GIBRALTAR
INVESTMENT PROPERTY SOLUTIONS

Retail/Restaurant Space
2324 Eastlake Ave E
Seattle

FOR LEASE

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Highlights

- Rare opportunity to lease 1,985 SF retail space with stellar frontage on Eastlake Avenue

- Central location gives it easy access to I-5, SR-520, South Lake Union, Capitol Hill, University District and downtown Seattle within minutes

- Currently in shell condition with concrete floors, exposed ceilings and large storefront windows - bring your vision!

- Ideal for specialty retail, cafe or restaurant (ability to vent a type 1 or 2 hood)

- Generous tenant improvement package

- Parking available at $135/stall per month

- Surrounding neighborhood businesses include 14 Carrot Cafe, Blind Pig Bistro, Pazzo's Pizza, Louisa's Cafe, and Voxx Coffee

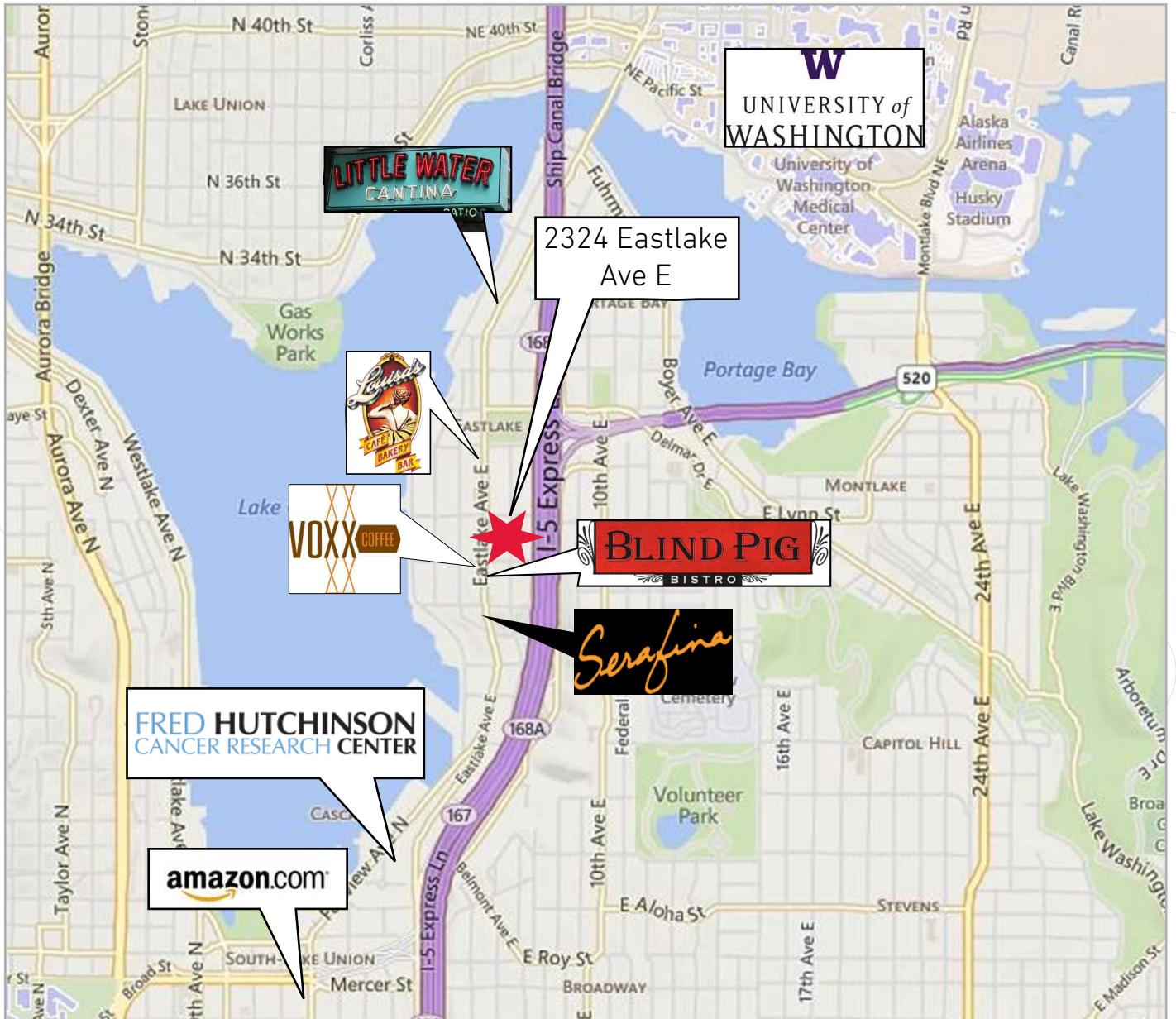- Rental rate $28/SF/YR/full service = $4,632/month

The Neighborhood

Eastlake is a charming neighborhood located on the eastern shore of Lake Union, between South Lake Union and the University District. Small town atmosphere meets urban vibe with an eclectic mix of residents who are very supportive of local businesses. With floating homes, high residential and office density, outdoor recreation, waterfront parks and some of the city's favorite eateries, this neighborhood is fun and lively with a great sense of community. The University of Washington sits directly to the North; Amazon's headquarters and Fred Hutchinson Cancer Research Center sit along the southern border, making it a high traffic arterial for both commuters and students. www.2324eastlake.com

Demographics (2014)	1 mile	3 mile	5 mile
Daytime Population	17,930	241,442	399,367
Total Households	10,231	120,307	190,492
Average Household Income	$95,178	$73,441	$75,515

FLOOR PLAN

2,000 RSF Available Now