Hill Farmer's Market
- Building was completely reconstructed in 2016
- Features include exposed brick walls, concrete floors, 11'10" board-form poured exposed concrete ceilings, and operable aluminum clad wood storefront windows with interior wood detailing
- Retail Co-tenant: Don't Yell At Me cafe



92

TRANSIT SCORE



98

WALK SCORE



80

BIKE SCORE



199,271

TOTAL POPULATION



109,507

TOTAL HOUSEHOLDS



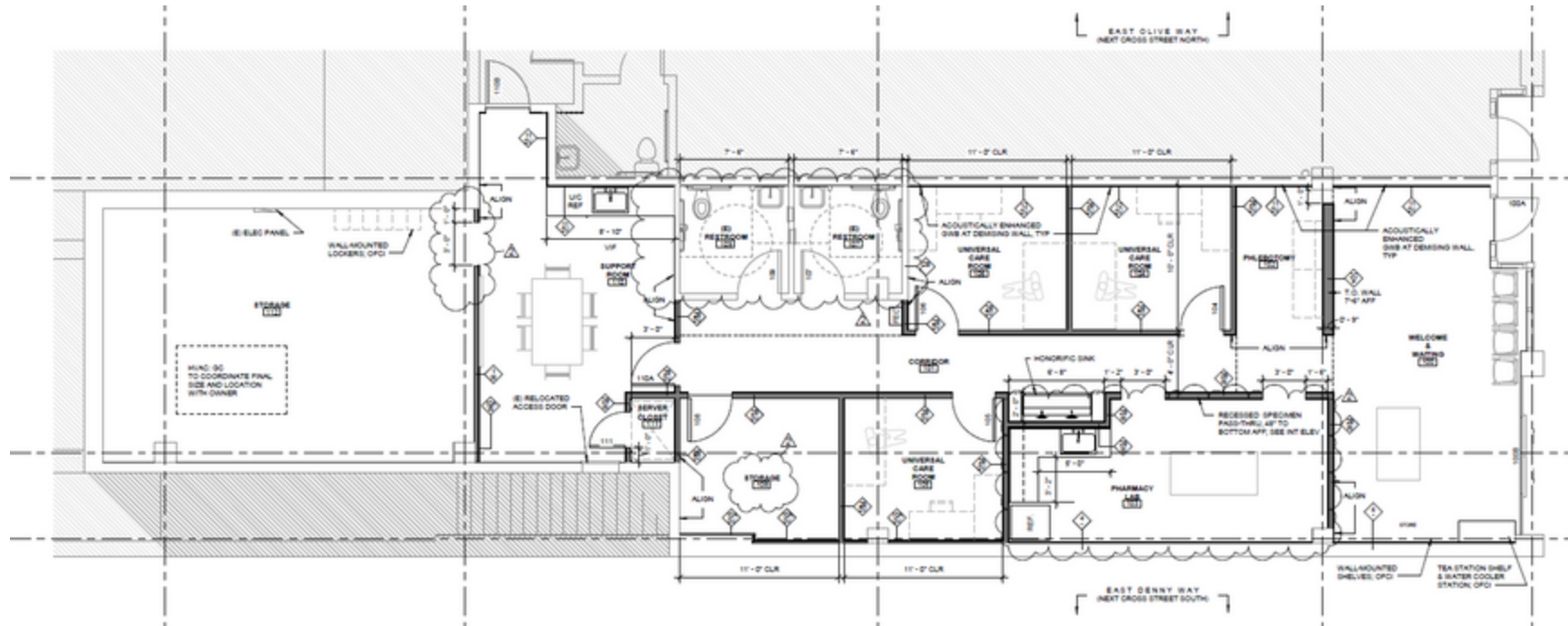
\$96,422

MEDIAN INCOME

* Estimated 2020 demographics based on 2 mile radius

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HOLLYWOOD LOFTS



Suite	Tenant	Size (SF)	NNN	Lease Rate	Description
Suite B	-	1,619 SF	-	-	LEASED - Don't Yell At Me
Suite A	Available	2,424 SF	\$7.08	\$34.00 SF/yr	Second generation retail space, formerly urgent care clinic. Ideal for healthcare, veterinarian, dental, and boutique retail. Features operable aluminum clad wood storefront windows, concrete floors, 11'10" ceilings, and in-suite restroom.

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