7th & Pike

700 Pike Street, Seattle, WA 98101

Prime Retail Opportunity Available for the first time in over 25 years



Madeline Stutz | Tiffini Connell

WCCR | West Coast Commercial Realty

LEGACY
+ LAUNCH

Offered for the first time in over 25 years, this is a rare opportunity to secure a flagship position within one of Downtown Seattle's most proven and evolving retail corridors.

Long held, tightly controlled, and surrounded by performance—this space represents **true scarcity in a market where availability rarely meets quality.** Positioned along the Pike/Pine corridor—one of Seattle's most dynamic pedestrian spines—this location benefits from a convergence of **tourism, residential density, and daily urban activity.**

- Direct path of 900,000+ annual local visitors, exceeding pre-2019 levels
- Immediate proximity to the expanded Seattle Convention Center, now drawing 350,000+ attendees annually—with meaningful spillover from accompanying travel
- Embedded within a corridor that connects Downtown, Capitol Hill, Denny Triangle, and South Lake Union
- Former restaurant infrastructure in place. Landlord is also open to alternative uses: theater, entertainment, athletics.
- 20—28' ceiling heights in most of the front-of-house areas.

This is not just a location—it is a movement corridor with ample creative opportunity for new concepts, brands and ideas.



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DENSITY + DEMAND

Surrounded by one of the highest concentrations of residential growth in Seattle, the site benefits from a built-in, walkable customer base:

Downtown Seattle residential population at **all-time high** of 109,000+ people

- Immediate proximity to Capitol Hill, Denny Triangle, and SLU—three of the city's most densely populated neighborhoods
- A true **live-work-play ecosystem**, driving activity across all dayparts
- Ample on-site parking

Even as office patterns evolve, performance in this node remains strong.



