

718 Rainier Ave S



AVAILABLE: APRIL, 2019

RETAIL -FOR- LEASE



718 RAINIER AVE S

THE MUIR APARTMENTS RETAIL

718 Rainier Avenue South, Seattle, WA 98144 | muirseattle.com

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 **JSH | PROPERTIES, INC.**

718 Rainier Ave S Retail

Located within minutes to the International District, the Stadium District, Pioneer Square, SODO, and Capitol Hill.

2018 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	39,452	192,323	438,305
Daytime Population	70,449	407,064	660,769
Households	19,387	113,054	224,367
Avg. Household Income	\$71,462	\$99,711	\$110,388

CENTRAL BUSINESS DISTRICT

THE CENTRAL DISTRICT

CAPITOL HILL

PIONEER SQUARE

CENTURY LINK FIELD

SAFECO FIELD

718 Rainier Ave S
RETAIL FOR LEASE

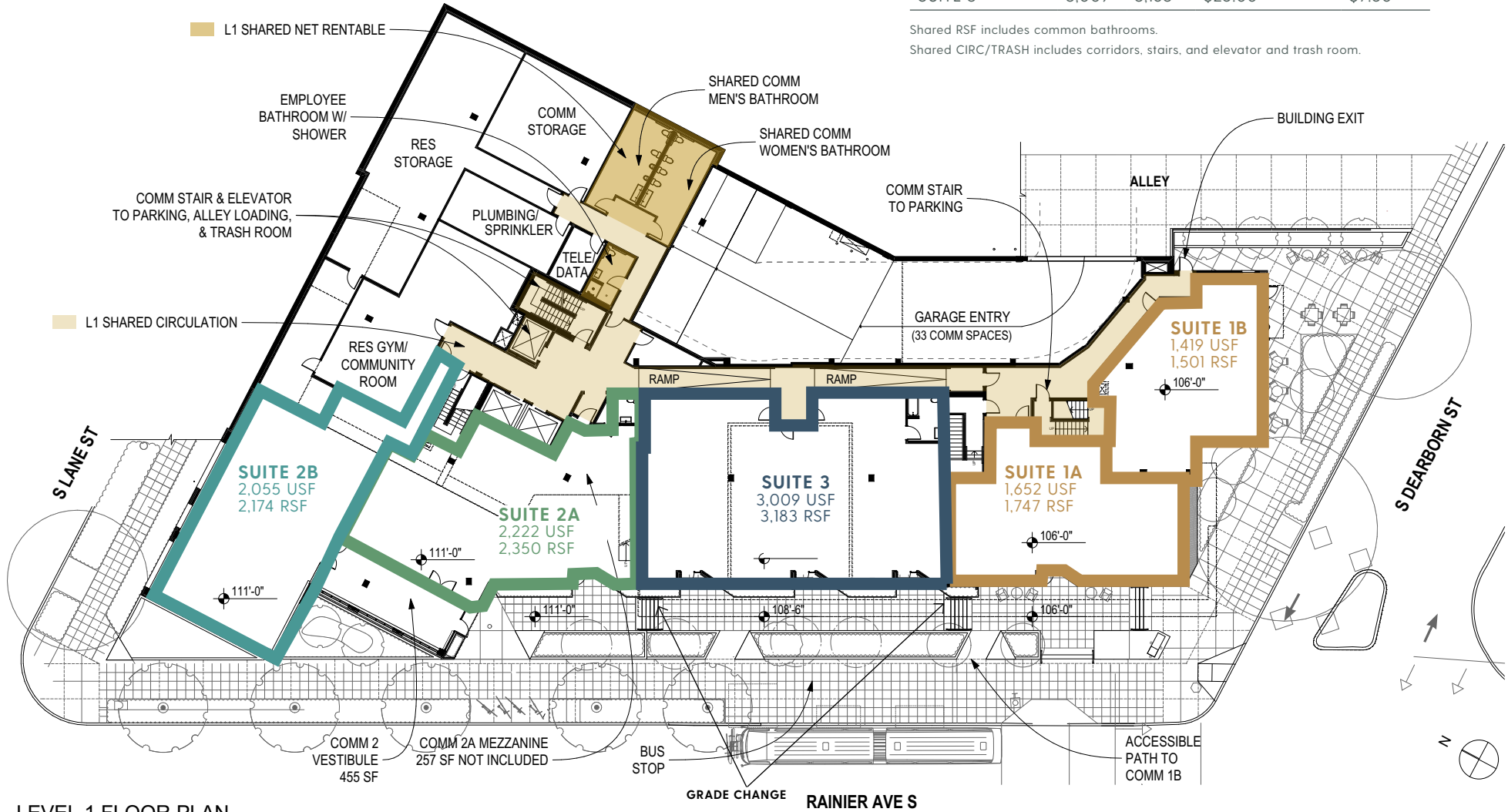
HIGHLIGHTS

- » Over 30,000 vehicles per day will pass The Muir retail.
- » High profile corner retail location at controlled intersection of Rainier Avenue South & South Dearborn Street
- » Within minutes to the International District, the Stadium District, Pioneer Square, SODO, and Capitol Hill
- » Blocks from both the I-5 and I-90 on and off ramps connecting the Muir with Mercer Island and the East side
- » 33 commercial parking stalls within the building
- » Type I Hood available in select suites for full service restaurants
- » High ceilings with expansive glass store frontage
- » Built in customer base of 130 residential units in the Muir Apartments
- » New construction – available April of 2019
- » Close proximity to new Judkins Park light rail station, scheduled to open 2023
- » Dearborn Street will become one way arterial at completion of project with extension of bike lane to connect with I-5. Vehicles will not be able to drive westbound from Dearborn on Rainier.

718 Rainier Ave S / Retail Site Plan Level 1

AVAILABLE	USF	RSF	BASE RENT	NNN
SUITE 1A	1,652	1,747	\$25.00	\$7.50
SUITE 1B	1,419	1,501	\$25.00	\$7.50
SUITE 2A	2,222	2,350	\$25.00	\$7.50
SUITE 2B	2,055	2,174	\$25.00	\$7.50
SUITE 3	3,009	3,183	\$25.00	\$7.50

Shared RSF includes common bathrooms.
 Shared CIRC/TRASH includes corridors, stairs, and elevator and trash room.

