

CAPITOL HILL

MULTI CONCEPT F+B

OWNER/USER

422 EAST PINE STREET, SEATTLE

Blake Taylor | Tracy Cornell

WCCR | West Coast Commercial Realty



422 E. PINE STREET | SEATTLE, WA 98122





Highlights

422 E. Pine Street is an irreplaceable multi-tenant food & beverage destination in the heart of Capitol Hill-one of Seattle's most dynamic and densely populated trade areas. This prominent corner property presents a rare opportunity to own the real estate behind three to four distinct food & beverage concepts under one roof, currently home to Cantina del Sol, Double O' Burgers, Uncle Dom's Italian Kitchen, and Bar Tango. The current owner/operator has invested more than $500,000 in direct leasehold improvements + soft costs (2025). Property includes three Type 1 hoods, multiple operable windows, fully sprinklered and completed seismic retrofitting. To facilitate a seamless transition, Seller is willing to continue operations for several months following closing, allowing the buyer time to line up concepts and offset holding costs, with monthly rent (to be negotiated as part of the feasibility period). Seller will then fully vacate or leaseback Cantina Del Sol and Double O' Burgers spaces, providing an easy transition for the buyer to implement their vision for the building.

If Buyer is represented by a broker, Buyer shall be responsible for the payment of any Tenant brokerage commission.

"TROPHY" REAL ESTATE LOCATION

- → Situated within Seattle's iconic Pike/Pine Corridor
- → Steps from renowned retail, dining, nightlife, and entertainment
- → Immediate access to I-5 and the I-5 overpass
- → Highly walkable and transit-oriented location
- → Minutes from the Capitol Hill Link Light Rail Station
- → Five blocks from the Washington State Convention Center expansion
- → Rare opportunity to own a high-profile asset in one of Seattle's most established and rapidly evolving urban neighborhoods

