

NEW LISTING
FUEL COFFEE-CAPITOL HILL

610 19th Avenue East, Seattle, WA 98112

OFFERED FOR
\$125,000

COFFEE & BOOKS

FUEL
FUEL coffee
A LOCAL

FUEL
coffee

For more information please contact:

LAURA MILLER

laura@gibraltarusa.com

206.351.3573

 GIBALTAR
INVESTMENT PROPERTY SOLUTIONS

610 19TH AVENUE EAST, SEATTLE, WA 98112

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BUSINESS HIGHLIGHTS

- Recently renovated and well-established neighborhood coffee shop in highly sought after 19th Avenue neighborhood of Capitol Hill
- Surrounding businesses include Hello Robin, Ritual House Yoga, Monsoon, Rocket Taco, Macrina Bakery & Cafe
- Major remodel completed in 2021, designed by Board + Vellum
- Character-rich building with modern interior design features large storefront windows, bright white walls, HVAC
- Seating for 36
- Outdoor streetery
- 1,324 SF
- Current Monthly Rent: \$4,805.63 plus NNN (\$898.97) = \$5,704.60. Current Lease expires December 31, 2030. Ability to secure a 5-year option to extend
- Wallingford and Montlake locations are also available to purchase



64

TRANSIT SCORE



87

WALK SCORE



94

BIKE SCORE



175,721

TOTAL POPULATION



100,587

TOTAL HOUSEHOLDS



\$110,613

