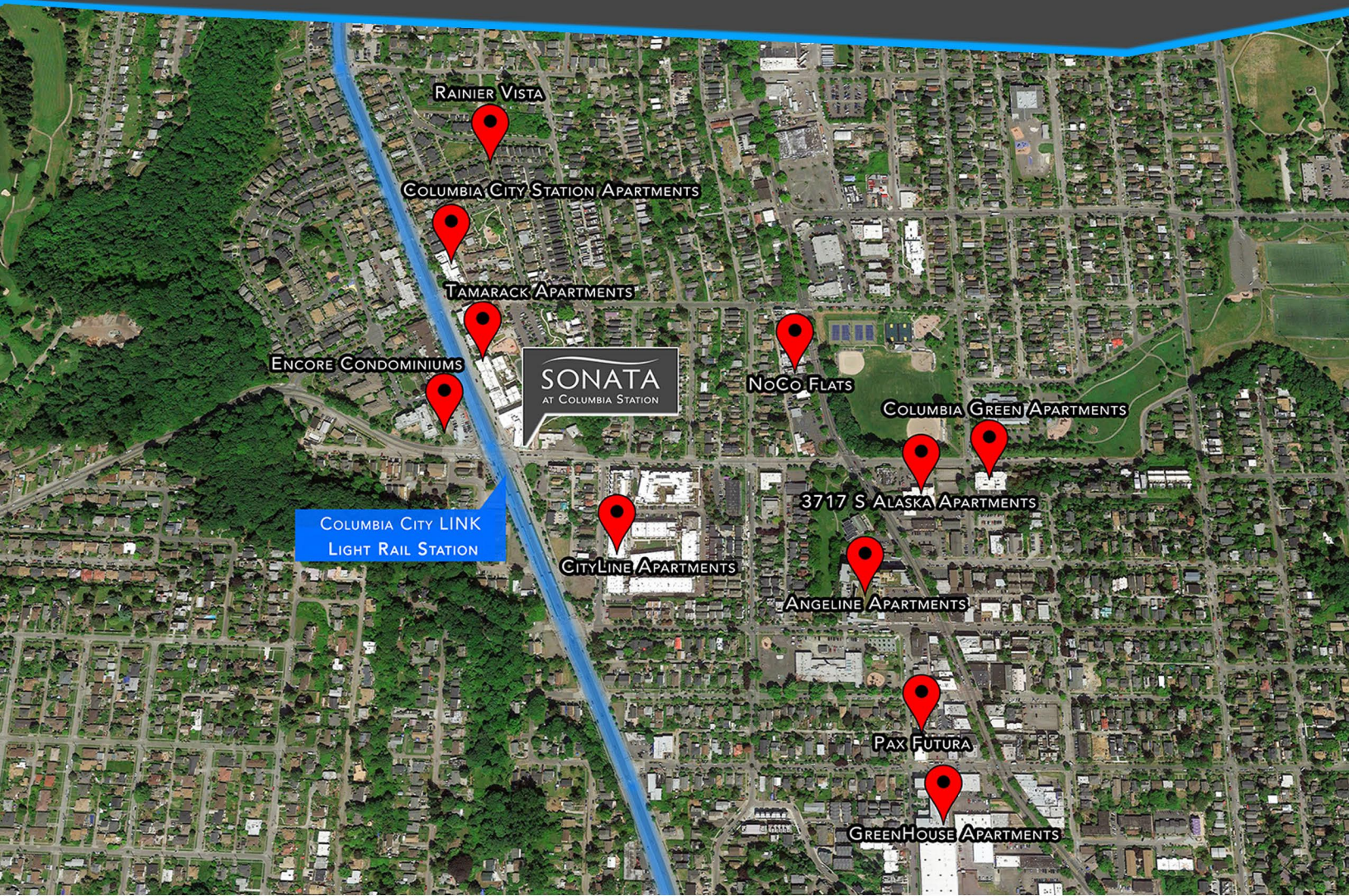


**1,615 SF PREMIER COFFEE SHOP OR BAKERY SPACE IN BRAND NEW 91-UNIT APARTMENT BUILDING
IN THE HEART OF VIBRANT COLUMBIA CITY, SEATTLE**

Directly adjacent to the Columbia City
LINK Light Rail Station
w/ over 2,600 daily boardings - 10 Mins from Downtown
Columbia City named one of *Seattle's Best Places To Live*

Flexible suite configuration ideally suited
for coffee shop and bakery
Fantastic visibility from busy MLK & S Alaska intersection
Unique Live-Work apartment home available





NEARBY HOUSING - 1,500+ UNITS NEWLY COMPLETED & 1,150+ UNITS CURRENTLY IN-PROGRESS
INCLUDING, BUT NOT LIMITED TO:

- Rainier Vista - 385 Units (2011)
- Columbia City Station Apartments - 49 Units (2014)
- Tamarack Apartments - 83 Units (2011)
- Sonata at Columbia Station Apartments - 91 Units (2019)
- Encore Condominiums - 96 Units (Coming 2020)
- NoCo Flats - 54 Units (2018)
- CityLine Apartments - 567 Units (2015)
- Angeline Apartments - 193 Units (2015)
- 3717 S Alaska Apartments - 240 Units (Coming 2021)
- GreenHouse Apartments - 124 Units (2015)



LINKED IN
A Link light rail train pulls into the station at Columbia City, a neighborhood that has been boosted by its arrival

seattle
magazine

BEST PLACES to LIVE

ON ANY GIVEN DAY, there's a perpetual sense of busyness in Columbia City, whether it's crowds lining up at well-known cafés, such as Columbia City Bakery and Super Six; shopping at the large, seasonal (May–October) midweek farmers' market; or locals enjoying the amenities at Genesee Park and its off-leash dog area.