PROPERTY DETAILS

Address: 422 East Pine Street, Seattle, WA 98122

Parcel Number: 880490-1080

Rentable Area:
3,280 SF Main Level
2,105 SF Rooftop Deck
1,000 SF Storage/Office

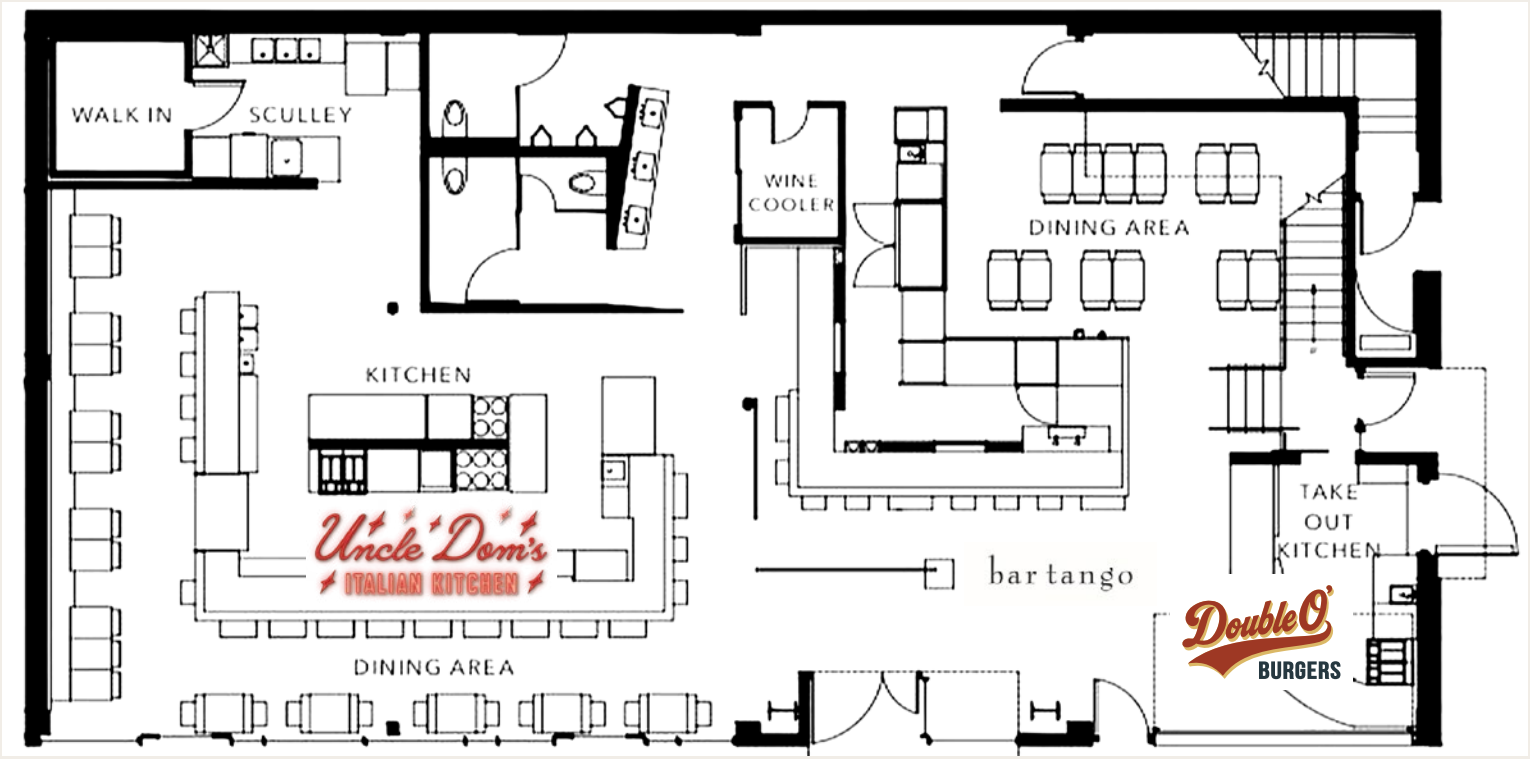
Land Area: 3,340 SF

Price: $4,000,000



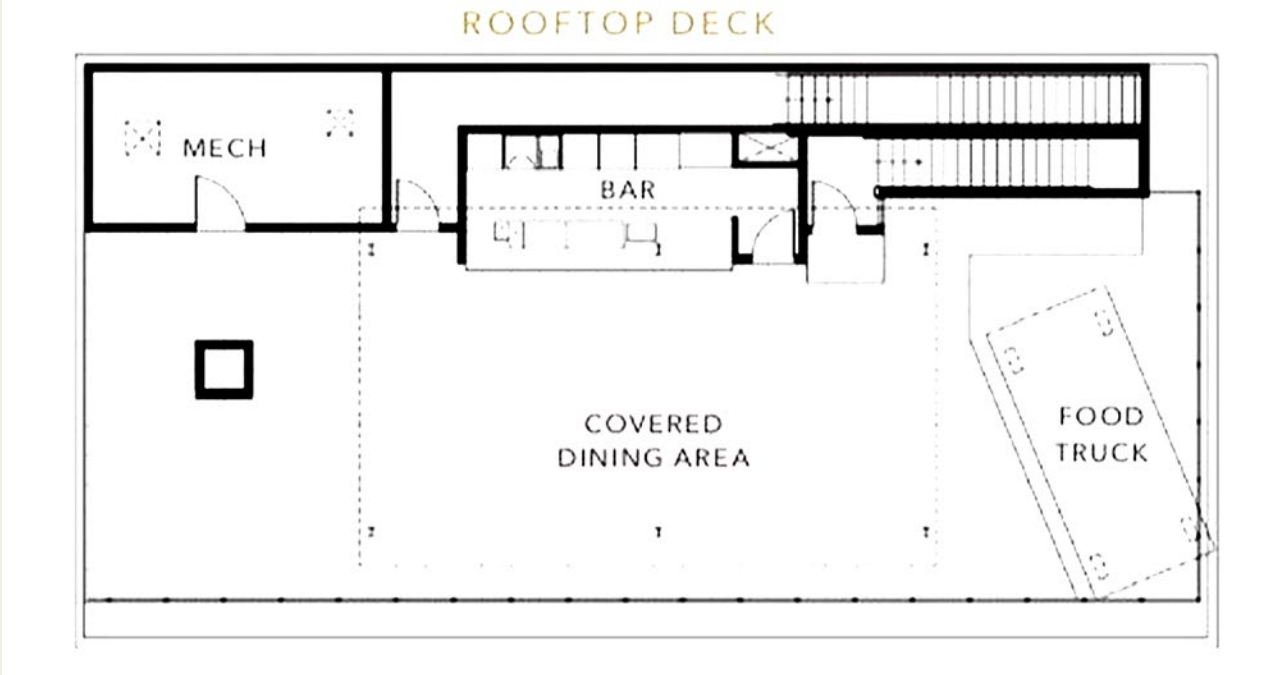






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CANTINA DEL SOL









422 E. PINE STREET | SEATTLE, WA 98122



Uncle Dom's

ITALIAN KITCHEN





422 E. PINE STREET | SEATTLE, WA 98122

bar tango







422 E. PINE STREET | SEATTLE, WA 98122



Double O'
BURGERS





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Multi-Concept F+B
Owner / User
For Sale

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Seattle, WA 98122

Blake Taylor
blake@wccommercialrealty.com
206 931 0525

Tracy Cornell
tracyc@wccommercialrealty.com
206 948 0630

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206 283 5212
wccommercialrealty.com

