

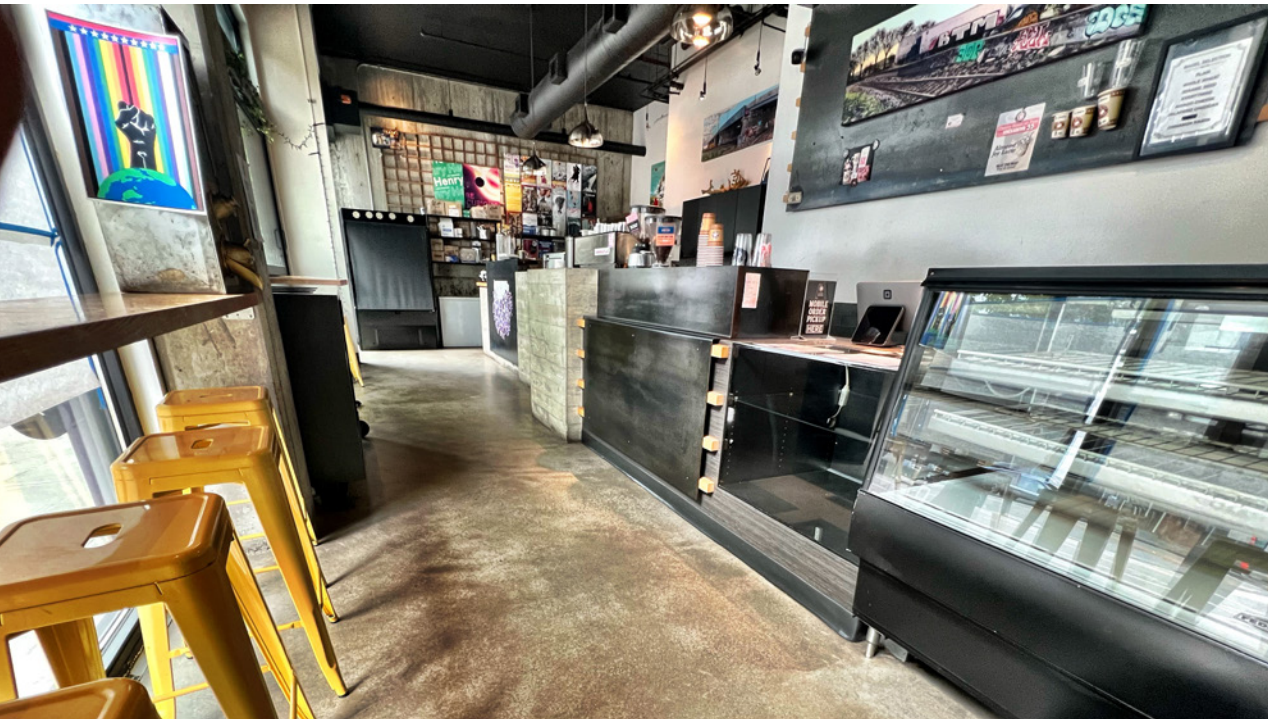
THREE20

FOR SALE

Turnkey coffee shop: bring your concept \$165,000. Prime location in the heart of the Pike-Pine corridor with great foot traffic, operable storefront and on the bus line.

320 E PINE ST, SEATTLE, WA 98101

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HIGHLIGHTS

598 SF

Rent \$45 per SF (\$2,242,50)

NNN \$8.20 per SF (\$408.63)

Rent+NNN Monthly \$2,651.13

Lease exp June 30, 2029

1 five year option

Turnkey coffee shop

Prime location in the heart of the Pike Pine Corridor

Operable storefront windows

1 dedicated secured parking stall at \$175 per month

Additional secured storage at \$50 per month

\$165,000

Asset Sale



DEMOGRAPHICS

POPULATION

	0.25 Mile	0.5 Mile	1 Mile
2010 CENSUS	7,225	19,000	60,912
2020 CENSUS	9,991	28,338	90,412
2024 ESTIMATED	10,541	35,229	103,369
2029 PROJECTED	11,584	39,934	114,057

HOUSEHOLDS

	0.25 Mile	0.5 Mile	1 Mile
2024 ESTIMATED	8,069	24,427	66,726
2029 PROJECTED	8,789	27,431	73,217
OWNER-OCCUPIED	13.7%	14.3%	16.7%
RENTER-OCCUPIED	86.3%	85.7%	83.3%

HOUSEHOLD INCOME

	0.25 Mile	0.5 Mile	1 Mile
2024 MEDIAN	\$93,797	\$116,339	\$123,751
2029 MEDIAN PROJECTED	\$98,758	\$124,170	\$130,123
2024 AVERAGE	\$120,652	\$153,735	\$164,409
2029 AVERAGE PROJECTED	\$128,046	\$164,710	\$174,355

Data Source: ©2024, Sites USA



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