



6,551 SF BOUTIQUE RETAIL

PALIHOTEL

FIRST & PINE | SEATTLE, WA

LEASING CONTACTS:
ANNE MARIE KOEHLER
ERIKA KOEHLER





107 PINE STREET | SEATTLE, WA

LUX RETAIL OPPORTUNITY IN SEATTLE'S NEWEST HOTEL

Palihotel is located at the gateway to Seattle's historic Pike Place Market along 1st Avenue at Pine Street in downtown Seattle. A significant renovation will transform a historic building into a luxury boutique hotel with exceptional retail at the ground level. The building's visibility to many attractions downtown Seattle has to offer includes Pike Place Market, The Seattle Art Museum as well as downtown Seattle's retail core and waterfront. Located directly across from the entrance to Pike Place Market, this one-of-a-kind opportunity for first class retail offers local and regional tenants the luxury to open adjacent to The Pike Place Market, home to over 10 million visitors annually.



PROJECT DETAILS

RETAIL AVAILABLE	Suite 4: 1,249 RSF (street) 521 RSF (mezz)
ASKING RENT	\$38 PSF (mezz) \$55 PSF (retail)
NNN'S	\$8.00 (estimated)
TENANT IMPROVEMENTS	Negotiable
DELIVERY	Ready for Tenant Improvements

BUILDING HIGHLIGHTS

- » 1,771 RSF for lease
- » Palihotel is a new hotel property located at the entrance to Seattle's famous Pike Place Market
- » Pike Place Market visibility for new and established retailers
- » Excellent opportunity to join a unique and well-established retail mix on First Avenue
- » The property's unique location affords easy access from downtown Seattle's financial and retail districts with trendy restaurants, boutique retail shops and sought-after attractions



2017 ESTIMATED DEMOGRAPHICS

	.25 MILES	.5 MILES	1 MILE	3 MILES
RESIDENTIAL POPULATION	4,705	12,856	51,550	205,933
DAYTIME POPULATION	28,929	122,054	244,597	427,383
MEDIAN HH INCOME	\$43,283	\$52,215	\$48,393	\$65,462
AVERAGE HH INCOME	\$86,635	\$89,268	\$81,915	\$101,422

NEIGHBORHOOD HIGHLIGHTS

- » Downtown Seattle's retail core, steps from the hotel, is home to national and local retail including Nordstrom's flagship store, Pacific Place shopping center, Westlake Center and Macy's.
- » Seattle's iconic Pike Place Market sees more than **10 million** overnight visitors annually.
- » The City's new nearby waterfront project is currently in development and will feature parks, biking trails, direct water access and much more.
- » 5.8 million SF of office, 1,108 residential units, and 8 hotels within 1/4 mile of Palihotel location.

