

ALEXAN™

RETAIL FOR LEASE

100 Denny Way, Seattle WA 98109

THE OPPORTUNITY

Join the rapid transformation of this iconic Seattle neighborhood by anchoring the district on the NE corner of 1st Avenue and Denny Way. This is the main southern entrance to Lower Queen Anne, with a direct line up the street to Key Arena, which is currently undergoing an historic redevelopment into a world class sporting events and entertainment, including being the home for the newest Seattle sports franchise - a professional hockey team - starting in 2021! With a dynamic mix of residential, office and event traffic, this is the type of site where a restaurant operator can truly “place make”, drawing from all over the City and beyond.

FULLY LEASED

CBA ICSC CoStar
POWERBROKER™

Tiffini Connell

(206) 283-5212
www.wccommercialrealty.com

WCCR

West Coast Commercial Realty

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

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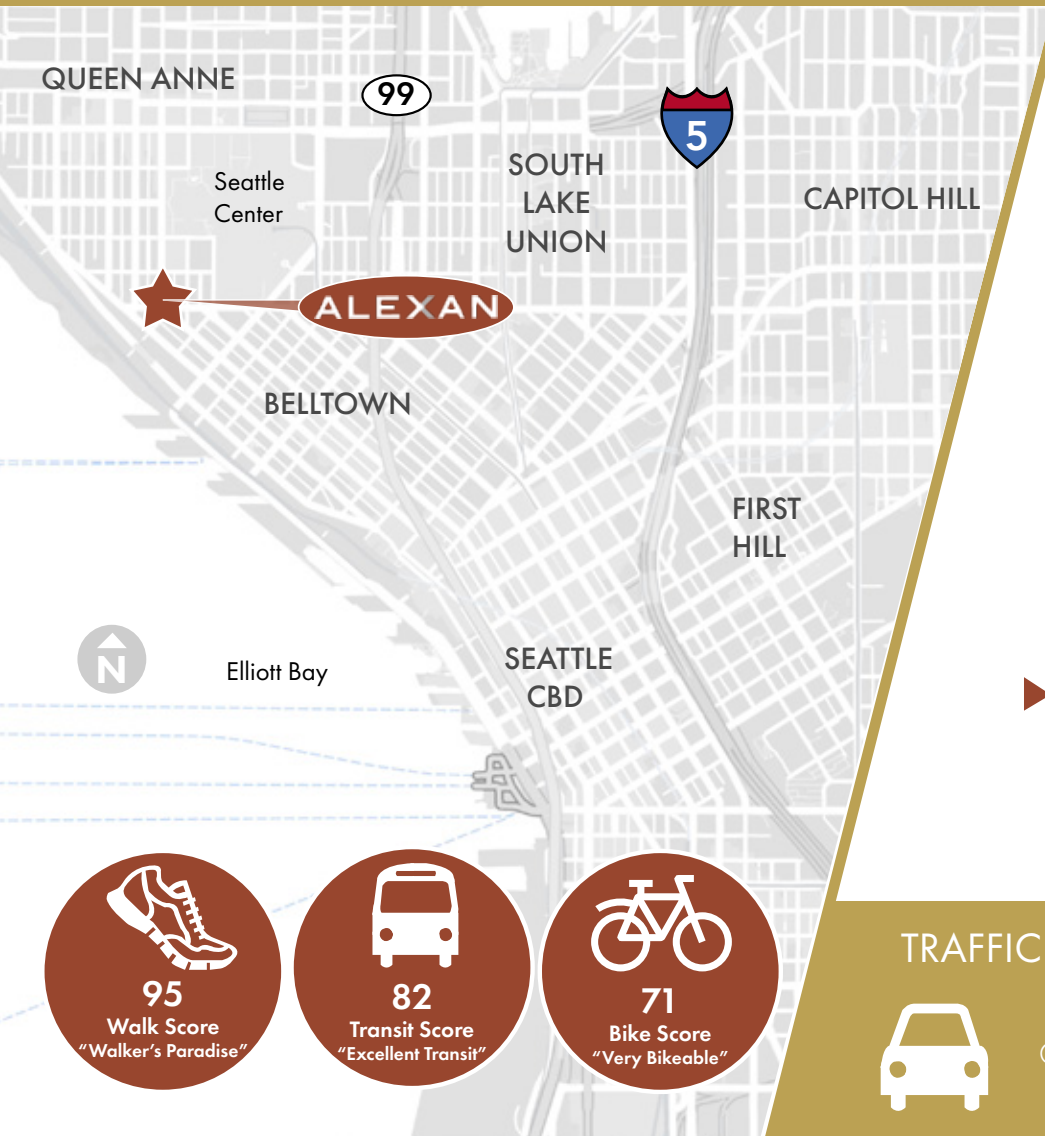
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STRONG DEMOGRAPHICS

▶ AVERAGE HOUSEHOLD INCOME

1-Mile: \$121,656

3-Mile: \$121,108

5-Mile: \$125,764

▶ TOTAL POPULATION

1-Mile: 39,632

3-Mile: 215,946

5-Mile: 438,989

▶ TOTAL DAYTIME EMPLOYEES

1-Mile: 92,121

3-Mile: 330,846

5-Mile: 471,266

TRAFFIC COUNTS



@ Denny Way: 34,100 + vehicles per day

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“Seattle has a once-in-a-lifetime opportunity to embark on a transformational project that will revitalize a historic landmark for future generations, build a world-class sports and entertainment venue unlike any other in the world, and enhance the urban experience at Seattle Center and its surrounding neighborhoods – all at no risk to the City or to taxpayers.”

- Tim Leiweke,
Oak View Group CEO

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LEASED

SITE PLAN

- Soaring Ceilings with Tall Windows (Possible Mezzanine)
- Dedicated Outdoor Seating with Western Exposure
- Prime Location on the Corner of 1st & Denny with Over 34,100 VPD
- 164 Luxury Units Above
- Site Attracts Residents, Commuters, Surrounding Office Workers and Event Traffic - Dynamic Mix of Potential Customers!



DENNY WAY
Over 34,100 VPD