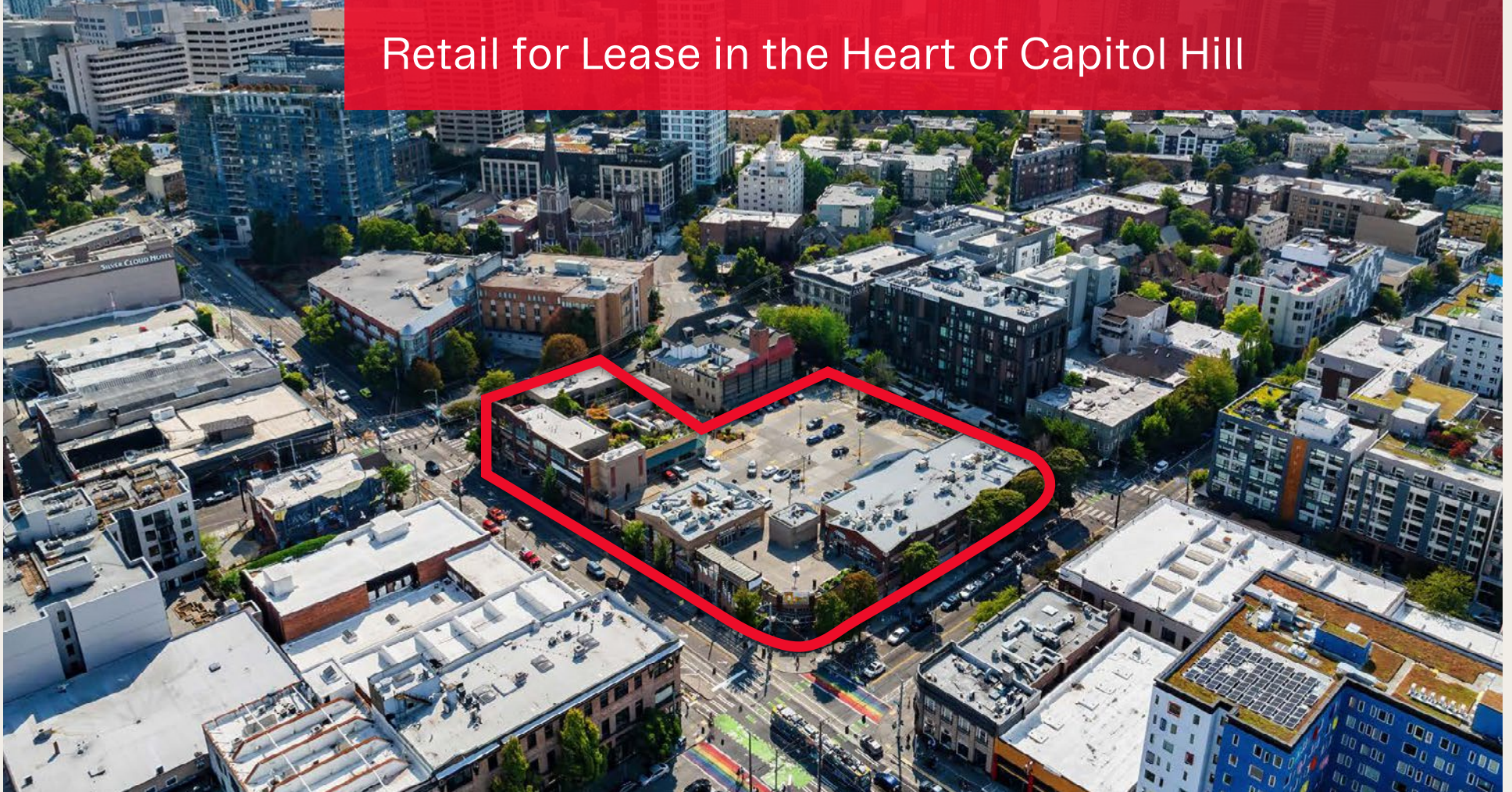


Harvard Market

1401 Broadway, Seattle, WA 98122



Retail for Lease in the Heart of Capitol Hill



Tracy Cornell | Jennifer Israel | Tiffini Cox

WCCR | West Coast
Commercial
Realty



Property Highlights

- 32,000 residents within 1.6 sq. miles; density of ~20,000 people/sq. mile (2x Seattle average)
- 10,000 light rail riders/day at Capitol Hill Station (minutes away)
- Shadow-anchored by QFC/Kroger (daily needs grocery)
- Co-tenants: Starbucks, Chipotle, UPS Store, Banfield Pet Hospital, Domino's, Woof Gang Bakery
- Seattle Central College & Seattle University add daytime student population
- Heavy evening/weekend visitor traffic from across the metro