Link light rail, which arrived in 2009, boosted the neighborhood's renaissance, igniting an interest among builders who in recent years have added hundreds of housing units (almost 300 between 2016 and the first quarter of 2018), many along

Columbia City

An Ongoing Revival

Link's path, which runs beside the Martin Luther King Jr. Way S thoroughfare in this neighborhood. Encore, a 96-unit property, is scheduled to break ground this spring, one of the few condo projects to be built on this route. Many apartment complexes have sprung up along this street over the past decade; Rainier Vista was one of the earliest, a redeveloped 1940s public housing site originally built for defense workers. It's about a half-mile walk east from the Link station to Columbia City's compact commercial area, centered on Rainier Avenue S, between S Genesee and S Dawson streets.

The neighborhood continues to grow and evolve; treasures include a movie house that was saved and reborn in 2012 as Ark Lodge Cinemas, and PCC almost tripled its size and moved from Seward Park to anchor a mixed-use apartment complex in Columbia City's commercial core in 2015. John L. Scott real estate agent Moose Math knows the area like the back of his hand; he lives near Seward

Park (a long walk or easy bike ride away) and has a remote office in adjacent Hillman City (see sidebar). He loves the energy and diversity of Columbia City.

Both families and young professionals without children are drawn to the area's mix of modest older single-family bungalows and new modern boxes and, more recently, to its townhomes. The townhomes are especially popular with renters who are ready to buy and those who move here from other neighborhoods, like Capitol Hill, says Math. Those buyers want to keep the urban amenities they love, and townhomes in Columbia City allow them to do that for a little less cash than what's available in neighborhoods like Capitol Hill. The area is a draw for Microsoft employees as well—they can pick up the company's Connector shuttle bus in a few Columbia City locations.

Fun fact: This neighborhood is one of the most economically diverse in the city, and it has been touted as one of the most culturally diverse in the country, with 59 languages spoken. N.S.

Neighborhood Character

The thriving region of Columbia City & Rainier Ave are home to 6 bars, a PCC grocery store, numerous restaurants, bakeries, a renowned seasonal farmers market, assorted retail, art galleries, a fitness center, recently renewed movie theater, and multiple live music venues.

Neighborhood Facts

- Population: 13,761
- Median Household Income: \$60,910
- Columbia City Light Rail Station has over 2,600 daily boardings
- 10 Minutes to DT Seattle & 12 Minutes to Sea-Tac Airport Via Light Rail

Neighborhood Snapshot

Boundaries: South Dakota Street, Lucille Street and Rainier Avenue S to S Holly Street, 42nd Avenue S, Martin Luther King Jr. Way S

Median home price: \$609,900

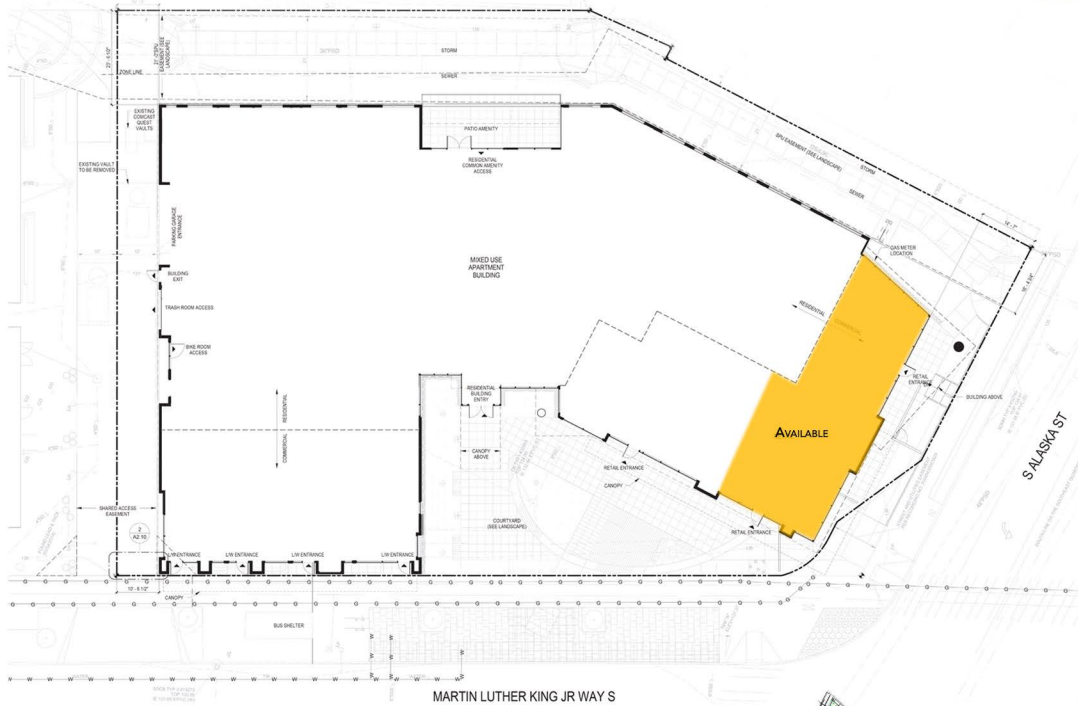
Appreciation: 2.7 percent

Walk score: 84/100

Link status: existing, Columbia City Station

Article By **seattle**
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BUILDING SITE PLAN



SUITE FLOOR PLANS



SUITE 1: 765 SF
 SUITE 2: 850 SF
 TOTAL: 1,615 SF AVAILABLE