

1411 FOURTH AVENUE RETAIL

Prime street-level retail
space in heart of Seattle's
Central Business District



JASON MILLER
Vice President
206.296.9649
jason.miller@kidder.com

km Kidder
Mathews

1411 FOURTH AVENUE RETAIL

1411 4TH AVE | SEATTLE, WA

Superior retail location with high-volume pedestrian traffic on Fourth Ave and Union St



**SEATTLE, WA
CENTRAL BUSINESS
DISTRICT**



2 SPACES AVAILABLE
Suite A - 2,747 SF
Suite B - 3,329 SF



**ICONIC TOURIST
DESTINATION**



**PRIME RETAIL
OPPORTUNITIES**



**TRANSIT PARADISE
98 OUT OF 100**



**WALKERS PARADISE
100 OUT OF 100**



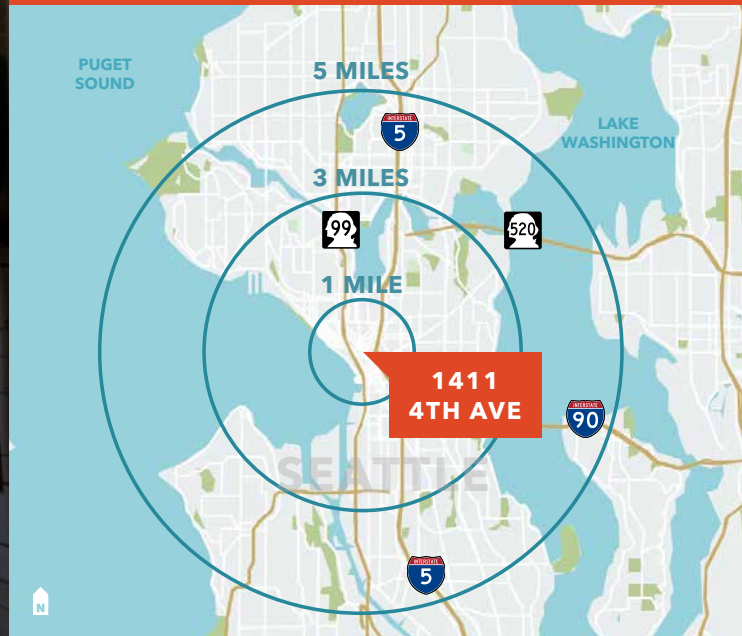
**HIGH-VISIBILITY
STOREFRONT**



**STRONG
DEMOGRAPHIC
GROWTH RECORD**

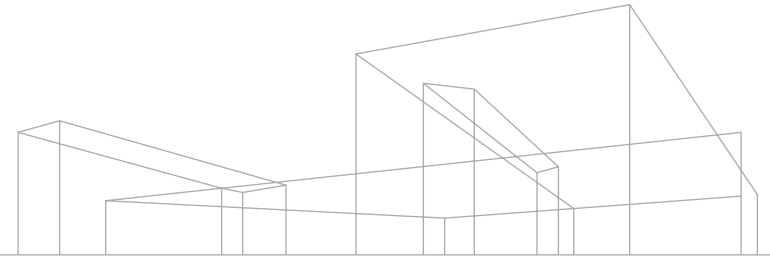
Demographic Snapshot

	1 Mile	3 Miles	5 Miles
Daytime Population (Age 16+)	215,841	373,145	571,228
2022 Population (Est)	93,454	263,091	517,808
Average HH Income	\$124,836	\$136,231	\$136,434
Projected Growth 2022 - 2027	11.63%	9.59%	8.59%