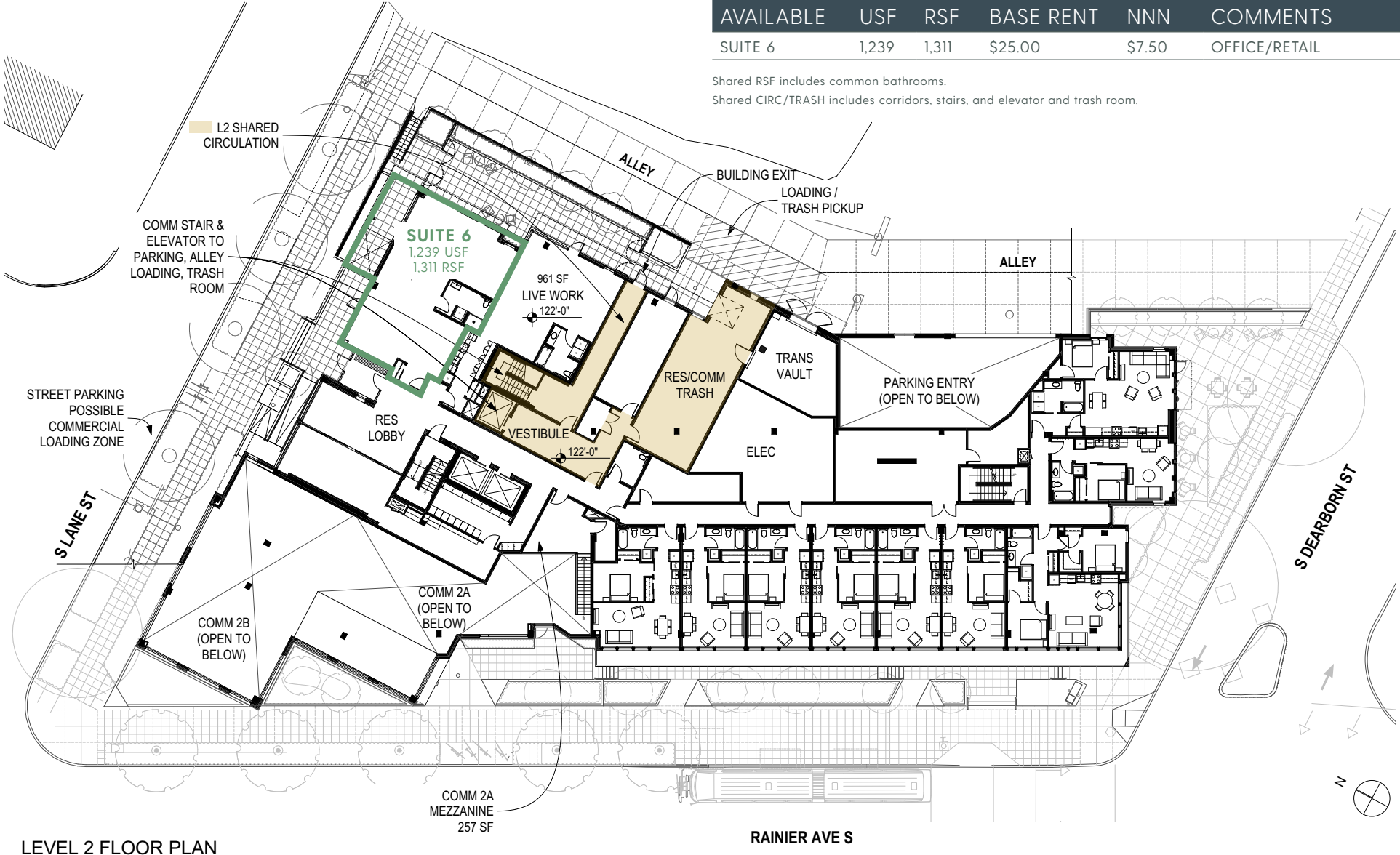


LEVEL 1 FLOOR PLAN

718 Rainier Ave S / Retail Site Plan Level 2

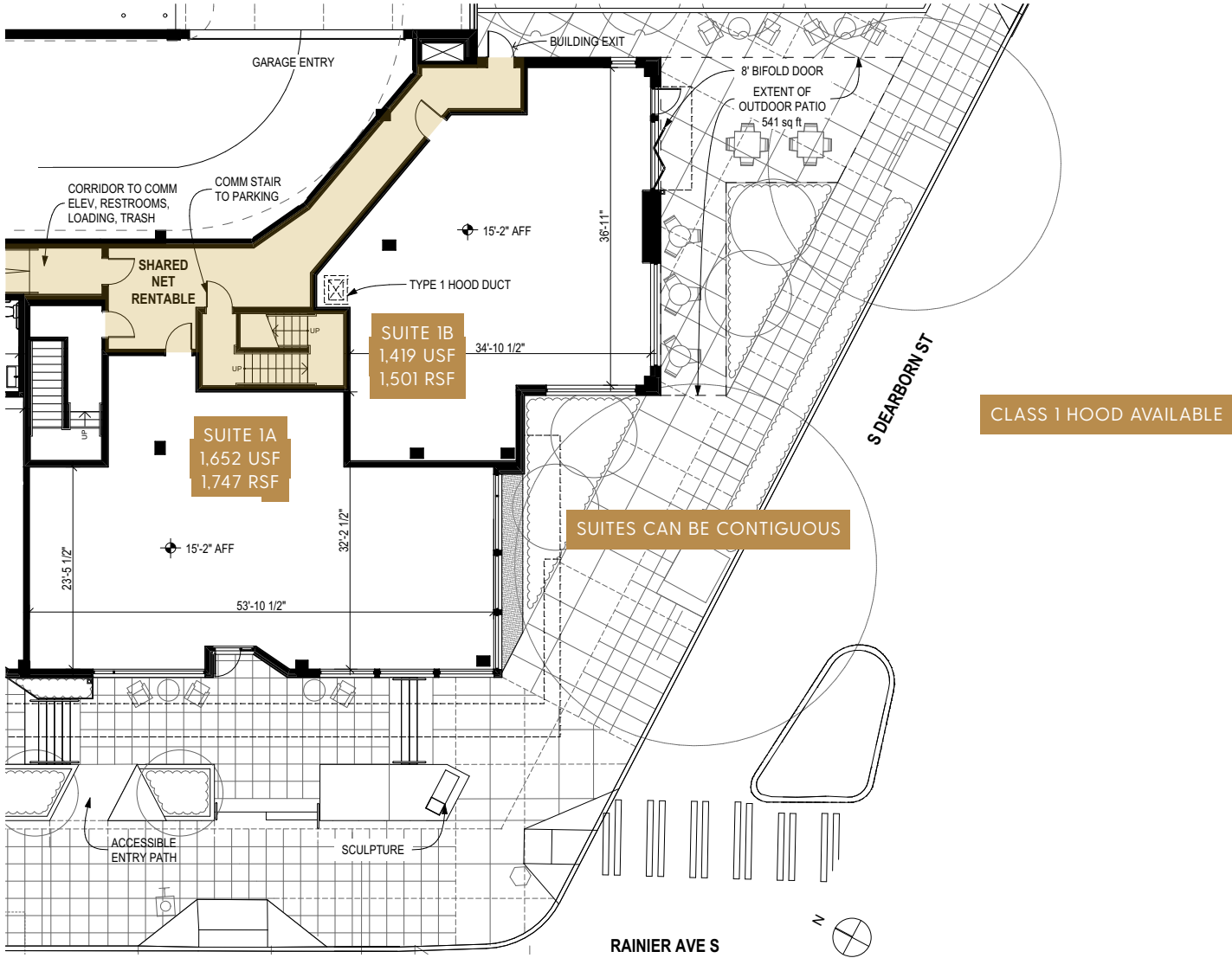
AVAILABLE	USF	RSF	BASE RENT	NNN	COMMENTS
SUITE 6	1,239	1,311	\$25.00	\$7.50	OFFICE/RETAIL

Shared RSF includes common bathrooms.
 Shared CIRC/TRASH includes corridors, stairs, and elevator and trash room.



