

TURNKEY RESTAURANT/BAR
BARRIO MEXICAN KITCHEN + BAR
1420 12th Avenue, Seattle, WA 98122

NEW PRICE!
\$149,000



For more information please contact:

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 **GIBALTAR**
INVESTMENT PROPERTY SOLUTIONS

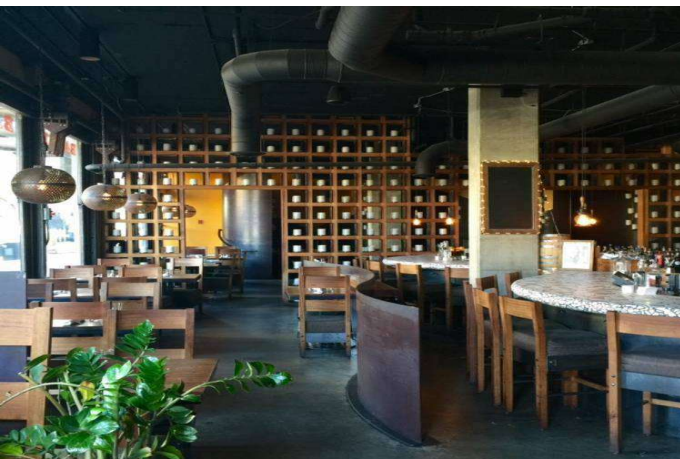
1420 12TH AVENUE, SEATTLE, WA 98122

BARRIO MEXICAN KITCHEN AND BAR

THE OPPORTUNITY

WWW.BARRIORESTAURANT.COM

- Rare opportunity to purchase the assets of a long-standing, beloved restaurant + bar in Capitol Hill's vibrant Pike Pine neighborhood
- Located at the base of Trace North, a green built, 100-unit condo project
- Established December 2008
- Stunning space features expansive operable storefront windows, high ceilings, polished concrete floors and dedicated outdoor patio
- Fully equipped kitchen features two (2) 12 foot type 1 hoods (back to back)
- Seating for 114 inside plus 18 on outdoor patio
- 4,523 SF
- 4 parking stalls in Building garage for total of \$816.79 per month
- Surrounding neighborhood businesses include Osteria la Spiga, Bai Tong Thai, Chophouse Row, Tavern Law, Mighty O Donuts, and Seattle University
- Current Monthly Rent \$11,764.32 plus 2024 NNN (\$4,709.40) = \$16,473.72. Current Lease expires July 31, 2026 plus one (1) 5-year option to extend



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BARRIO MEXICAN KITCHEN AND BAR



81

TRANSIT SCORE



100

WALK SCORE



86

BIKE SCORE



187,401

POPULATION



103,398

HOUSEHOLDS



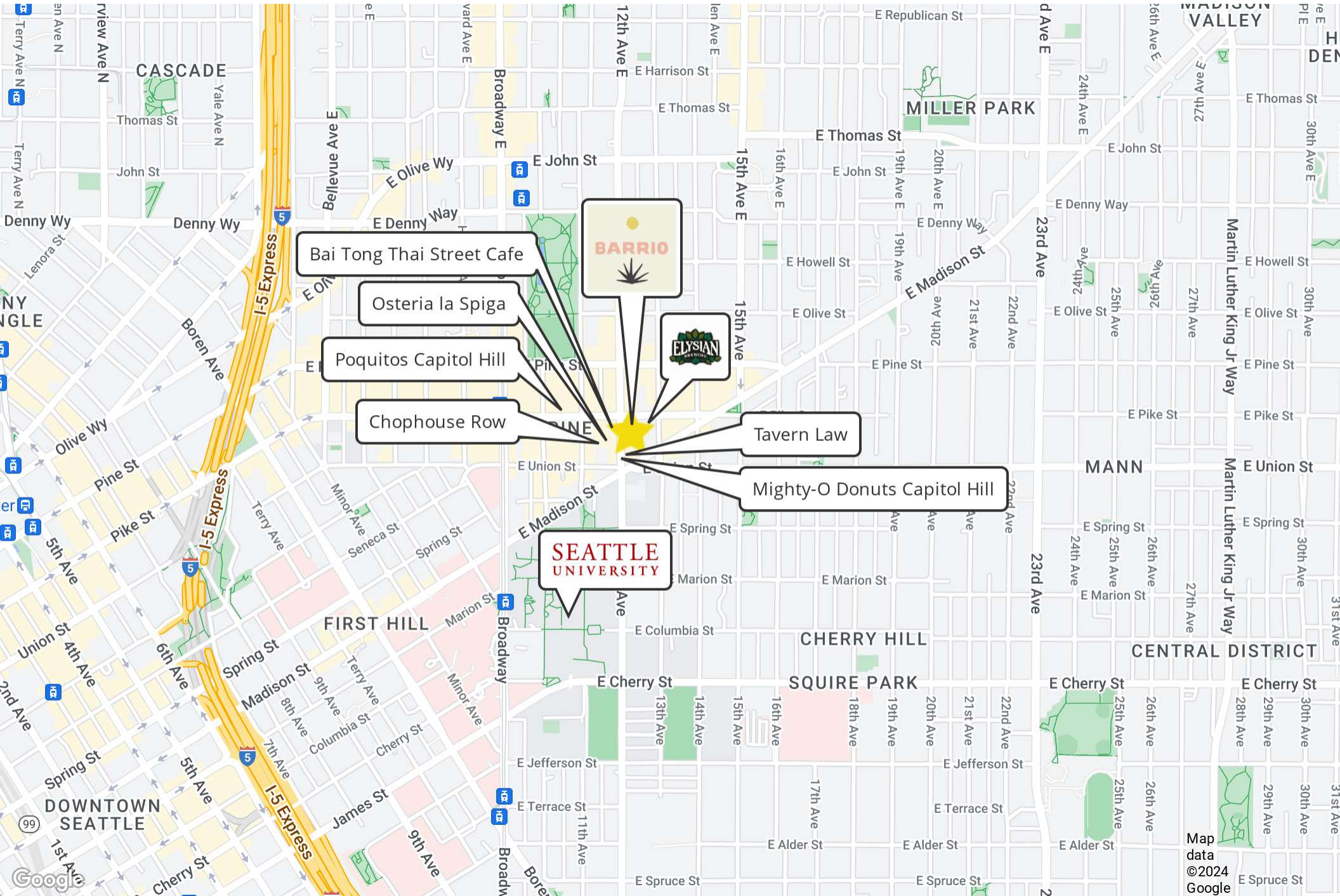
\$134,238

AVG HOUSEHOLD INCOME

* Estimated 2023 demographics based on 2-mile radius

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BARRIO MEXICAN KITCHEN AND BAR



- Bai Tong Thai Street Cafe
- Osteria la Spiga
- Poquitos Capitol Hill
- Chophouse Row



Tavern Law

Mighty-O Donuts Capitol Hill

SEATTLE UNIVERSITY