

EXPERIENCE A NEW STYLE

URBAN RETAIL

ON CAPITOL HILL



Excelsior

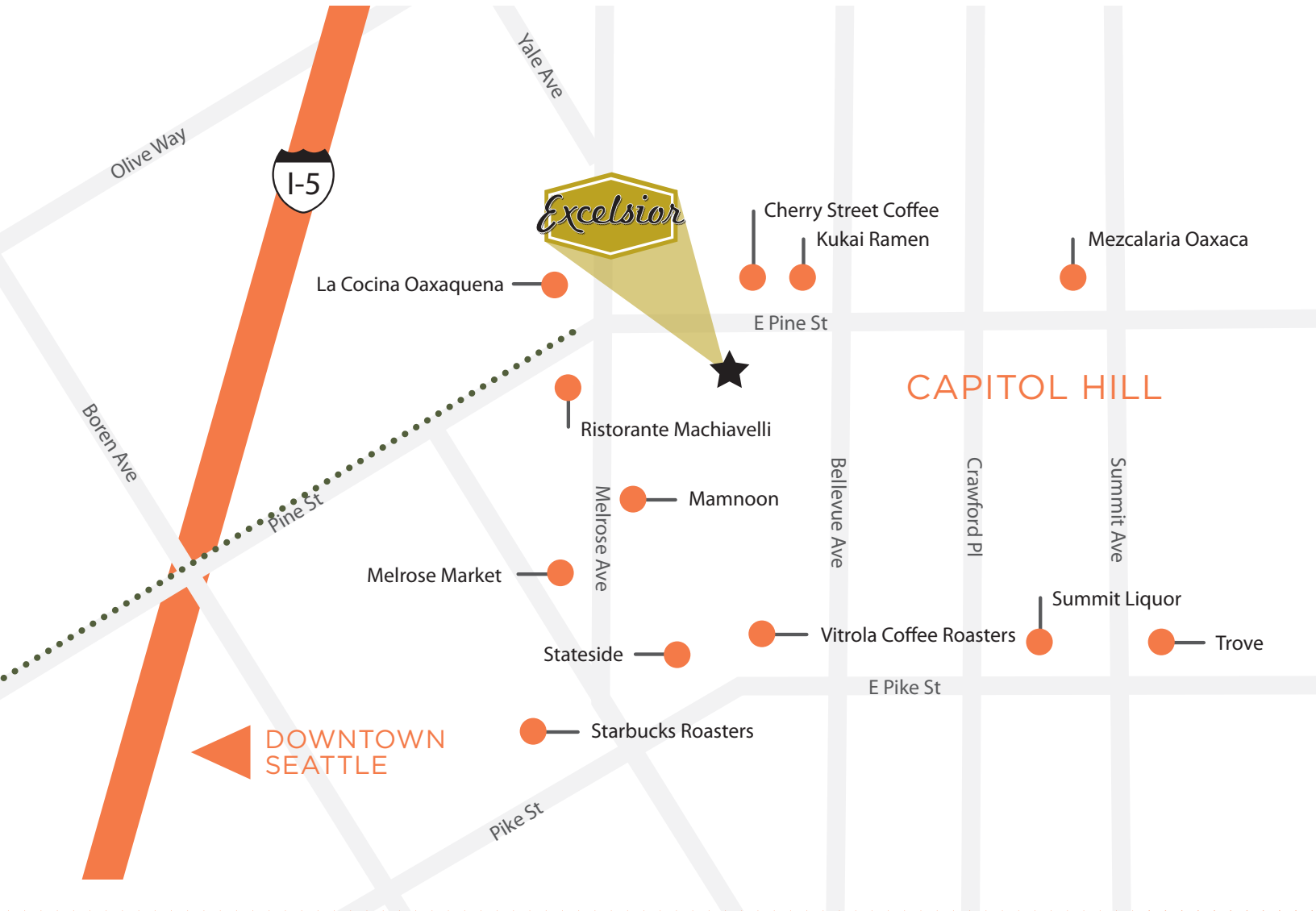
301 EAST PINE STREET | SEATTLE, WASHINGTON



GREAT LOCATION



Capitol Hill is the most densely populated neighborhood in Seattle. With great demographics and one of the city's most prominent restaurant and bar scenes, the Pike/Pine corridor is an ideal retail location, and Excelsior is at the center of it all.





NEIGHBORHOOD HIGHLIGHTS

Excelsior is a newly constructed mixed-use development situated on the west edge of Capitol Hill and one of the neighborhoods most sought after streets, Melrose Avenue. Located between E Pike Street and E Pine Street, Excelsior is adjacent to Seattle’s famed Melrose Market, home to a collection of eateries and shops including Sitka & Spruce and Taylor Shellfish. Additionally, the development is located just a few blocks from downtown Seattle and steps away from Starbucks new one-of-a-kind Reserve Roastery & Tasting Room.

Excelsior will provide a unique opportunity for restaurants and retail where supply is limited. Join the many local iconic restaurants and retailers in the dense and vibrant neighborhood of Capitol Hill including Mamnoon, Elliott Bay Books, Lark, Kit & Ace, The Garage, Area 51, Trove, Stateside, Great Jones Home and Victrola Coffee Roasters.