96



WALKSCORE

97



TRANSIT SCORE

92



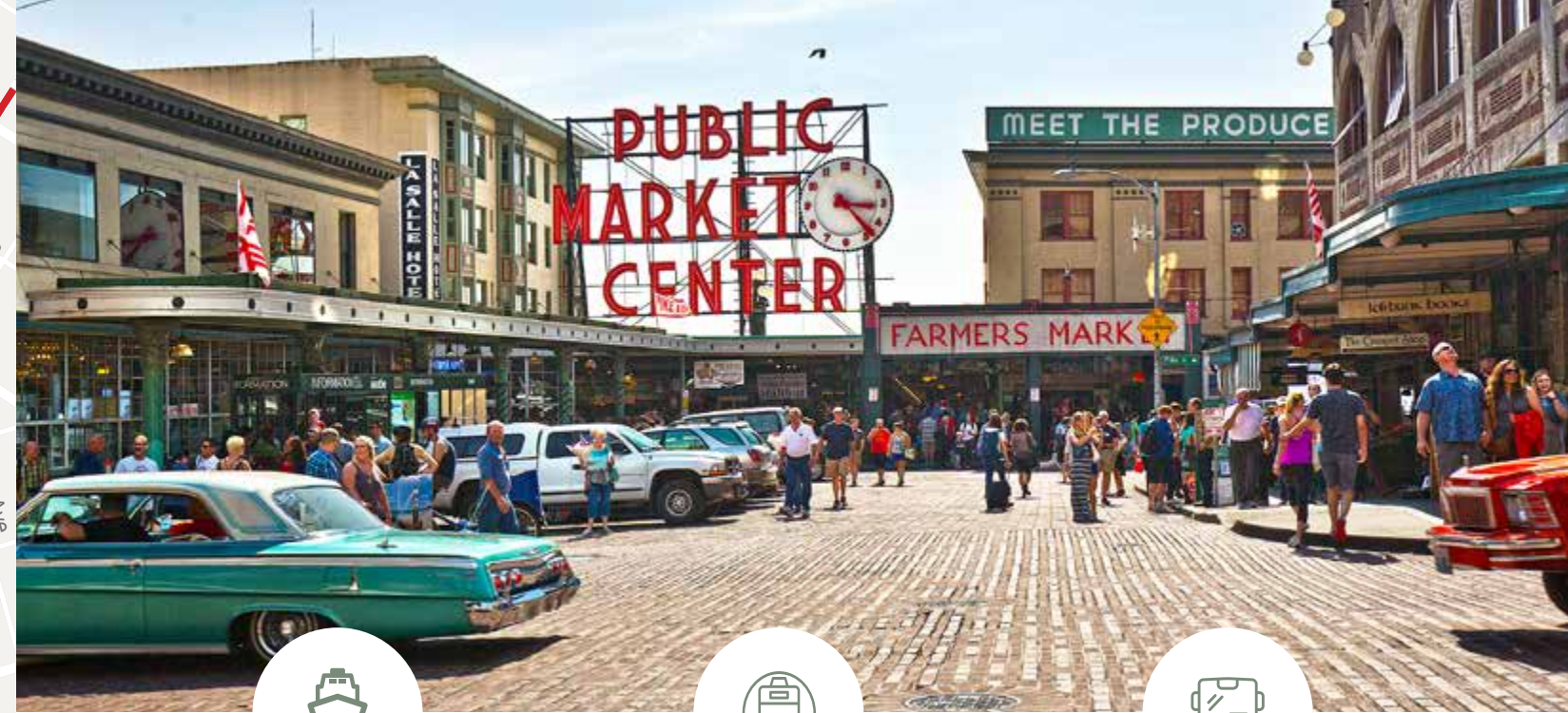
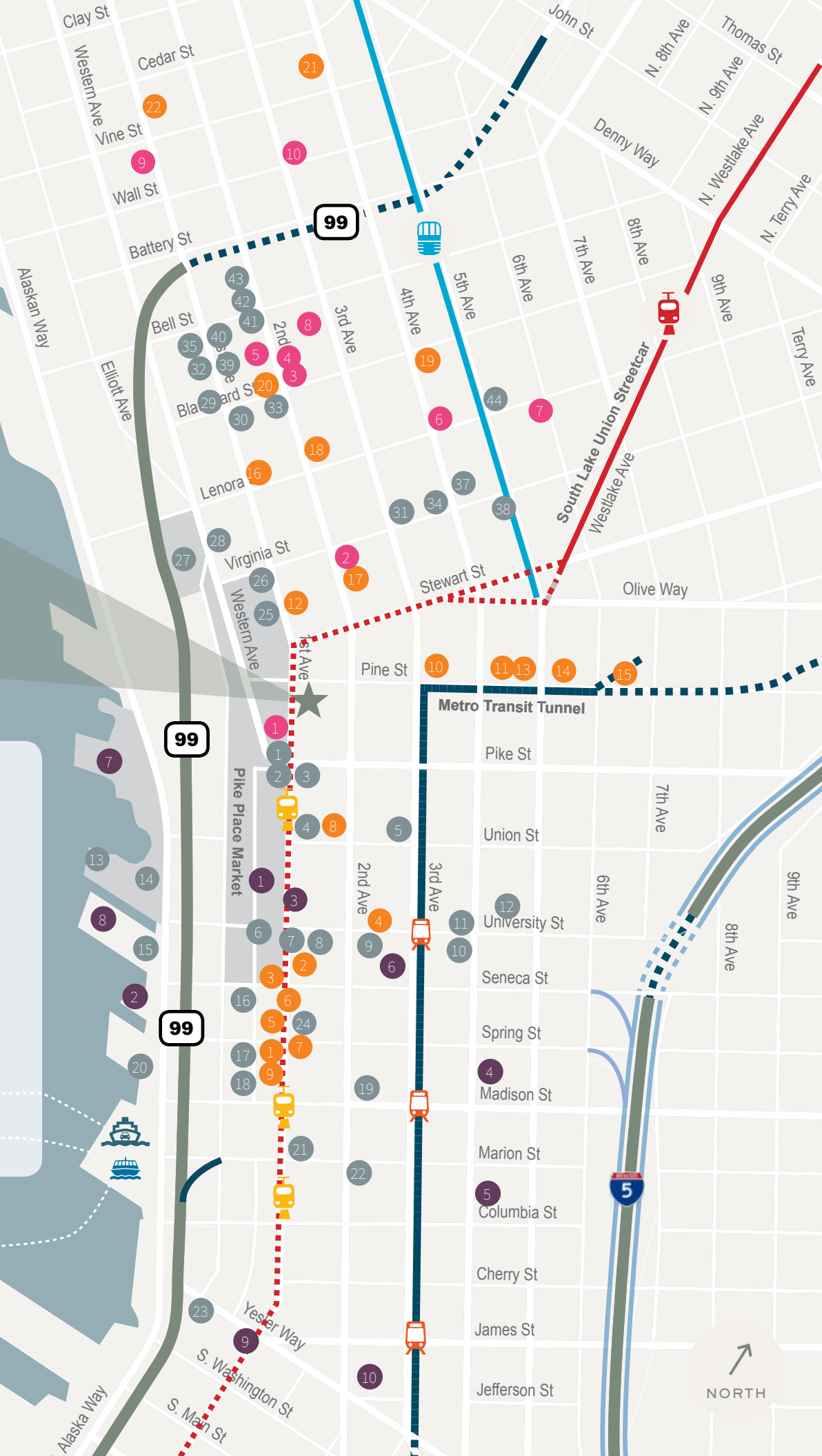
BIKE SCORE



