

# RETAIL FOR LEASE

PATENT 523

503-507 Broadway East, Seattle, WA 98102




For more information please contact:

LAURA MILLER

[laura@gibraltarusa.com](mailto:laura@gibraltarusa.com)

206.351.3573

The UPS Store   
• Notary / Passport Photos  
• Printing / Copies / E

 **GIBALTAR**  
INVESTMENT PROPERTY SOLUTIONS

503-507 BROADWAY EAST, SEATTLE, WA 98102

P A T E N T 5 2 3



## PROPERTY HIGHLIGHTS

- Prime retail space in the heart of Seattle's vibrant Capitol Hill neighborhood, known for great food and entertainment!
- High visibility location on Broadway East, at the base of Patent 523, a 295 unit apartment building
- 55 shared retail parking stalls in on-site garage with 1 hour validation
- Co-tenants include CorePower Yoga, Orangetheory Fitness, Local Bigger Burger, Gentle Dental, Timeless Tea, and SugaringNYC
- Steps from dominant area grocer (QFC)



79

TRANSIT SCORE



98

WALK SCORE



92

BIKE SCORE



72,054

TOTAL POPULATION



42,598

TOTAL HOUSEHOLDS



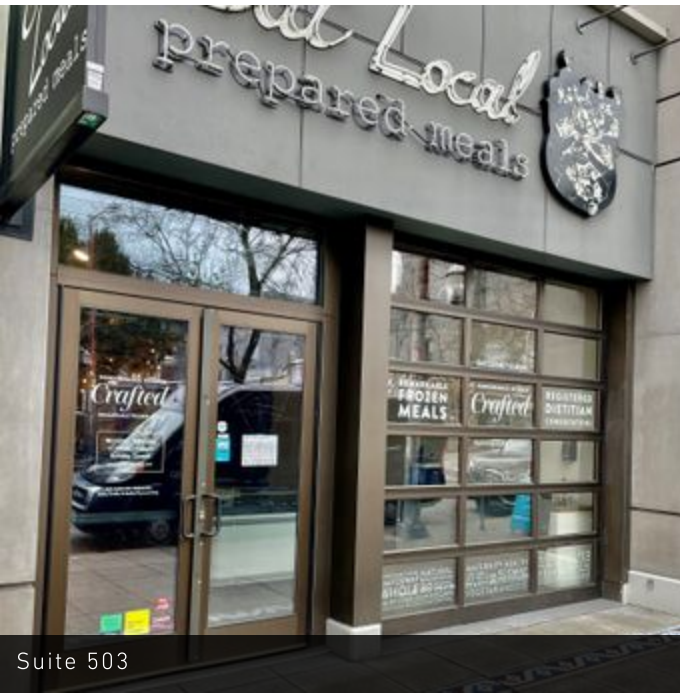
\$112,928

MEDIAN INCOME

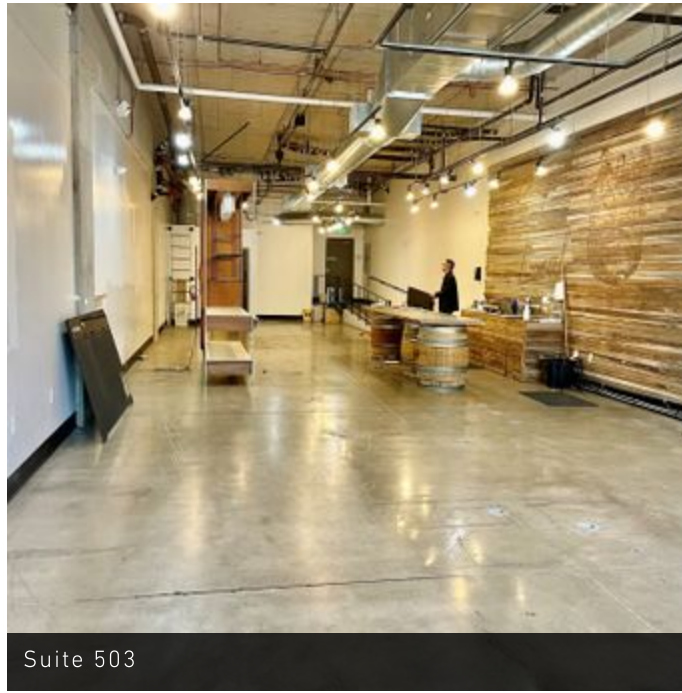
\* Estimated 2020 demographic data based on 1 mile radius

