

FOR SALE

# NORTHLAKE TAVERN

*A 2,430 SF Business Opportunity  
in Seattle's University District*

660 NE NORTHLAKE WAY  
SEATTLE, WA



KIDDER.COM

**km** Kidder  
Mathews



*A chance to own one of  
Seattle's iconic destinations*

2,430 SF restaurant and bar

New roof in 2021

Lot size: 2,928 SF

Zoning: IC-65 (M)

Business priced at \$345,000

Asking rate \$34.00 + NNN

Estimated NNN \$7.80

**\$345,000**

LISTING PRICE





## BUSINESS OPPORTUNITY SUMMARY

*The Northlake Tavern and Pizza House, located in Seattle, is a beloved institution with a rich history.*

Established in 1954, it began as a tavern and gradually became famous for its hearty and delicious pizzas and a Game Day gathering spot. Situated near the University of Washington, it has become a popular spot for students, faculty, alumni and residents alike. The menu is renowned for its generously topped pizzas, featuring thick crusts and abundant toppings, alongside other traditional American tavern fare. The cozy, old-school ambiance creates a welcoming and casual vibe, attracting regulars who have been visiting for years as well as newcomers eager to experience a piece of Seattle's culinary history. Over the years, Northlake Tavern has been involved in various community activities and events, solidifying its reputation as a cherished local establishment. With over 175 Husky Athletics home games and many more away games Northlake benefits as alumni HQ where fans, staff and alumni gather before and after home games and viewing away games with other Huskies.

A complete and meticulous overhaul of the building and kitchen was performed in 2023. Great care was taken to preserve the beloved old school aesthetics of the classic Northlake Tavern while under the surface, modernizing most systems and infrastructure that included the addition of a private dining room and event space on the second floor that also serves as overflow seating on Game Day. The kitchen and bar were fully gutted including new mechanical, type 2 hood, FRP, tile flooring, subfloor and lighting. The dining room received new flooring, booth upholstery, lighting and a bathroom overhaul. The lobby and entrance was renovated that included the addition of a generous waiting area, a take-out pizza window and order pick-up station that also features the well known Horsey Art collection. The entire building exterior was painted with new signage and lighting added for greater visibility and street presence.



# NORTHLAKE TAVERN



UNIVERSITY VILLAGE		

**SUBJECT PROPERTY**

AVAILABLE FOR SALE

KIDDER MATHEWS



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	37,327	248,200	428,626
2020 CENSUS	48,640	313,887	526,223
2024 ESTIMATED	50,992	331,580	557,213
2029 PROJECTED	55,115	352,853	594,204

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$98,548	\$143,241	\$141,192
2029 MEDIAN PROJECTED	\$100,084	\$147,718	\$145,171
2024 AVERAGE	\$139,188	\$199,126	\$195,791
2029 AVERAGE PROJECTED	\$141,992	\$208,352	\$204,631

## BUSINESS

	1 Mile	3 Miles	5 Miles
2024 TOTAL BUSINESSES	2,974	22,712	42,009
2024 TOTAL EMPLOYEES	21,220	168,522	369,590
2024 EMPLOYEES PER BUSINESS	7.1	7.4	8.8

Data Source: ©2024, Sites USA







## NEIGHBORHOOD SUMMARY

*Northlake is a Seattle neighborhood near the University of Washington, along the northern shore of Lake Union.*

The neighborhood offers a mix of residential options, including apartments and houses, making it suitable for both students and professionals. It also has various UW labs, classrooms and offices along with cafes, restaurants, and businesses that cater to the university community.

Public transportation in Northlake is convenient, with extensive bus routes and light rail connections provided by the proximity to UW. Additionally, the Burke-Gilman Trail runs through the area, offering a popular route for biking and walking.

The neighborhood hosts a diverse population of students, faculty, and long-term residents, creating a vibrant community atmosphere. University-led events and activities often enrich the local scene with over 175 home game sporting events in 2024. The housing market in Northlake is competitive due to its desirable location near the university and the lake, with prices varying on the high-end based on the type of housing and proximity to these attractions.

Northlake combines urban living with natural amenities, making it an attractive place for those connected to the University of Washington and the broader Seattle community.



# NORTHLAKE TAVERN

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*For more information on  
this property, please contact*

**KELLY GADDIS**  
425.450.1136  
kelly.gaddis@kidder.com

**MIA PONCE**  
425.450.1137  
mia.ponce@kidder.com

**KIDDER.COM**

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