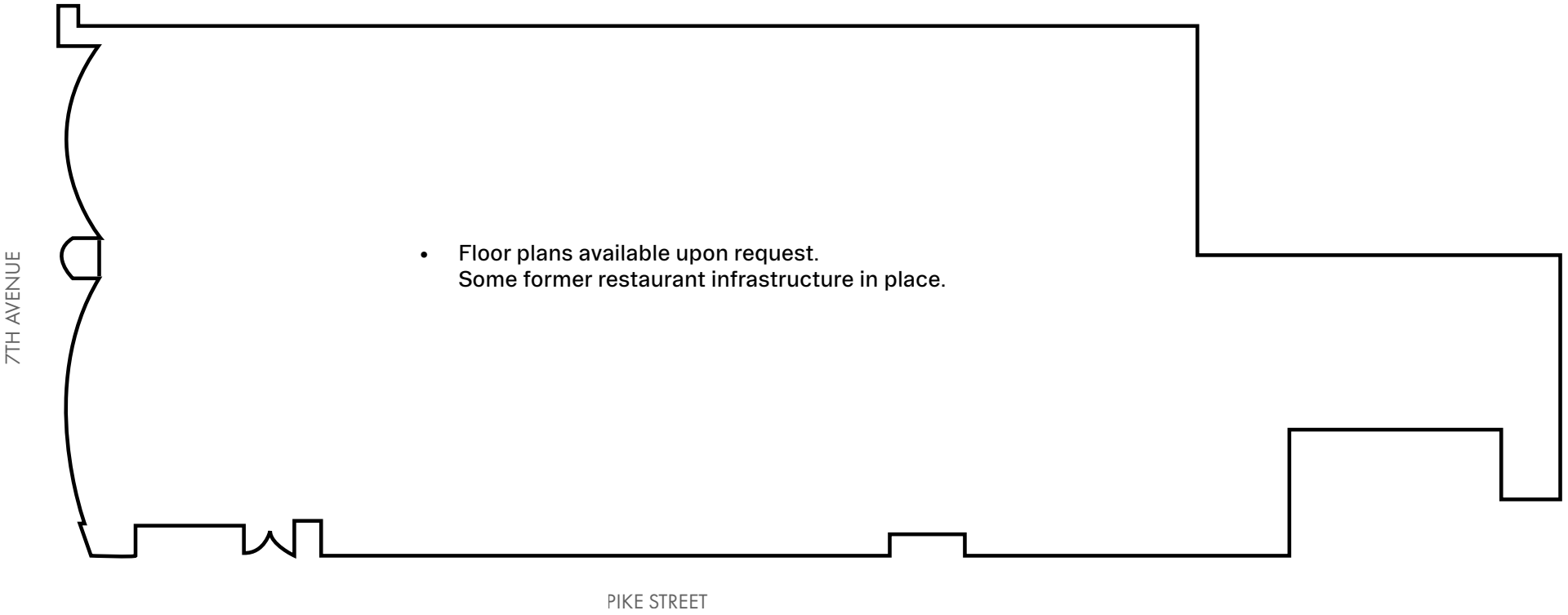


FLOOR PLAN

PRIME RETAIL + AVAILABLE

11,330 SF





- Floor plans available upon request.
  Some former restaurant infrastructure in place.

HOSPITALITY + ENERGY

Located within the same project as the Grand Hyatt Seattle, and surrounded by a dense collection of hospitality anchors including Hyatt at Olive 8 and Sheraton Grand Seattle, this location benefits from **consistent visitor traffic and built-in demand from tourism and business travel alike.**

Directly across from GameWorks Seattle and adjacent to a 16-screen cinema—Downtown Seattle's largest—this block delivers **day-to-night activation.**

This opportunity is well-suited for retailers and restaurant users seeking a flagship Downtown presence with high pedestrian exposure and consistent, multi-source demand. The surrounding mix of hospitality, entertainment, and residential density, combined with limited supply, supports long-term performance.

A generational opportunity to secure space in a location where density, energy, and momentum converge—positioned to perform today and into the future.











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RETAIL

1. Pacific Place
2. Nordstrom
3. Westlake Center
4. Ben Bridge
5. Rolex
6. Sephora
7. Mario's
8. KÜHL
9. UNIQLO
10. Anthropologie
11. Urban Outfitters
12. Pike Place Market
13. Ben Paris
14. TARGET
15. PCC
16. SUITSUPPLY

HOTELS

1. Hyatt Regency
2. Hyatt @ Olive8
3. Westin
4. The Paramount Hotel
5. Grand Hyatt
6. Hotel Theodore
7. Sheraton Grand
8. MOTIF
9. Four Seasons
10. Fairmont Olympic
11. W Seattle

ENTERTAINMENT

1. The 5th Avenue Theatre
2. Museum of Illusions
3. Regal Meridian Cinema

RESTAURANTS

1. Dough Zone
2. Cortina
3. The Fonte Bar
4. Fogo de Chão
5. The Capital Grill
6. purple
7. The George
8. Japonessa
9. Alder & Ash