91
TRANSIT SCORE



100
WALK SCORE



87
BIKE SCORE



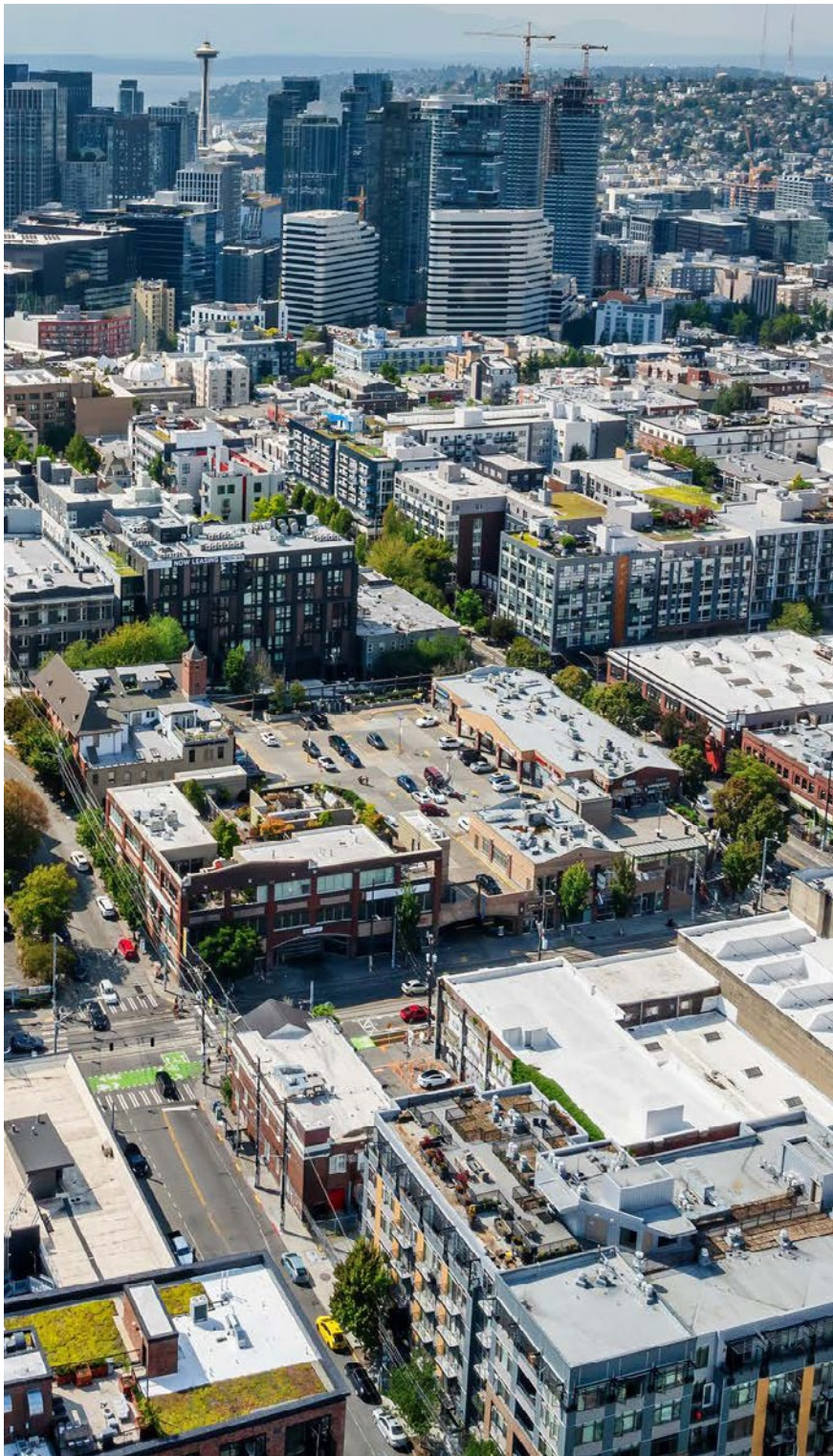
107,616
POPULATION
(1 MILE)



65,712
HOUSEHOLDS
(1 MILE)



\$140,544
AVERAGE
HOUSEHOLD
INCOME
(1 MILE)



A generational repositioning of Capitol Hill's only multi-tenant retail hub—where accessibility, density, and energy converge to create a destination built for today's retailers and tomorrow's growth.

Harvard Market | Capitol Hill Center Stage for Retail + Community

Harvard Market stands as Capitol Hill's only true multi-tenant retail destination—an established asset now entering its next chapter. With new ownership and a meaningful capital improvement program underway, the property is being thoughtfully repositioned to become the neighborhood's central place to shop, gather, and grow.





