

BUTLER GARAGE RETAIL

RETAIL FOR LEASE

Second Avenue and James Street in Pioneer Square
Seattle, WA 98104



Tiffini Connell | Avery Connell

(206) 283-5212
www.wcccommercialrealty.com

WCCR

West Coast Commercial Realty

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

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OPPORTUNITY

Ground floor retail space available for lease at the Butler Garage located on Second Avenue in Pioneer Square. At the corner of Second Avenue and James Street, neighboring tenants include Gary Manuel Salon, The Works, TAT's Delicatessen, Bill Speidels Underground Tour and more. Located just blocks from the waterfront and one block from the historic Smith Tower (attracts over 80,000 unique visitors a year to the Observatory), the Butler Garage is in the heart of the Pioneer Square neighborhood.

RESTAURANT SPACE AVAILABLE

Some former restaurant infrastructure in place.



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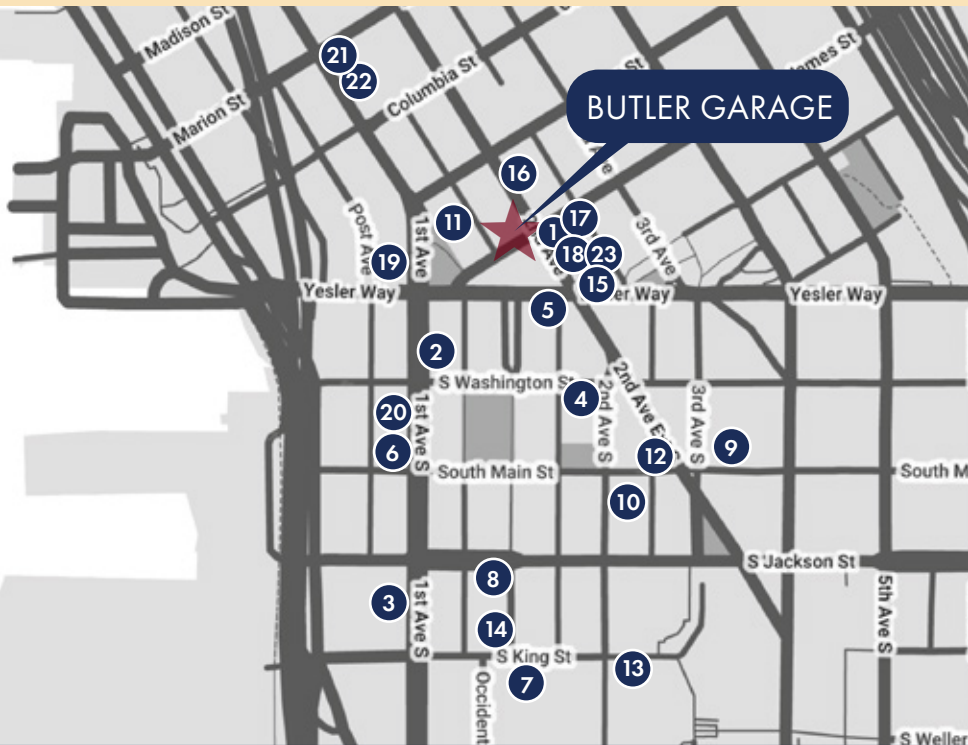
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BUTLER GARAGE

Pioneer Square Neighborhood

- | | |
|------------------------------------|---|
| 1. Collins Pub | 13. 13 Coins |
| 2. Damn the Weather | 14. Quality Athletics |
| 3. Il Terrazzo Carmine | 15. Smith Tower Observatory |
| 4. McCoy's Firehouse Bar & Grill | 16. Courtyard by Marriott |
| 5. Tat's Deli | 17. Gary Manuel Salon |
| 6. Ohsun | 18. The Works |
| 7. Cone & Steiner | 19. 84 Yesler Seafood |
| 8. Stonington Gallery | 20. Central Saloon |
| 9. Foster/White Gallery | 21. Bar Solea |
| 10. The Marble Room | 22. Café Hitchcock |
| 11. Bill Speidels Underground Tour | 23. Shawn O'Donnell's
American Grill & Irish Pub |
| 12. Flatstick Pub | |



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RETAIL FOR LEASE

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98
Walk Score
"Walker's Paradise"


100
Transit Score
"Rider's Paradise"


88
Bike Score
"Very Bikeable"

DEMOGRAPHICS



AVERAGE HOUSEHOLD INCOME

- 1-Mile: \$114,057
- 2-Mile: \$126,208
- 3-Mile: \$134,862



TOTAL POPULATION

- 1-Mile: 59,042
- 2-Mile: 181,048
- 3-Mile: 257,441



TRAFFIC COUNTS

- 18,421** vehicles per day
1st Ave and Cherry St N
- 11,275** vehicles per day
James St and Yesler Way