718 Rainier Ave S / Retail Suite(s) 1

AVAILABLE	USF	RSF	BASE RENT	NNN	COMMENTS
SUITE 1A	1,652	1,747	\$25.00	\$7.50	
SUITE 1B	1,419	1,501	\$25.00	\$7.50	Bifold/operable doors lead to patio; Class 1 hood available.

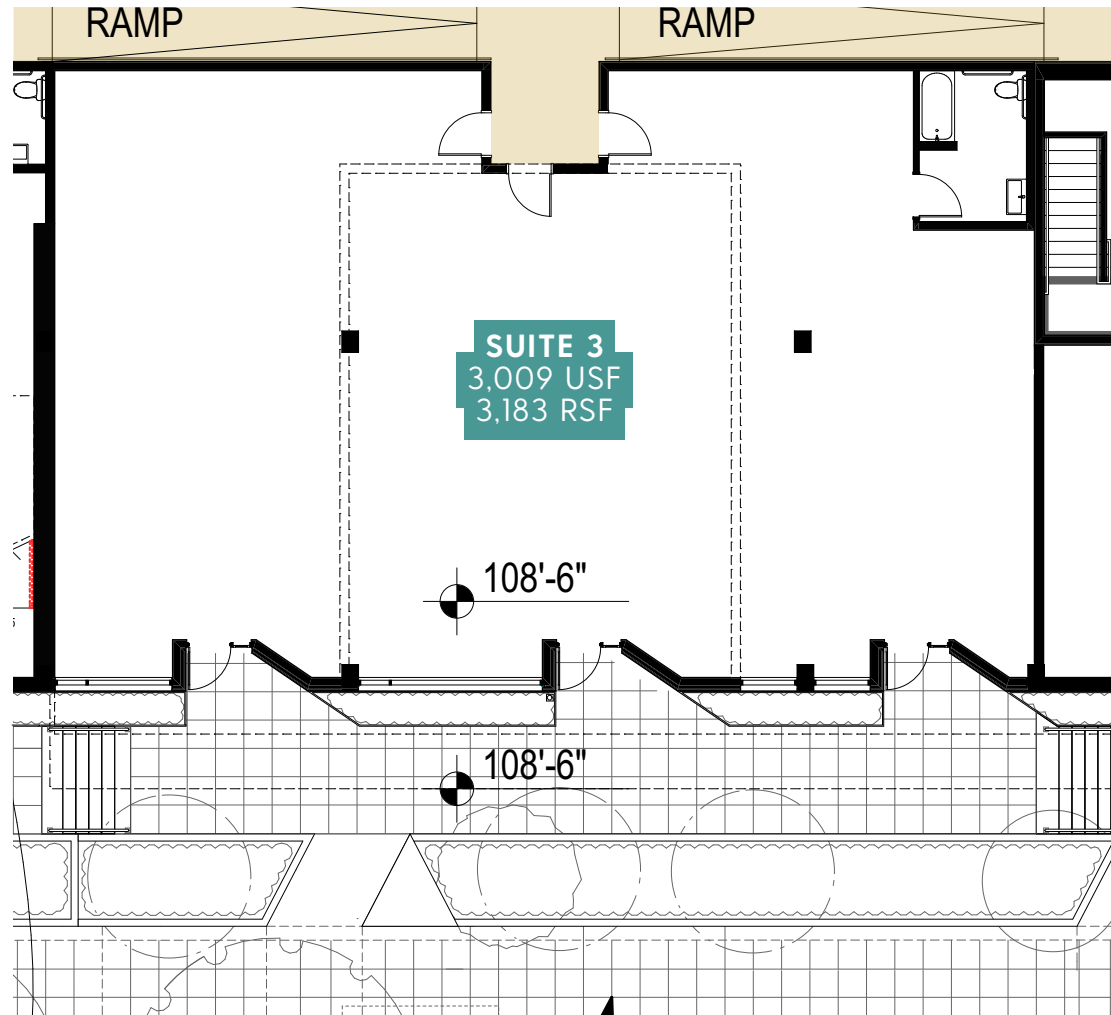


10/9/2018

718 Rainier Ave S | Retail Suite(s) 3

AVAILABLE	USF	RSF	BASE RENT	NNN	COMMENTS
SUITE 3	3,009	3,183	\$25.00	\$7.50	20'-11" ceiling

SUITES CAN BE CONTIGUOUS
OR DIVIDED INTO TWO UNITS



718 Rainier Ave S | Elevations