SEATTLE CONVENTION CENTER

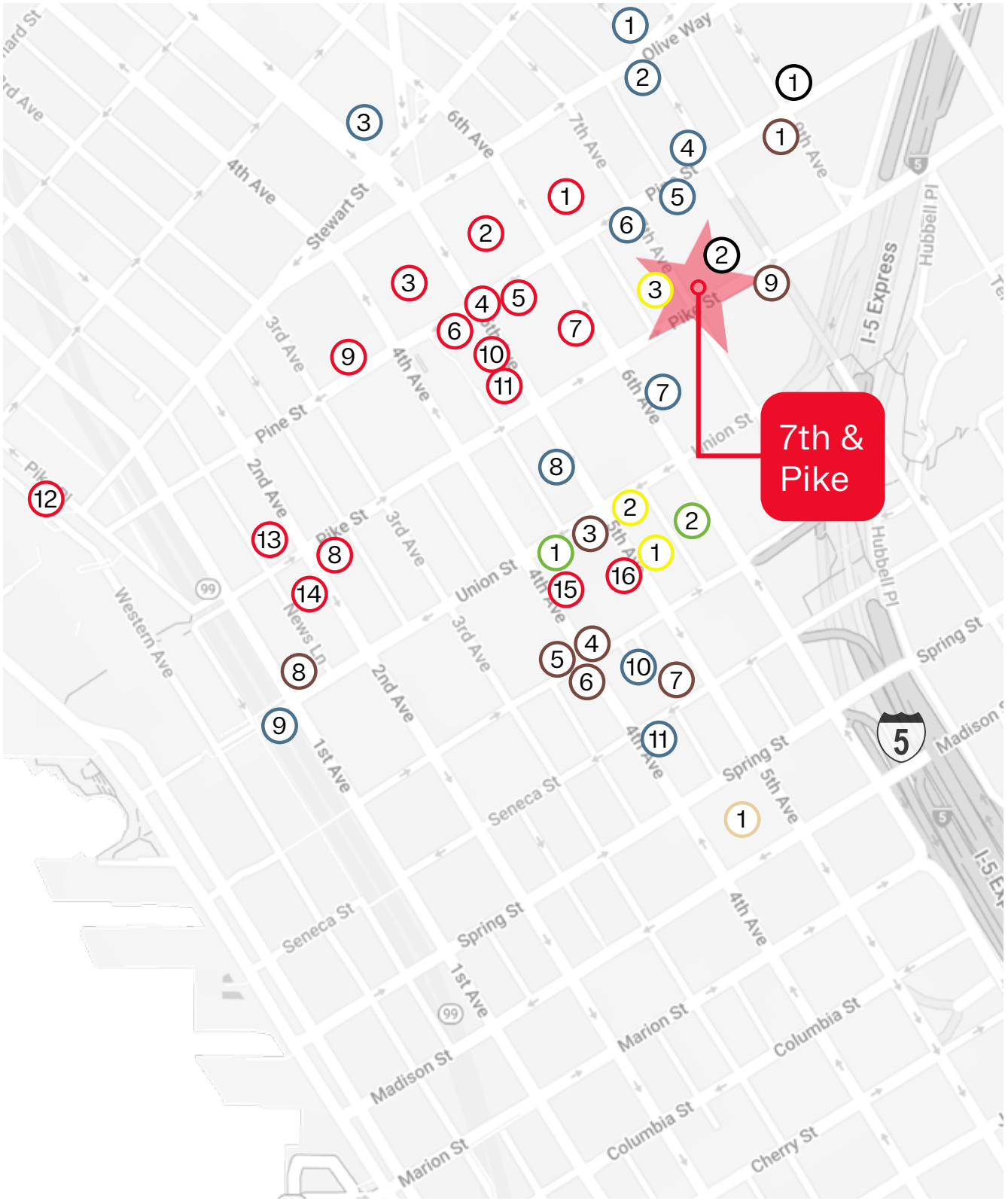
1. SUMMIT
2. ARCH

SEATTLE PUBLIC LIBRARY

1. Downtown Branch

HEALTH & WELLNESS

1. Equinox
2. Washington Athletic Club



Demographics

AVERAGE HOUSEHOLD INCOME

1-Mile: $133,407
2-Mile: $136,219
3-Mile: $142,966

POPULATION

1-Mile: 100,282
2-Mile: 193,213
3-Mile: 267,946

HOUSEHOLDS

1-Mile: 63,367
2-Mile: 114,185
3-Mile: 142,196

EMPLOYEES

1-Mile: 213,746
2-Mile: 280,732
3-Mile: 343,473

TRAFFIC COUNTS

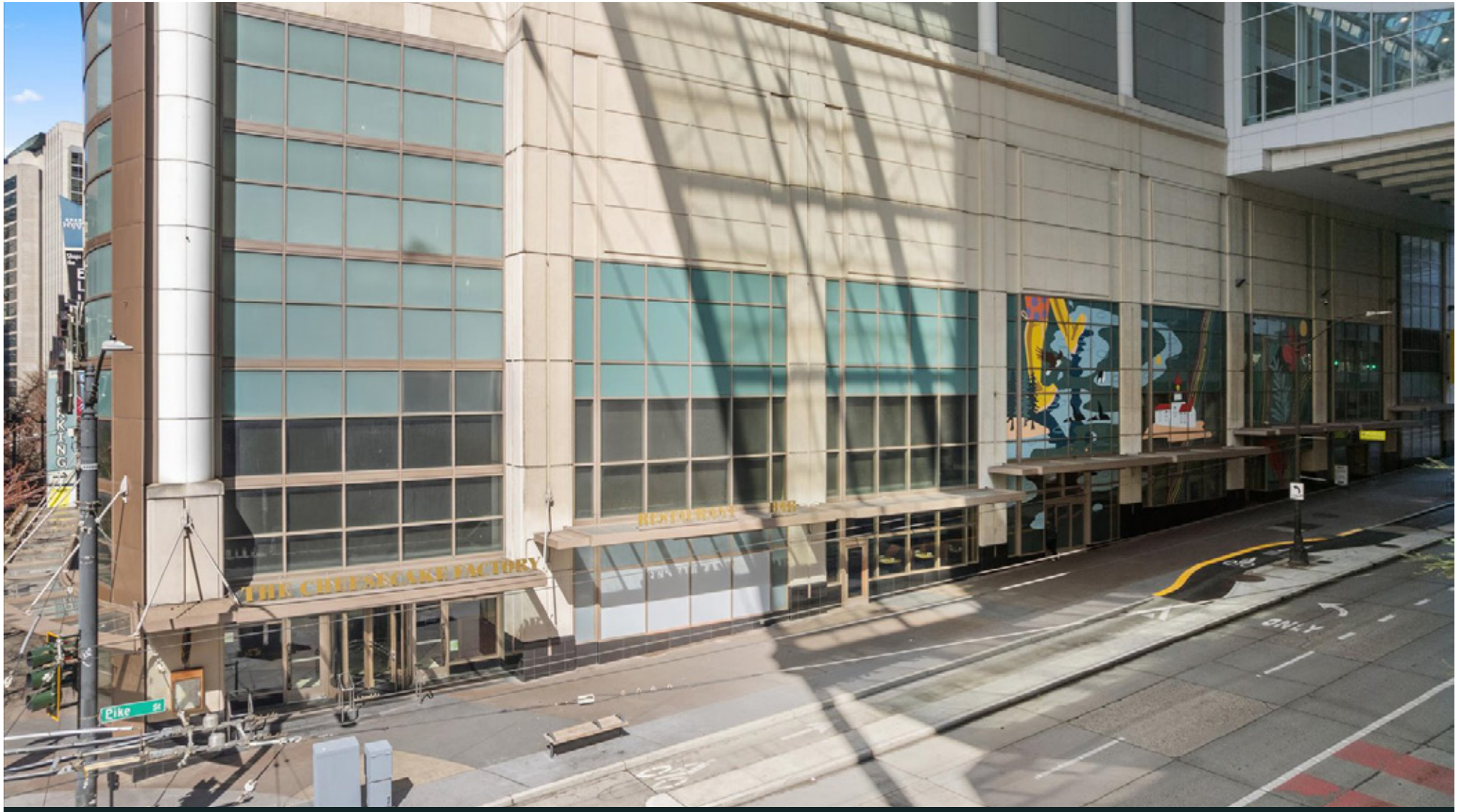
7,821 vehicles per day at
7th Ave and the Transit Tunnel

10,622 vehicles per day at
Pike St and 8th Ave

13,103 vehicles per day at
Pike St and 7th Ave

WCCR





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WCCR | West Coast Commercial Realty

Madeline Stutz
madelines@wccommercialrealty.com
206 422 7598

Tiffini Connell
tiffini@wccommercialrealty.com
206 283 5212 EXT 112

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206 283 5212
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