

BUSINESS ASSET SALE

704 1st Ave, Seattle, WA

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BUSINESS ASSET SALE

THE REDEFINED RESTAURANT EXPERIENCE

The charming Bad Bishop, a neighborhood cocktail bar is tucked away at 704 1st Avenue in the historic Pioneer Square neighborhood of Seattle.

Business Information

Fully equipped bar and grill

8 tap beer system

8ft type 1 hood

2,113 SF

Rent \$5,270.00

NNN charges \$1,227.53

Total \$6,497.53

\$195,000

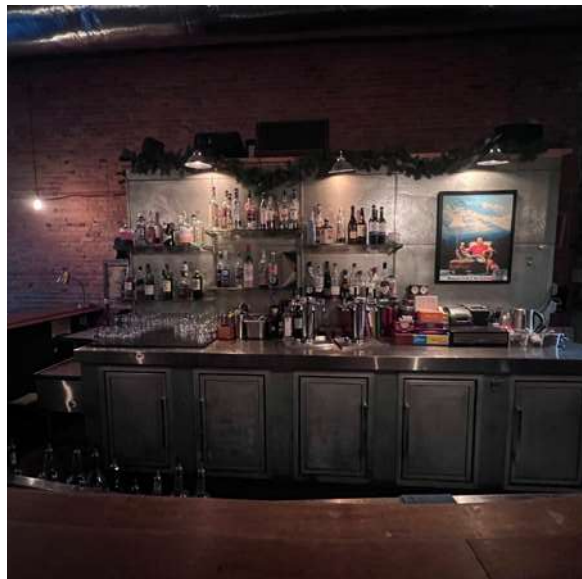
PRICE

PROPERTY OVERVIEW

The charming Bad Bishop, a neighborhood cocktail bar is tucked away at 704 1st Avenue in the historic Pioneer Square neighborhood of Seattle – a district known for its brick-and-stone late-19th-century buildings and richly layered past. 2,113 square feet with a full kitchen and an 8foot type 1 hood with plenty of storage.

Upon entering, you encounter an interior that marries vintage charm with relaxed sophistication. Exposed brick walls, stacked vinyl records, and bold “statement” wallpaper set a tone that feels both stylish and approachable. The lighting is low and warm, the seating arranged for both solo sipping and comfortable conversation. Though it presents a polished look, it’s the kind of place you might pop into before a game, linger over an evening drink, or meet with friends in a neighborhood that still retains some of its old-Seattle character.

Pioneer Square is waiting for you to bring your concept.



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Easily accessible by light rail, Pioneer Square and the Stadium District together form one of Seattle's most dynamic urban areas, where history, sports, and culture converge. Pioneer Square's cobblestone streets and historic architecture create a charming backdrop for art galleries, boutique shops, and an eclectic mix of restaurants that highlight the city's culinary diversity. Just steps away, the Stadium District brings an electric energy with world-class venues—Lumen Field and T-Mobile Park—drawing millions of visitors each year for games, concerts, and special events.

Lumen Field hosts over 300 event days annually with 2.4 million attendees, while T-Mobile Park welcomes fans to 81 Seattle Mariners games and more than 500 additional events, from concerts to weddings and corporate gatherings. The area's vibrant bar and restaurant scene makes it a natural gathering spot before and after events.

In the past year, the neighborhood has seen a surge of new retail, dining, and nightlife activity, including Darkalino's, Occidental Hall, Hometeam, three Sea Creatures Restaurant Group concepts, and the celebrated Death & Co in the former FX McRory's space. With the 2026 FIFA World Cup on the horizon—bringing six matches to Lumen Field—the district's momentum continues to grow, blending Seattle's historic past with its ever-evolving urban energy.



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%

CHARMING PIONEER SQUARE RESTAURANT

Exclusively listed by

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