

# BUSINESS OPPORTUNITY FOR SALE

*\$1,500,000*

SALE PRICE

Call for NDA and more details on this rare opportunity

KELLY GADDIS  
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 **Kidder  
Mathews**



## PROPERTY OVERVIEW

*Tucked into a historic brick building in Seattle's Pioneer Square, this refined restaurant blends the city's old-world charm with a modern, globally inspired dining experience.*

Inside, the space glows with warm light against exposed brick and dark wood, creating an atmosphere that feels both intimate and sophisticated. The open chef's kitchen hums at the center of it all, adding quiet energy to the room as chefs move with precision and grace.

The food draws deeply from the Pacific Northwest—fresh seafood, seasonal vegetables, and local producers—while borrowing flavors and techniques from across the world. Menus shift with the season, offering elegant combinations and an adventurous spirit to the cooking that is grounded in craft and restraint.

The service feels personal yet unobtrusive, complementing the calm confidence of the setting. It's a place that invites lingering—over a glass of wine, a conversation, or the quiet pleasure of a perfectly composed plate—making it an ideal spot for a celebration or a thoughtful night out in one of Seattle's oldest neighborhoods.



DEMOGRAPHICS

POPULATION

	1 Mile	2 Miles	3 Miles
2025 TOTAL	56,719	182,671	261,565
2030 PROJECTION	62,820	199,406	280,066
2020 CENSUS	44,104	150,688	226,260
PROJECTED GROWTH 2025 - 2030	6,101	16,735	18,502

MEDIAN AGE & GENDER

	1 Mile	2 Miles	3 Miles
MEDIAN AGE	34.4	33.4	35.0
% FEMALE	40.0%	43.2%	45.1%
% MALE	60.0%	56.8%	47.8%

HOUSEHOLDS

	1 Mile	2 Miles	3 Miles
2025 TOTAL	33,634	109,930	148,061
2030 PROJECTED	37,424	120,628	159,798
2020 CENSUS	26,143	89,182	125,331
GROWTH 2025 - 2030	3,790	10,698	11,737
OWNER-OCCUPIED	14.4%	20.6%	28.6%
RENTER-OCCUPIED	85.6%	79.4%	71.4%

INCOME

	1 Mile	2 Miles	3 Miles
2025 AVERAGE HH INCOME	\$151,719	\$164,844	\$183,032
2030 PROJECTED HH INCOME	\$148,504	\$163,266	\$180,154

EMPLOYMENT

	1 Mile	2 Miles	3 Miles
TOTAL BUSINESSES	10,634	18,467	24,451
TOTAL EMPLOYEES	145,130	232,954	276,174
WHITE COLLAR WORKERS	27,910	106,007	146,352
BLUE COLLAR WORKERS	6,535	19,306	27,563

EDUCATION

	1 Mile	2 Miles	3 Miles
SOME HIGH SCHOOL	3.7%	2.0%	1.9%
HIGH SCHOOL DIPLOMA	10.5%	8.3%	8.2%
SOME COLLEGE	14.3%	11.6%	11.2%
ASSOCIATE	4.8%	5.4%	5.3%
BACHELOR'S	33.5%	38.2%	38.4%
GRADUATE	29.0%	32.0%	32.7%

Data Source: ©2023, Sites USA

# *THE REDEFINED* RESTAURANT EXPERIENCE

*Tucked into a historic brick building in Seattle, this refined restaurant blends the city's old-world charm with a modern, globally inspired dining experience.*

## *Business Information*

PRICE	\$1,500,000
TOTAL SALES	~\$1.2M
LEASED PREMISES	3,664 SF + sharable basement
LEASE MONTHLY	\$8,779
NNN	\$1,790
TOTAL	\$10,569
TERM	Term remaining plus 2 options

*\$1,500,000*  
PRICE



# CHARMING YET MODERN PIONEER SQUARE RESTAURANT

*Exclusively listed by*

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