P.

MASS TRANSIT

- Link Light Rail Stop
- WA State Ferry
- Water Taxi
- Monorail
- Interstate 5
- Alaskan Way Viaduct
- City Center Trolley
- South Lake Union Streetcar
- Proposed Streetcar



5 Blocks to Ferry Terminal



2 Blocks to Transit Tunnel



27 Bus Routes within blocks

LOCAL AMENITIES

MUSIC & ARTS

- 1 Can Can
- 2 STG's Moore Theatre
- 3 Crocodile
- 4 Tula's Restaurant & Nightclub
- 5 Singles Going Steady
- 6 Cinerama Theatre
- 7 Dimitriou's Jazz Alley
- 8 Rendezvous
- 9 Big Picture
- 10 Belltown Video

PLAY

- 1 Pike Place Market
- 2 Argosy Cruises
- 3 Seattle Art Museum
- 4 Seattle Public Library
- 5 Columbia Tower
- 6 Benaroya Hall
- 7 Seattle Aquarium
- 8 Ferris Wheel
- 9 Pioneer Square
- 10 Smith Tower

EAT

- 1 Matt's at the Market
- 2 Il Bistro
- 3 Maximilien
- 4 Japonessa
- 5 Wild Ginger
- 6 Lecosho
- 7 Von's 1000 Spirits
- 8 Diller Room
- 9 The Brooklyn
- 10 Purple Cafe
- 11 Capital Grille
- 12 Georgian
- 13 Fisherman's
- 14 Crab Pot
- 15 Elliott's Oyster House
- 16 Post Alley Pizza
- 17 Nijo Sushi Bar & Grill
- 18 Bookstore Bart Cafe
- 19 Blue Water Taco
- 20 Ivar's
- 21 BOKA
- 22 Metropolitan Grill

RETAIL

- 23 Al Boccilino
- 24 Heartland Provisions
- 25 Pink Door
- 26 Le Pichet
- 27 Cutters Crabhouse
- 28 Etta's Seafood
- 29 Queen City Grill
- 30 Spur
- 31 Serious Pie
- 32 Frontier Room
- 33 Pintxo
- 34 Dahlia Lounge
- 35 'Ohana
- 36 Tia Lou
- 37 Lola
- 38 Icon Grill
- 39 Umi Sake House
- 40 Local 360
- 41 Mama's Mexican Restaurant
- 42 Wasabi Bistro
- 43 Tavolata
- 44 Palace Ballroom
- 1 The North Face
- 2 Ellie Boutique
- 3 The Finerie
- 4 Kavu
- 5 Chrome
- 6 Fjallraven
- 7 Watson Kennedy
- 8 Target
- 9 Sound Sports
- 10 Macy's
- 11 Westlake Mall
- 12 Design Within Reach
- 13 Nordstrom Rack
- 14 Nordstrom
- 15 Pacific Place
- 16 Patagonia
- 17 Federal Army & Navy Surplus
- 18 Endless Knot
- 19 Seattle Custom Framing
- 20 Kuhlman
- 21 Rite Aid
- 22 Chartreuse International



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For Retail Leasing Opportunities Contact:

ANNE MARIE KOEHLER
+1 206 607 1797
annemarie.koehler@am.jll.com

ERIKA KOEHLER
+1 206 607 1795
erika.koehler@am.jll.com



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