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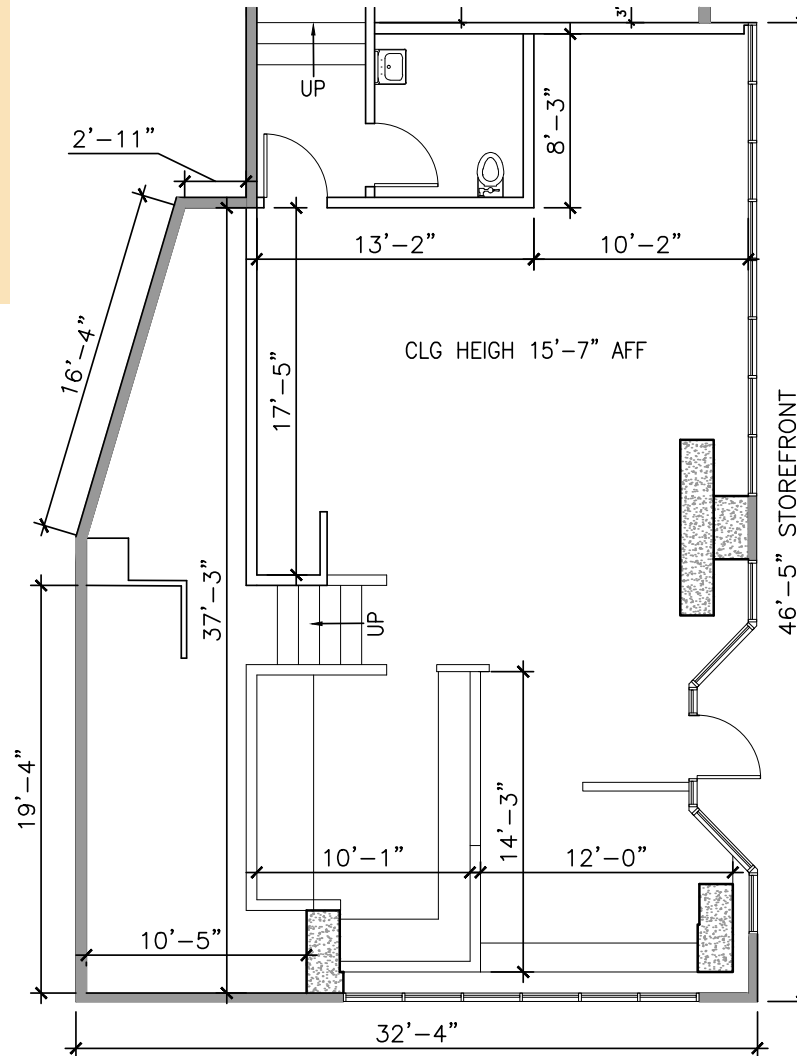
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Butler Garage
Suite 601 A -
Some former restaurant infrastructure
in place. Including a Type 1 hood.
1,384 SF AVAILABLE



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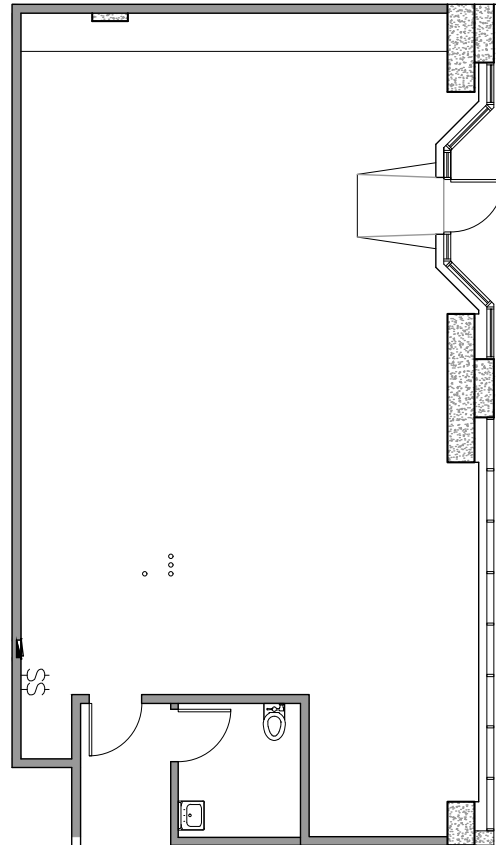
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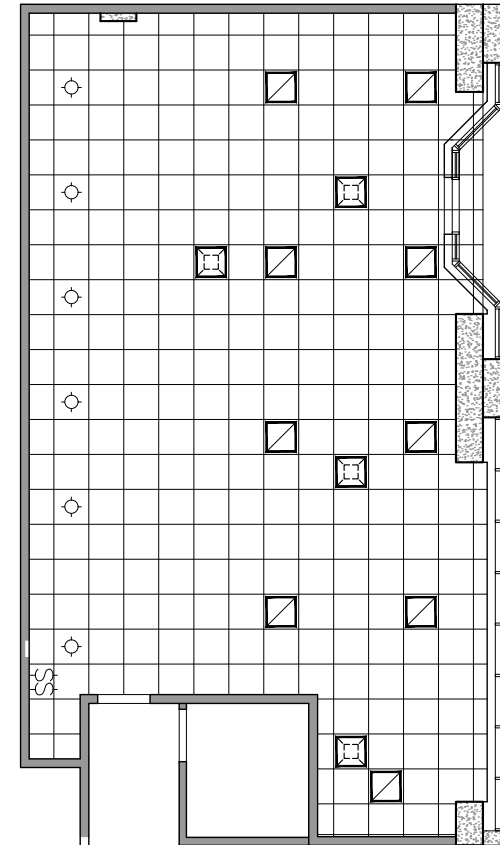
Butler Garage
Retail Unit C -

1,192 SF AVAILABLE



FLOOR PLAN

SECOND AVENUE



REFLECTED CEILING PLAN

SECOND AVENUE



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