Access + Advantage

Harvard Market offers its customers free short-term parking in its parking lot and garage, providing seamless accessibility to the surrounding urban fabric—a rarity for Capitol Hill. Positioned at the intersection of daily life and destination activity, the site benefits from immediate proximity to Seattle University, Seattle Central College, and major medical institutions—delivering a consistent, built-in customer base of students, professionals, and visitors.

Density + Demand

Surrounded by one of Seattle's most densely populated residential neighborhoods, the property captures steady, multi-source traffic that defies standard retail cycles. This 24/7 activity is driven by a unique convergence of daytime demographics: Students and faculty from Seattle University and Seattle Central, the medical workforce and clients from the adjacent First Hill hospital corridor, plus an affluent residential base with deep discretionary spending power. Capitol Hill's blend of long-standing community roots and ongoing residential growth creates a durable foundation for retail performance.

Entrepreneurial Energy + Proven Performance

This is a market where independent concepts launch and thrive—and where national brands consistently outperform. Harvard Market offers a rare platform to tap into both: a neighborhood known for its authenticity and creativity, supported by strong consumer fundamentals and proven retail demand.

Opportunity + Positioning

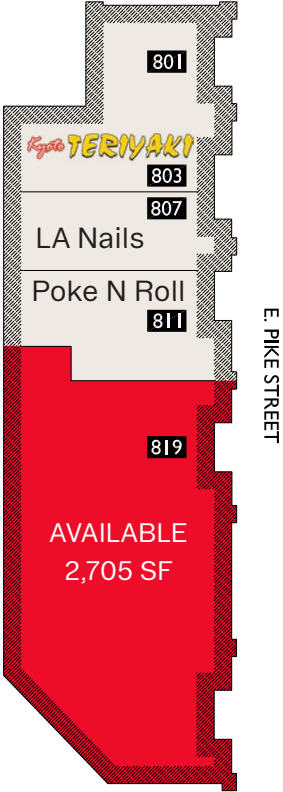
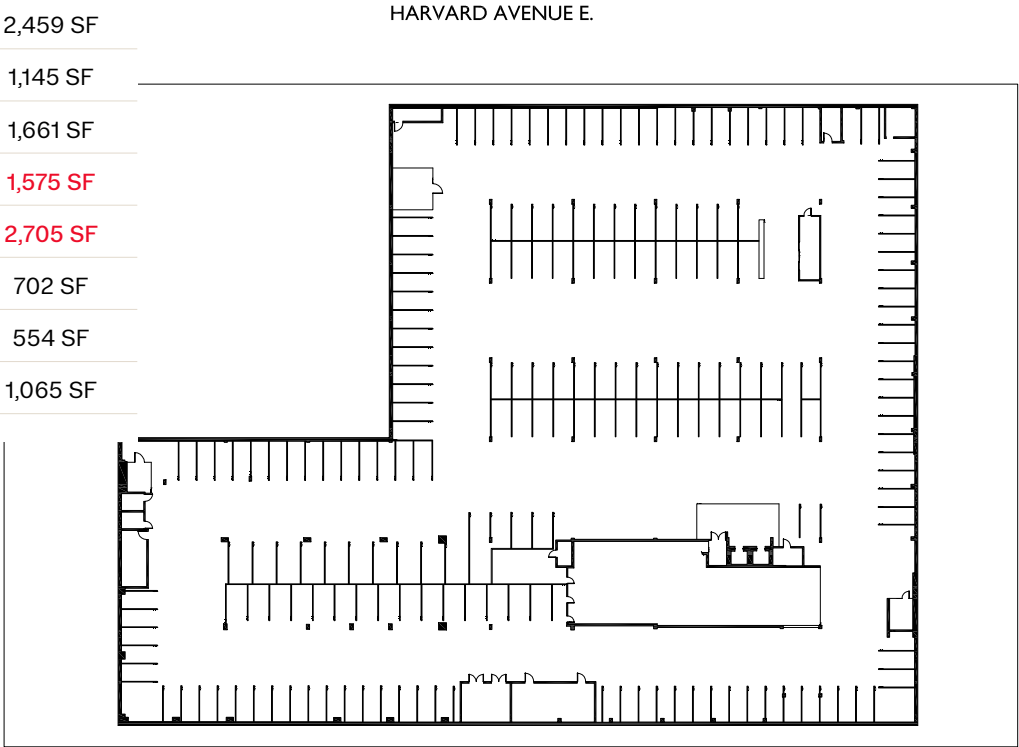
With planned upgrades designed to elevate the customer experience and unify the merchandising mix, Harvard Market is being reimagined as a cohesive retail environment—one that invites discovery, encourages dwell time, and supports long-term tenant success.

