

FREMONT TURNKEY RESTAURANT/CAFE

CRACKLEMI

709 N 35th Street, Seattle, WA 98103

NEW PRICE
\$95,000

For more information please contact:

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WELCOME

709 N 35TH STREET, SEATTLE, WA 98103

FREMONT TURKEY RESTAURANT / CAFE



BUSINESS HIGHLIGHTS

- Situated in Seattle's vibrant "Center of the Universe" Fremont neighborhood, known for strong foot traffic, local draw, and proximity to major activity and employment hubs
- Bring your concept! Ideal for a variety of concepts including cafe, full-service restaurant, wine bar, fast casual
- Character-rich space features floor to ceiling storefront windows, abundant natural light, high ceilings, open and efficient layout, 14 foot type 1 hood, wood floors and sidewalk seating
- Seating for 50+
- Upside in expanding hours of operation to include weekends
- 4,190 SF (comprised of 2,089 SF street-level plus 2,101 basement level)
- Business name and recipes not included
- Current Lease Terms: Monthly Rent through March 2026: \$7,500/modified gross (includes NNN); April 2026-March 2027: \$7,725 plus NNN (\$1,200/mo); April 2027-March 2028: \$7,957 plus NNN (\$1,200/mo). One (1) 5-year option to extend at Fair Market Rent



59

TRANSIT SCORE



97

WALK SCORE



92

BIKE SCORE



142,820

TOTAL POPULATION



70,915

TOTAL HOUSEHOLDS



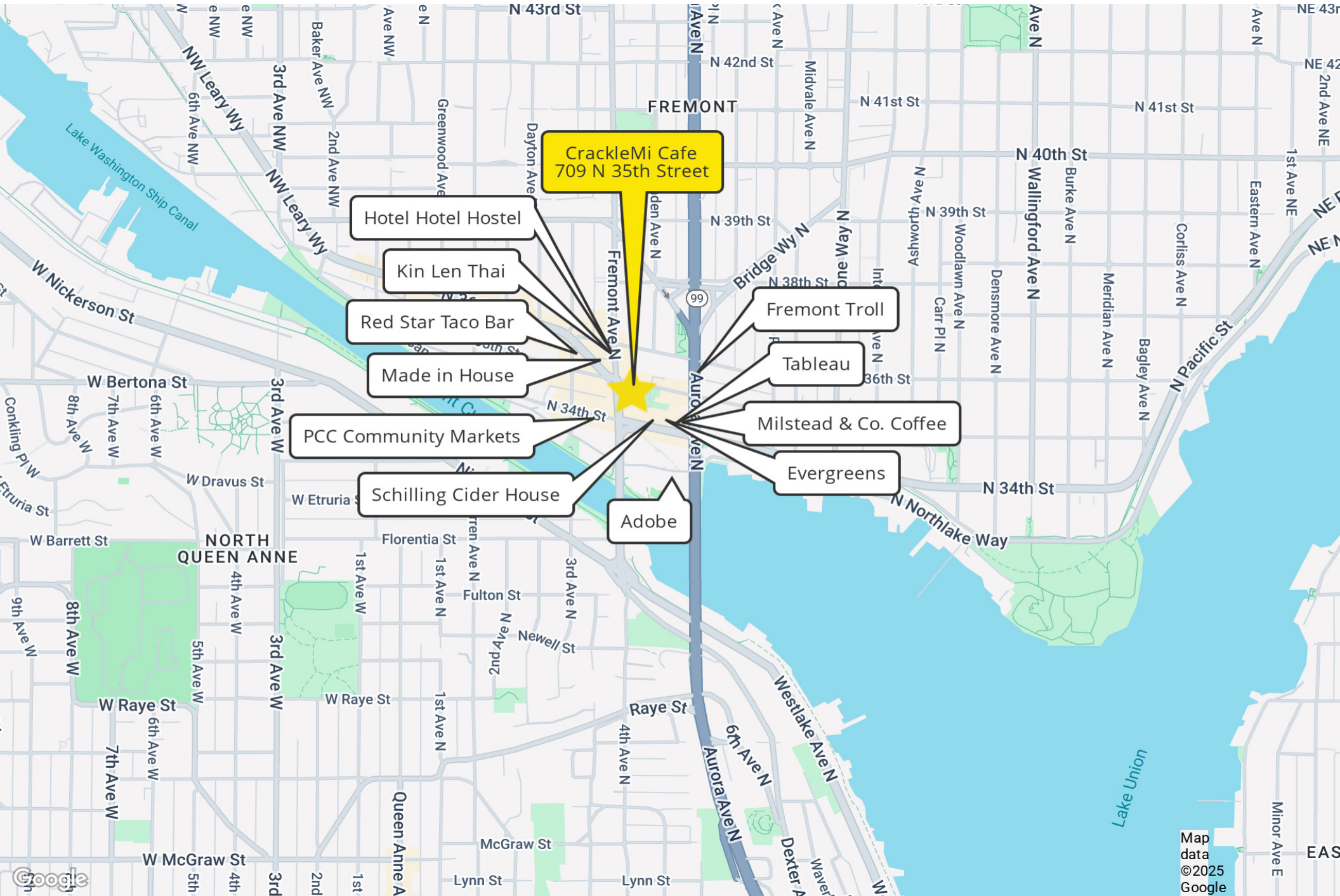
\$117,022

MEDIAN INCOME

*Estimated 2024 demographics based on a 2-mile radius (CoStar)

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FREMONT TURNKEY RESTAURANT/CAFE



CrackleMi Cafe
709 N 35th Street

Hotel Hotel Hostel

Kin Len Thai

Red Star Taco Bar

Made in House

PCC Community Markets

Schilling Cider House

Adobe

Fremont Troll

Tableau

Milstead & Co. Coffee

Evergreens