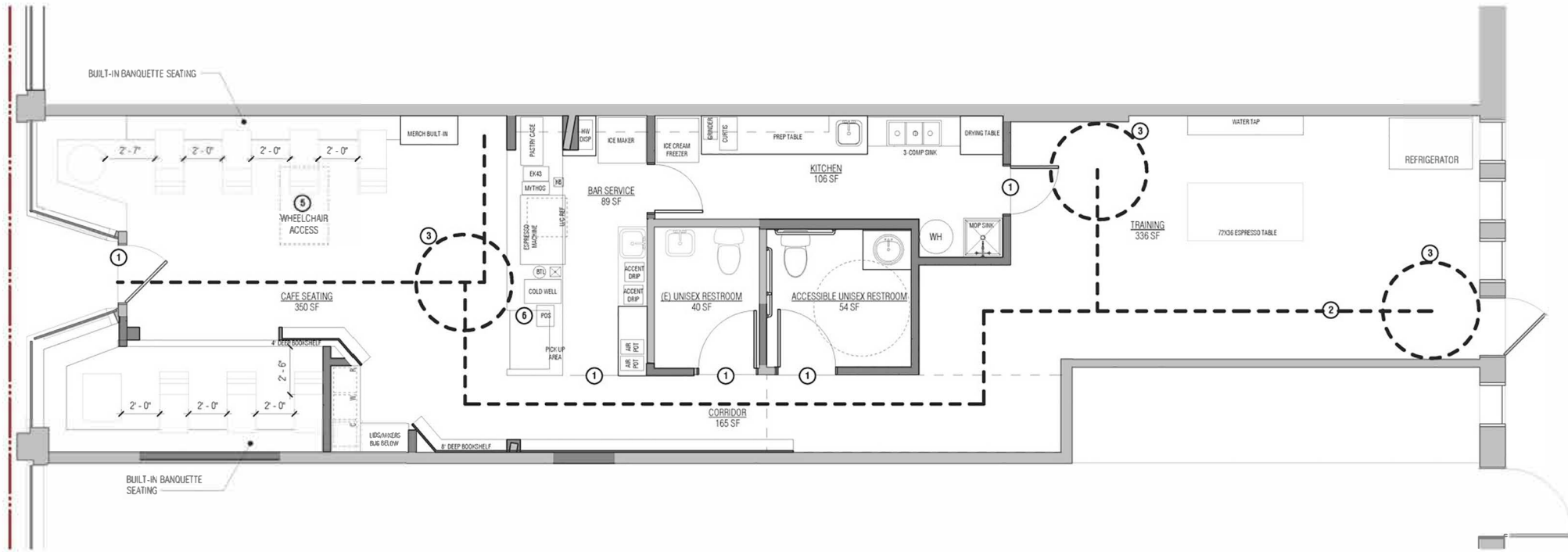
MEDIAN INCOME

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

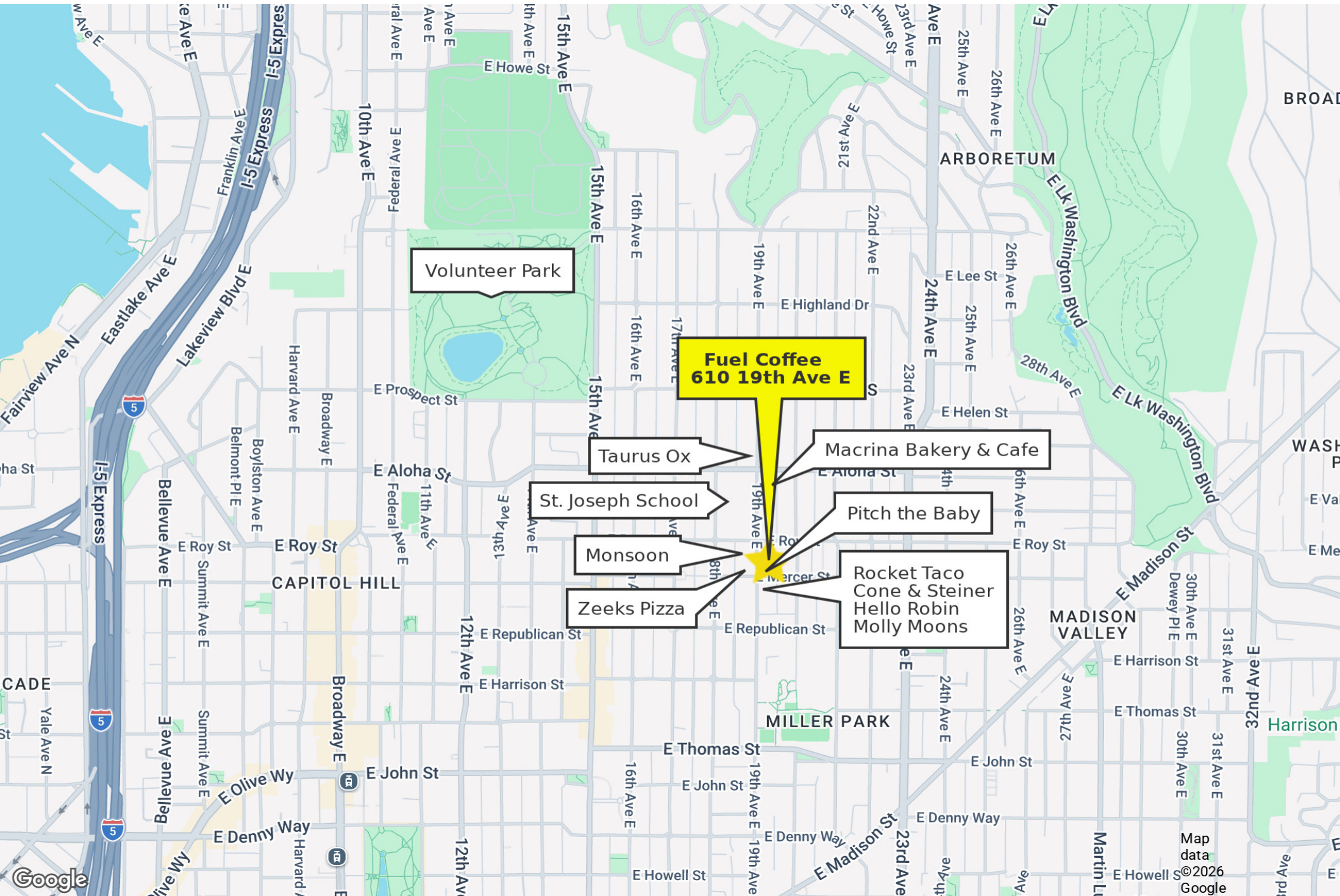
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19th Ave E



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DESCRIPTION	MANUFACTURER	PRODUCT	SIZE	COUNT
HOT WATER	FETCO	HWD-2105TOD H210530	9"WX18.5"DX24.5"H	1
ICE MAKER	MANITOWOC	UYF0310A	30"WX28.5"DX38.5"H	1
GRINDER	MAHLKONIG	EK43		1
MYTHOS II	SIMONELLI	VA-MYTHOS 2		1
KNOCK BOX	PRIMA	KNOCK CHUTE - 25102	6"X5.5"	1
U/C FRIDGE				1
ESPRESSO MACHINE	SIMONELLI	VICTORIA ARDUINO BLACKEAGLE 3 GROUP	43"X28"X20"	1
BOTTLE WARMER	CARNIVAL KING	Topping Bottle Warmer with 3 Squeeze Bottles - 550W, 120V		1
PITCHER RINSER	PRIMA	Steaming Pitcher Rinser	6"WX6 3/4"H X 5 1/8"D	1
COLD WELL	APW	CFW-1	23"WX15"DX7-3/4"H	1
POS	SQUARE	POS RETAIL HARDWARE		1
AIR POT	WILBER CURTIS	TXSG0101S600		2
ACCENT DRIP	OJI		300	2
ICE CREAM FREEZER	AVANTICO	DFC6-HC 26 1/4"		1
GUATEMALA GRINDER	MAHLKONIG	GUA710 GRINDER	26 1/4"WX27-3/4"DX37-1/4"H	1
COFFEE BREWER	CURTIS	G4TP1S63W3100 G4	11-1/8"WX20-3/4"DX24-3/4"H	1
HANDWASH SINK	TBD	TBD		3
3-COMPARTMENT SINK	-	-	-	-
WATER HEATER	-	-	-	-
MOP SINK	TBD			
WATER TAP	TBD	-	-	-
REFRIGERATOR		TRUE		
PASTRY CASE	TBD			