SITE PLAN

1st Floor Plan



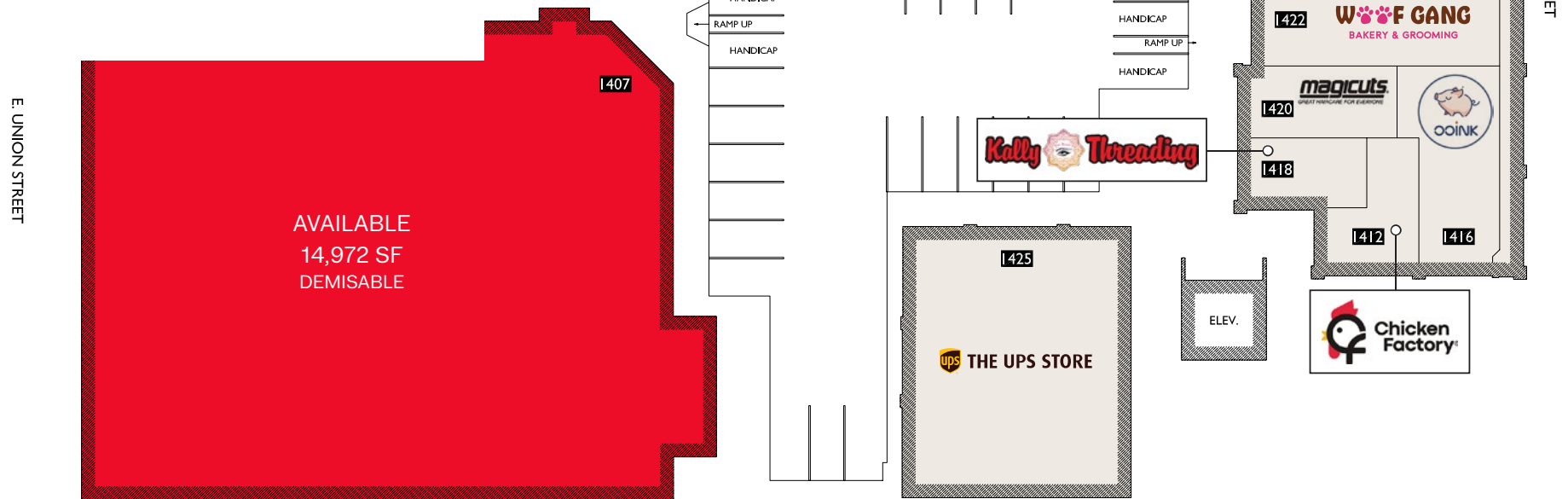
SUITE	TENANT	SIZE
1401	AVAILABLE DO NOT DISTURB TENANTS 2 ND GENERATION RESTAURANT TYPE 1 HOOD	2,164 SF
1403	Metro By T-Mobile	941 SF
1415	Chipotle Mexican Grill	2,459 SF
1417	Garlic Crush	1,145 SF
1427	Domino's Pizza	1,661 SF
1429	AVAILABLE	1,575 SF
819	AVAILABLE	2,705 SF
811	Poke N Roll	702 SF
807	LA Nails	554 SF
801 / 803	Kyoto Teriyaki	1,065 SF



SITE PLAN 2nd Floor Plan



SUITE	TENANT	SIZE
1429	AVAILABLE	14,972 SF DEMISABLE
1425	The UPS Store	3,306 SF
1412	Chicken Factory	601 SF
1416	Ooink	1,121 SF
1418	Kally Threading	510 SF
1420	Magic Cuts	624 SF
1422	Woof Gang Bakery and Grooming	1,423 SF
1424 / 1426	Banfield Pet Hospital	3,437 SF
1428	Punjab Foods	1,444 SF
1430	AVAILABLE DO NOT DISTURB TENANTS 2 ND GENERATION RESTAURANT TYPE 1 HOOD	1,372 SF



Retail & Personal Services

- | | |
|----------------------------|---------------|
| 1 U.S. Bank | 7 [solidcore] |
| 2 M2M Market | 8 VAIN |
| 3 Elliott Bay Book Company | 9 Glasswing |
| 4 Glossier | 10 Atelier |
| 5 Chophouse Row | 11 Mudbay |
| 6 Neumos | |

