

# BUSINESS OPPORTUNITY FOR SALE

*Cherished Pair of Iconic  
Seattle Legacy Restaurants*

*\$2,350,000*

SALE PRICE

Price includes two iconic brands, leasehold interest, all FF&E, recipes and trade names. Does not include the real estate.

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 **Kidder  
Mathews**



## PROPERTY OVERVIEW

*A rare opportunity to purchase a pair of highly profitable European-style legacy restaurants in a highly desirable area offering stability, cash flow, and pride in ownership. Both are long known for its reputation for great food, consistent service, and charming ambiance.*

### FIRST CONCEPT

Located in a delightful Seattle neighborhood, this Mediterranean restaurant exudes warmth and character. Its cozy courtyard is adorned with vibrant bougainvillea and soft string lights, offering an inviting outdoor dining experience. Inside, the art deco-style decor, intimate lighting, and European tile create a romantic ambiance.

At the lively bar, skilled bartenders craft artisan cocktails using locally sourced ingredients. The menu boasts a delightful array of Mediterranean-inspired dishes, from fresh seafood to handcrafted pasta creations. Whether you're out for a night with friends or a romantic dinner for two, this restaurant promises a memorable culinary experience with its inviting atmosphere and flavorful cuisine.

The restaurant can seat up to 85 guests in the main dining room, along with a 20-seat bar and a charming 35-seat patio for outdoor dining. With ample space, guests can unwind and indulge. The well-equipped kitchen can handle even the busiest weekend rushes, including a spacious prep area and the potential to operate multiple meal periods per day. This establishment ensures both efficiency and quality in every dish served.





# CHERISHED SEATTLE LEGACY RESTAURANTS

## SECOND CONCEPT

A modern two-story Mediterranean restaurant offers intimate dining with stunning views of the water and downtown. With a sleek design featuring subtle Mediterranean accents. The menu showcases locally sourced ingredients in dishes inspired by the flavors of the Mediterranean, promising a memorable culinary experience in a captivating setting.

The ground floor dining room and bar seats about 30 and boasts an open kitchen, complete with a wood-fired pizza oven and a chic bar where guests can savor handcrafted cocktails while enjoying the lively atmosphere. Large west-facing windows flood the space with natural light during the afternoon, while soft lighting creates an intimate ambiance in the evening. Adjacent to the bar, a charming patio offers al fresco dining for up to 20 guests, adding a touch of romance to any meal.

Head up to the second floor, the dining area exudes sophistication with its minimalist decor and plush seating arrangements, accommodating up to 40 guests. Views of the water and city skyline serve as a stunning backdrop for an unforgettable dining experience.



# DEMOGRAPHICS

## POPULATION

	1 Mile	2 Miles	3 Miles
2023 TOTAL	27,066	203,238	334,153
2028 PROJECTION	28,851	224,749	376,152
2020 CENSUS	26,430	191,953	312,576
PROJECTED GROWTH 2023 - 2028	1,785	21,511	41,999

## MEDIAN AGE & GENDER

	1 Mile	2 Miles	3 Miles
MEDIAN AGE	34.7	33.4	34.6
% FEMALE	48.1%	47.8%	47.8%
% MALE	51.9%	52.2%	52.2%

## HOUSEHOLDS

	1 Mile	2 Miles	3 Miles
2023 TOTAL	15,995	115,164	180,314
2028 PROJECTED	16,834	127,797	203,369
2020 CENSUS	15,555	105,775	162,923
GROWTH 2023 - 2028	838	12,632	23,056
OWNER-OCCUPIED	51.4%	49.8%	50.2%
RENTER-OCCUPIED	48.6%	50.2%	49.8%

## INCOME

	1 Mile	2 Miles	3 Miles
2023 AVERAGE HH INCOME	\$203,701	\$165,492	\$167,334
2028 PROJECTED HH INCOME	\$211,510	\$162,693	\$161,929
ANNUAL CHANGE 2023 - 2028	0.8%	-0.3%	-0.6%

## EMPLOYMENT

	1 Mile	2 Miles	3 Miles
TOTAL BUSINESSES	2,803	16,440	29,839
TOTAL EMPLOYEES	25,187	153,072	296,270
WHITE COLLAR WORKERS	18,990	124,587	193,300
BLUE COLLAR WORKERS	1,910	20,661	35,397

## EDUCATION

	1 Mile	2 Miles	3 Miles
SOME HIGH SCHOOL	0.6%	0.8%	1.2%
HIGH SCHOOL DIPLOMA	3.3%	6.0%	6.8%
SOME COLLEGE	7.5%	10.9%	11.3%
ASSOCIATE	4.1%	4.9%	5.0%
BACHELOR'S	45.2%	41.0%	40.4%
GRADUATE	38.9%	35.2%	33.1%

Data Source: ©2023, Sites USA



CHERISHED SEATTLE LEGACY RESTAURANTS



# THE REDEFINED RESTAURANT EXPERIENCE

*An enchanting Mediterranean escape nestled in a charming Seattle neighborhood, with a cozy courtyard, art deco-style decor, and a lively bar with artisan cocktails.*

AVAILABLE FOR SALE

PRICE \$2,350,000

COMBINED TOTAL SALES \$3.3M

NOI \$623,329

LEASED PREMISES 6,432 SF

LEASE MONTHLY \$13,853.80

INCREASES CPI

LEASE EXPIRES June 30, 2026

OPTIONS 2, 5-year

Seller exclusions apply, please inquire

NDA and discretion required

→ NDA

**\$2,350,000**

PRICE

KIDDER MATHEWS

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*Exclusively listed by*

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