2018 ESTIMATED DEMOGRAPHICS

Radius	.25 miles	.5 miles	1 miles	3 miles
Population	8,576	25,922	84,500	230,903
Daytime Population	7,664	67,190	234,518	462,668
Ave. HH Income	\$76,839	\$82,157	\$86,606	\$106,763



45,923

PEOPLE CURRENTLY
LIVE AND WORK
ON CAPITOL HILL

\$106,763

AVERAGE HOUSEHOLD
INCOME WITHIN A
3-MILE RADIUS

WALKSCORE

THE ENTIRE CAPITOL HILL
NEIGHBORHOOD HAS A
WALKSCORE OF 98

BUILDING HIGHLIGHTS

- Nearly 14,000 sf of urban street front retail located in the Pike/Pine Corridor of Capitol Hill.
- Distinctive retail spaces with thoughtfully restored facades with original ceilings and floors.
- Great retail co-tenants surrounding the project with Sitka & Spruce, Terra Plata, and Taylor Shellfish at the Melrose Market as well as Mamnoon, Machiavelli's & the Starbucks Roastery all in within the block. Signed retail tenants at Excelsior include: Rapha Cycling Club, Pressed Juicery, Stock + Pantry, Marine Layer, Warby Parker, Scotch & Soda, and Aesop.
- 180 apartments above the ground level retail providing for a built in customer base.
- Rare parking available for retail located in the below grade parking garage in the Project.
- One space remaining



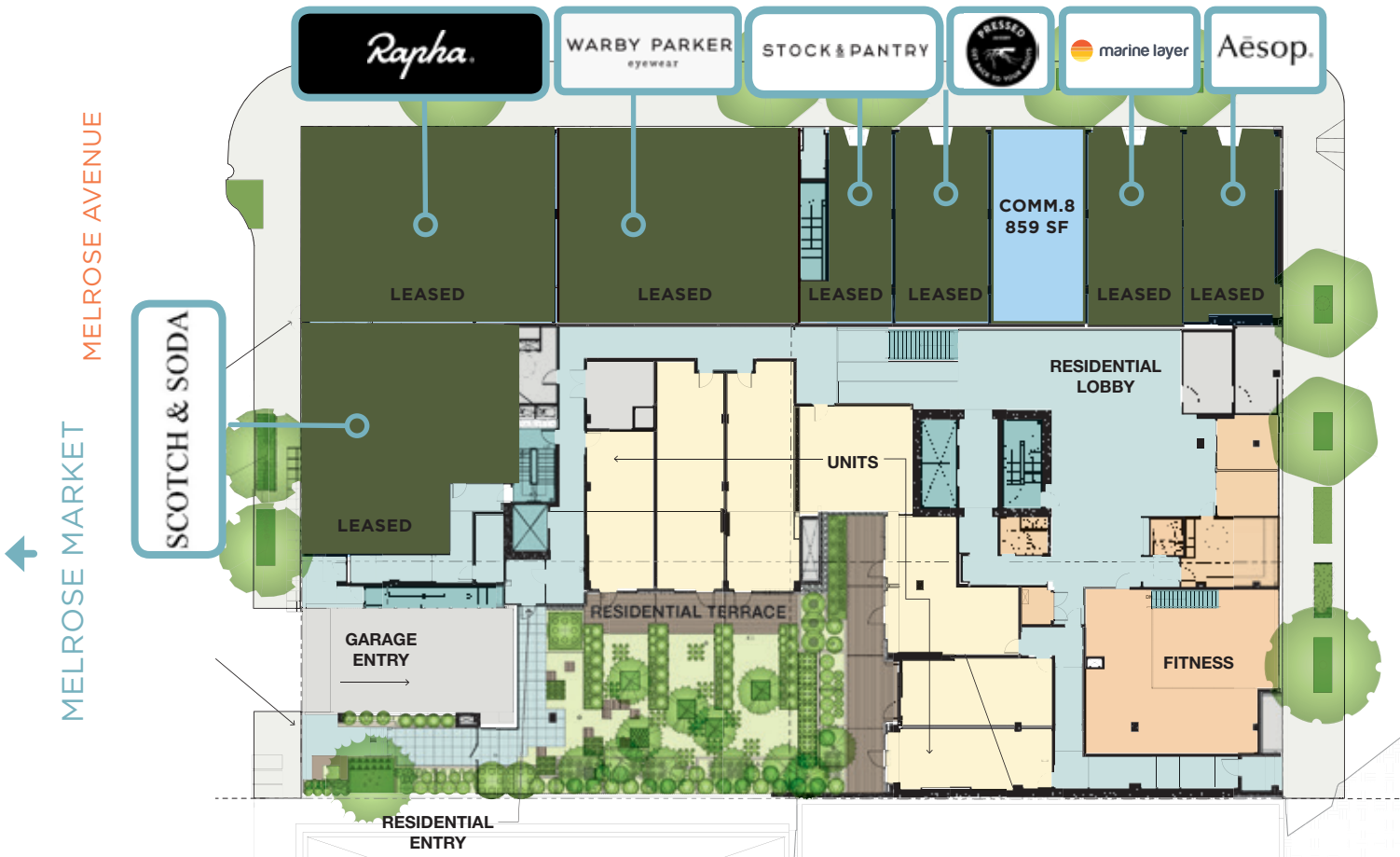
PROJECT DETAILS

RETAIL AVAILABLE	Suite 8: 859 SF
ASKING RENT	\$42.00/SF
NNN'S	\$8.00 (estimated)
TENANT IMPROVEMENTS	Negotiable
PARKING	36 parking stalls available for retail customer parking
DELIVERY	Available now



Excelsior

EAST PINE STREET





Excelsior

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