

FOR SALE

# CUSTOM-BUILT TURNKEY RESTAURANT SPACE

*Fremont-Wallingford Business  
Opportunity Asset Sale*

*\$425,000*

→ NDA

*Exclusively  
listed by*

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# BRING YOUR VISION TO LIFE WITH A CUSTOM - BUILT, BEAUTIFUL *RESTAURANT SPACE*



## NEIGHBORHOOD OVERVIEW

The relaxed Bohemian neighborhoods along the Ship Canal and North Lake Union, offer a vibrant mix of upscale retail shops, Indie eateries, bars, pubs, and lush waterfront parks. You'll discover whimsical, Instagram-worthy public art scattered throughout, complemented by charming historic homes. The dining scene here ranges from affordable to upscale, catering to all tastes.

## RESTAURANT HIGHLIGHTS

This brightly lit, 3,788-square-foot corner restaurant boasts operable storefront windows and excellent street presence. The open-concept kitchen, with potential for a chef's counter, includes a pastry kitchen and ample storage. Designed and built by top-tier architects and builders, this unique space features a dining room with high ceilings, a bar and lounge, and an area for private parties.

## KEY SPACE FEATURES

Price: \$425,000

Total Size: 3,788 SF (2,824 SF plus 964 SF storage)

Current Rent: \$9,770.05 (\$7,587.15/mo rent plus NNN at \$2,182.90/mo - NNN includes all utilities)

Lease Expiration: July 2027 (2 - five year options)

Great landlord

Chef designed kitchen

Corner space, busy neighborhood

*4 MIN*

DRIVE TO  
LAKEVIEW POINT

*8 MIN*

DRIVE TO  
SPACE NEEDLE

*10 MIN*

DRIVE TO  
UNIVERSITY DISTRICT

# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	28,862	258,185	419,239
2020 CENSUS	34,771	328,369	515,446
2023 ESTIMATED	33,860	337,180	531,750
2028 PROJECTED	35,644	367,040	583,690

## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	33.8	34.2	36.0
% FEMALE	50.2%	48.5%	48.7%
% MALE	49.8%	51.5%	51.3%

## HOUSEHOLD INCOME

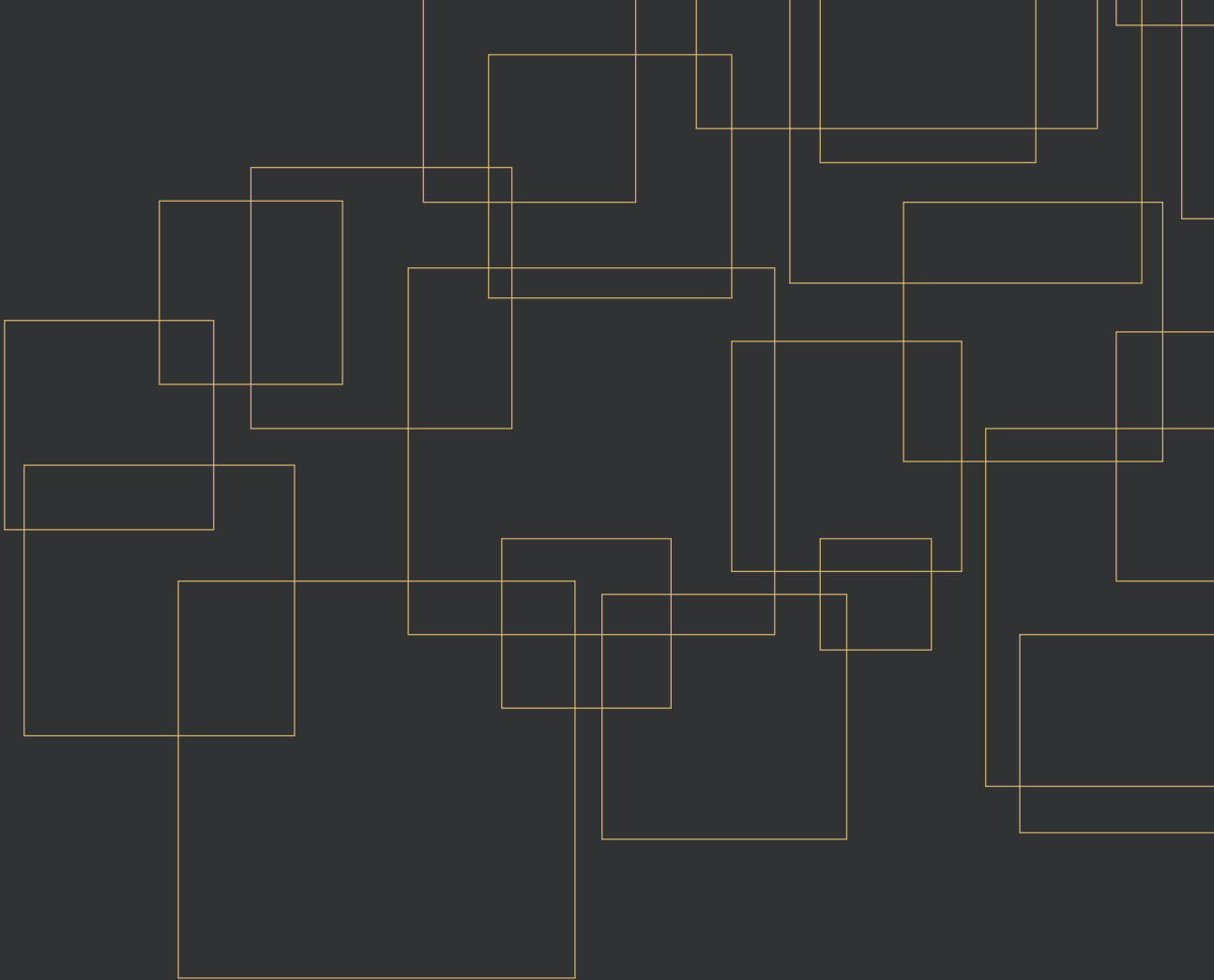
	1 Mile	3 Miles	5 Miles
2023 MEDIAN	\$148,106	\$143,323	\$142,814
2028 MEDIAN PROJECTED	\$152,291	\$146,961	\$145,558
2023 AVERAGE	\$204,994	\$180,023	\$182,555
2028 AVERAGE PROJECTED	\$215,878	\$180,689	\$181,959

Data Source: ©2023, Sites USA



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