503 BROADWAY EAST, SEATTLE, WA 98102

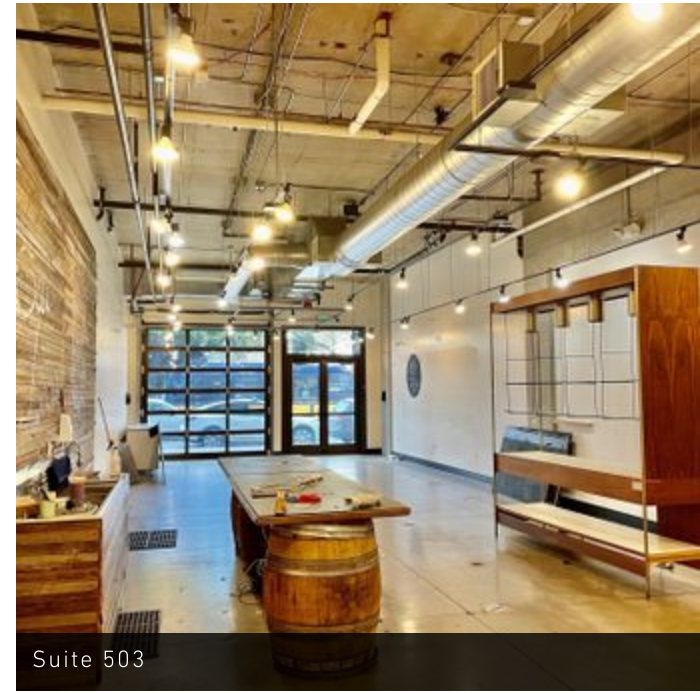
PATENT 523



Suite 503



Suite 503



Suite 503



Suite 507



Suite 507



Suite 507

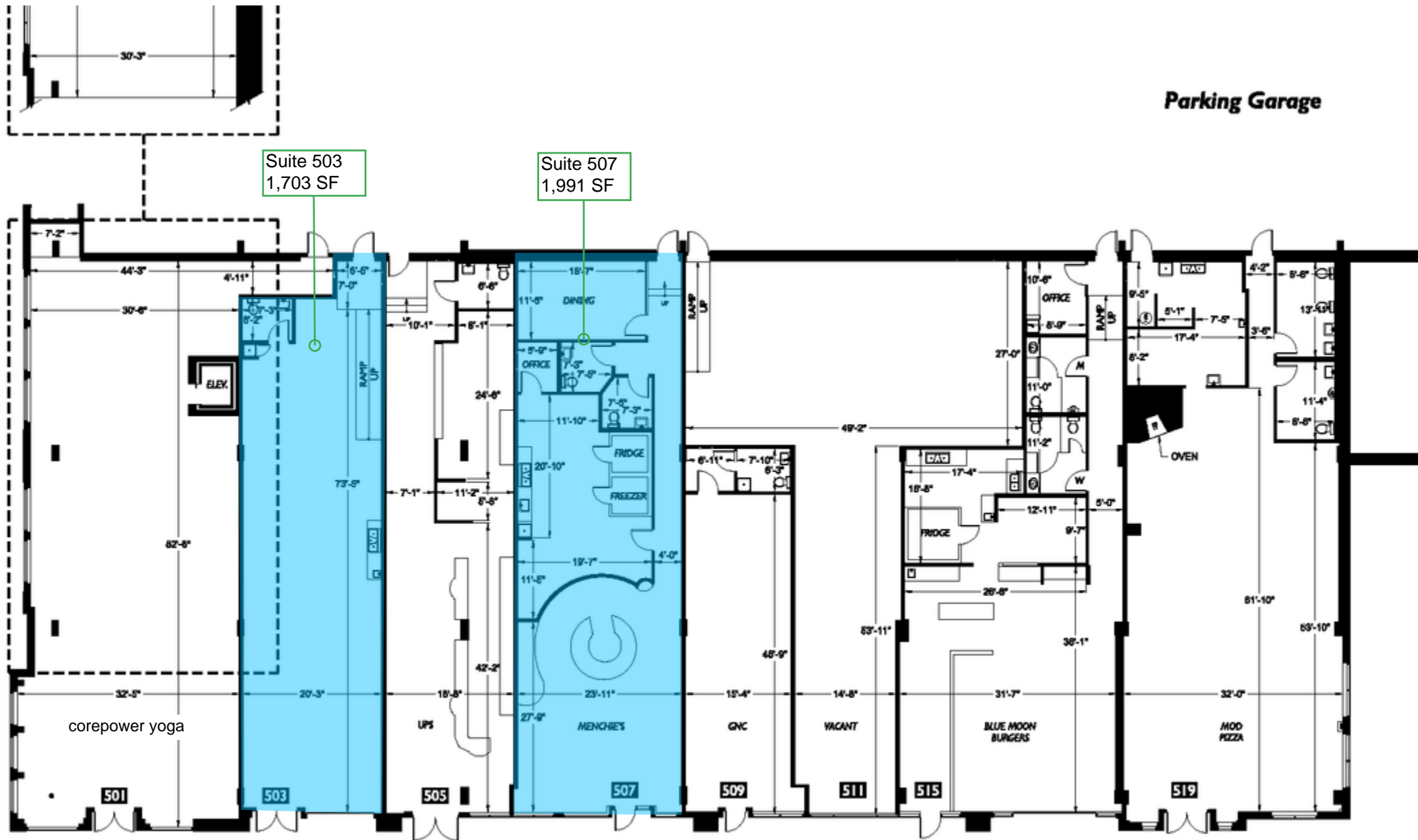
503-507 BROADWAY EAST, SEATTLE, WA 98102

P A T E N T 5 2 3



## AVAILABLE SPACES

SUITE	SIZE	2023 NNN	LEASE RATE	AVAILABILITY
Suite 503	1,703 SF	\$11.68	\$39.00 SF/yr	Available now. Suite features operable roll-up storefront door, soaring exposed ceilings, and concrete floors.
Suite 507	1,991 SF	\$11.68	\$39.00 SF/yr	Available now. Formerly Menchies Frozen Yogurt. Landlord willing to demo existing buildout. Suite has large storefront windows, restaurant plumbing, 3-compartment sink, and walk-in refrigerator and freezer installed. Ideal for food related use.



Suite 503  
1,703 SF

Suite 507  
1,991 SF

**Parking Garage**

**Broadway East**



**PATENT 523**  
503-507 Broadway E

Altura

Corvus and Company

Local Bigger Burger

CorePower Yoga



Urban Outfitters

Carrello

Lionhead

Herb & Bitter Public House

Espresso Vivace

La Cocina & Cantina

Boca Argentine Bakery and Pizzeria

BOCA Restobar & Grill