1411 FOURTH AVENUE RETAIL

1411 4TH AVE | SEATTLE, WA



Suite Availabilities

2,747 SF

SUITE A

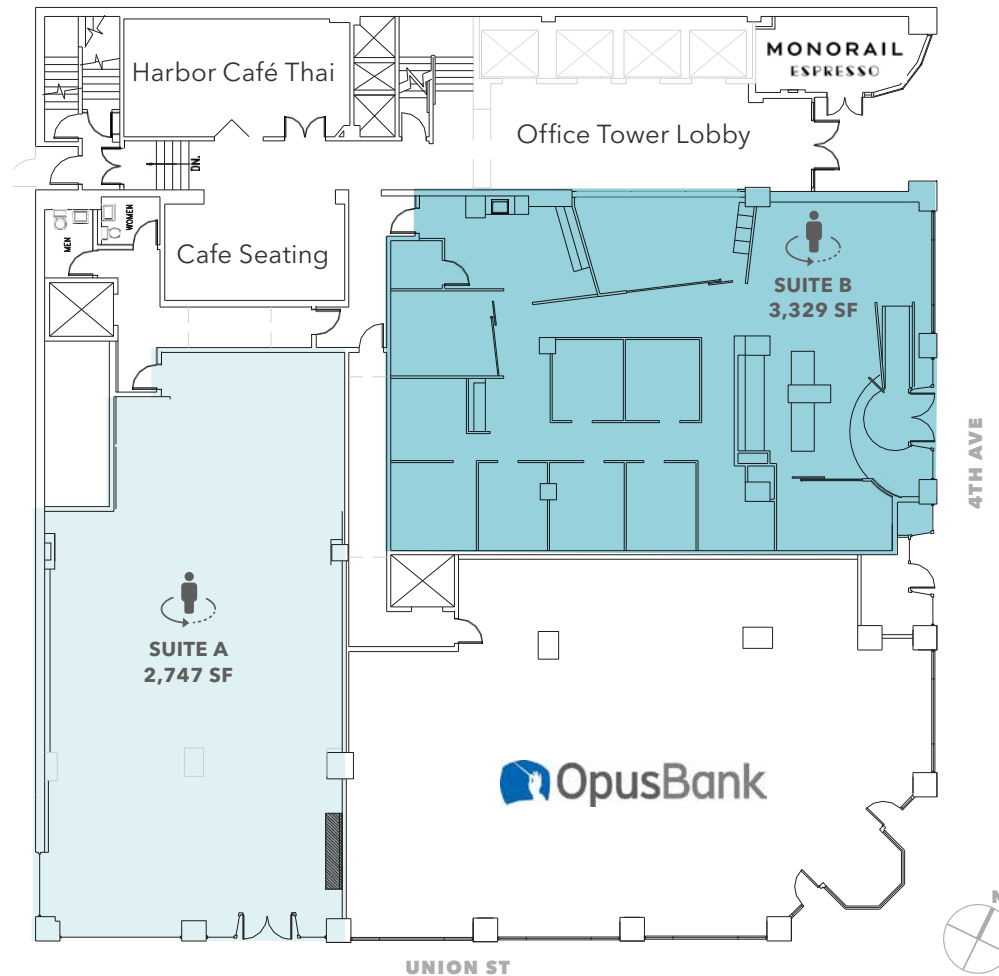
3,329 SF

SUITE B

CALL

FOR RATES

Suites A & B offer high-traffic, street-level opportunities in Seattle CBD's retail core



1411 FOURTH AVENUE RETAIL

1411 4TH AVE | SEATTLE, WA

Be in the Center of
Seattle's Refreshed
Retail District

NEW RETAIL WITHIN 1/2 BLOCK

amazon go

PCC
COMMUNITY
MARKETS

RAINIER
SQUARE

Iconic Tourist
Destination with
10M+ Overnight
Visitors Annually



Downtown Seattle
Transit Tunnel



1411 FOURTH AVENUE RETAIL

1411 4TH AVE | SEATTLE, WA



LAKE WASHINGTON



CAPITOL HILL



SODO



SOUTH LAKE UNION



NORDSTROM

1411 4TH AVE



Denny Park



BELLTOWN



PUGET SOUND



UW Medicine

BILL & MELINDA GATES foundation



KIDDER.COM



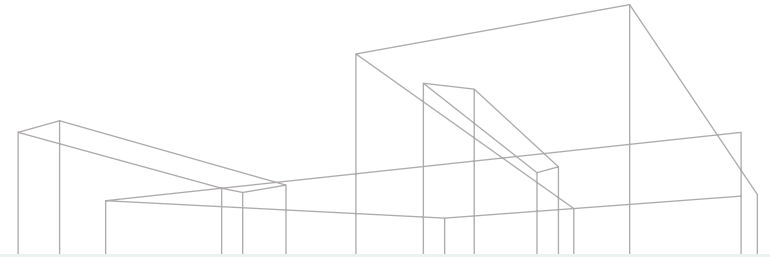
1411 FOURTH AVENUE RETAIL

1411 4TH AVE | SEATTLE, WA



1411 FOURTH AVENUE RETAIL

1411 4TH AVE | SEATTLE, WA



POPULATION

	1 Mile	3 Miles	5 Miles
2022 Estimated Population	93,454	263,091	562,279
2027 Projected Population	104,323	288,321	163,220
2010 Census Population	50,306	174,591	374,919
Projected Annual Growth (2022-2027)	11.63%	9.59%	8.59%
Historical Annual Growth (2010-2021)	85.77%	50.69%	38.11%
2021 Median Age	39.20	39.00	38.30

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2022 Estimated Households	55,364	137,361	246,383
2027 Projected Households	61,584	149,893	266,745
2010 Census Households	31,322	95,432	184,139
Projected Annual Growth (2021-2026)	11.23%	9.12%	8.26%
Historical Annual Growth (2010-2022)	76.76%	43.94%	33.80%

BUSINESS 2022 EST

	1 Mile	3 Miles	5 Miles
Total Business	14,722	26,603	41,815
Total Employees	190,706	300,028	434,766
Employee/Business	13	11	10

INCOME 2022 EST

	1 Mile	3 Miles	5 Miles
Avg HH Income	\$124,836	\$136,231	\$136,434
Median HH Income	\$95,119	\$107,070	\$107,098

RACE/ETHNICITY 2022

	1 Mile	3 Miles	5 Miles
White	57,214	170,873	342,899
Black or African American	10,667	27,913	45,116
Native American	1,470	2,767	4,594
Est. Asian	18,981	46,372	94,604
Hawaiian or Pacific Islander	451	916	1,859
Hispanic	7,303	20,095	36,232
Two or More Races	4,671	14,250	28,735

2022 EDUCATION (AGE 25+)

	1 Mile	3 Miles	5 Miles
Some High School, No Diploma	4,412	9,312	17,839
High School Graduate	7,013	15,741	31,553
Some College, No Degree	15,779	39,037	76,829
Associate Degree	5,961	16,584	31,650
Bachelor's Degree	27,078	78,039	148,158
Advanced Degree	20,285	60,089	114,052
Graduate Degree (2021 Est)	29.5%	32.8%	31.1%

DATA SOURCE: COSTAR



1411 4TH AVE RETAIL

For leasing information contact

JASON MILLER

Vice President

206.296.9649

jason.miller@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.