Eats & Entertainment

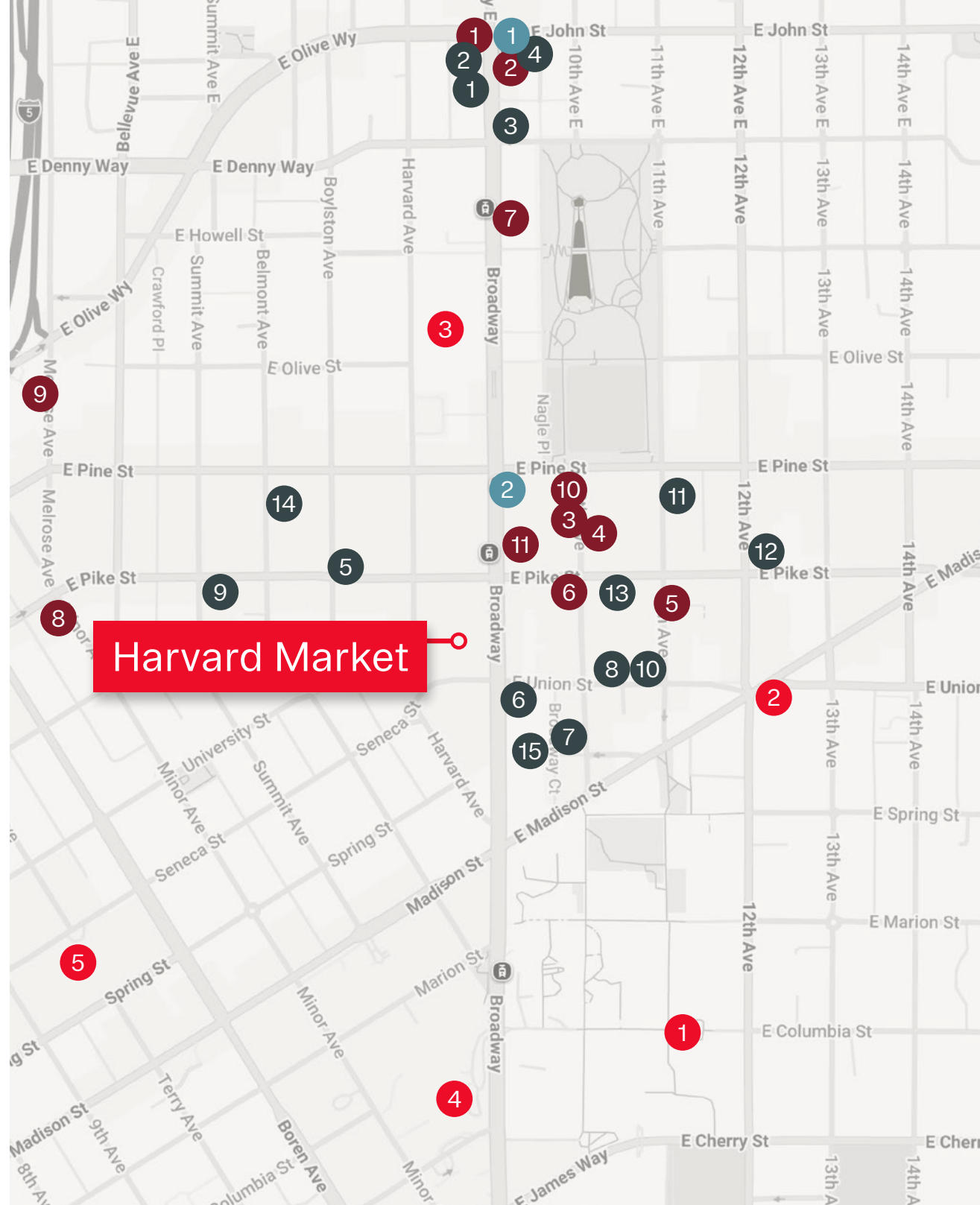
- | | |
|-------------------|-----------------------|
| 1 Dick's Drive-In | 9 Tavalàta |
| 2 Just Poke | 10 Jeffry's |
| 3 Seasmith | 11 sweetgreen |
| 4 Tous Les Jours | 12 Dave's Hot Chicken |
| 5 Salt & Straw | 13 Big Mario's Pizza |
| 6 Stoup Brewing | 14 Starbird |
| 7 Lark | 15 Garage |
| 8 Frankie & Jo's | |

Transit

- | |
|----------------------------------|
| 1 Capitol Hill Station |
| 2 Broadway & Pine-Pine Streetcar |

Healthcare & Education

- | | |
|---------------------------|---------------------|
| 1 Seattle University | 4 Swedish Hospital |
| 2 Seattle Academy (SAAS) | 5 Virginia Mason |
| 3 Seattle Central College | 6 Kaiser Permanente |



Harvard Market

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