SOUTH LAKE UNION
1041 Mercer Street
With the energy of Seattle’s downtown moving north, South Lake Union has become one of Seattle’s hottest neighborhoods. Conveniently located within walking distance of the retail core, Central Business District, and in city residential neighborhoods, South Lake Union is an emerging hub of downtown. The South Lake Union Streetcar runs from Lake Union to downtown, making connections with the growing Light Rail system and connecting the neighborhood to the rest of the city and suburbs with ease. South Lake Union is a unique blend of a technology and biotechnology employment carrier, as well as a vibrant residential neighborhood. With a focus on sustainability in transportation and architecture, South Lake Union’s streets are lined with sensibly designed, LEED-certified buildings with large sidewalks, bike lanes, and nearby parks, creating an urban oasis.
Not only is the South Lake Union neighborhood visually and environmentally successful, but more than 50 neighborhood businesses gross over $10 million dollars annual sales revenue. It is predicted that when the development of the South Lake Union neighborhood is completed, it will gross approximately $900 million in revenue per year. Anticipated employee count in the neighborhood is expected to double by 2018.
The pedestrian-friendly nature of South Lake Union also creates a unique shopping experience for consumers. From the national grocery chain, Whole Foods Market, to upscale home furnishing stores like West Elm, Seva Home and Ligne Roset, as well as other tenants such as Fly Wheel, Tesla, Ann Sacks and Pedini, the neighborhood continues to grow and house some of Seattle’s finest retailers.

South Lake Union is home to some of the most popular restaurants in Seattle. From waterfront favorites such as Chandler’s Crabhouse, Duke’s Chowderhouse and Joey’s, to cultural cuisine, such as Cactus and Shanik, South Lake Union excels in dining experiences and exceptional cuisine. Other popular choices include Seastar Restaurant and Raw Bar, Flying Fish and Tom Douglas’ award-winning restaurants Serious Pie, Dahlia Workshop, Cuoco and Bravehorse Tavern.

This information supplied herein has been secured from sources believed to be reliable; however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.
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### Demographics 2013

<table>
<thead>
<tr>
<th>Population</th>
<th>Daytime Population</th>
<th>Average H.H. Income</th>
<th>Education (4+ Yrs College)</th>
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</thead>
<tbody>
<tr>
<td>408,801</td>
<td>418,182</td>
<td>$91,951</td>
<td>60.95%</td>
</tr>
<tr>
<td>207,442</td>
<td>319,754</td>
<td>$85,061</td>
<td>60.38%</td>
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<td>57,583</td>
<td>150,968</td>
<td>$73,039</td>
<td>59.12%</td>
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<tr>
<td>12,122</td>
<td>45,580</td>
<td>$62,607</td>
<td>54.29%</td>
</tr>
</tbody>
</table>

### Delivery
- Immediate

### Retail Space
- **A**: 3,937 SF, $36.00 NNN
- **B**: 10,946 SF, $11.56 PSF

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1041 Mercer Street

**SEATTLE, WA 98109**

**Real Retail**

Maria Royer  206.264.0630 office  206.619.0131 mobile  mroyer@real-retail.net

Janel Charlton  206.381.1205 office  206.427.3457 mobile  janel@real-retail.net

1041 Mercer Street
Available Space A
3,937 SF

Available Space B
10,946 SF