

# AML Waterfront

Highly visible retail space along the new Seattle Waterfront. Located at AML Waterfront Apartments below 169 luxury residences and directly across from The Great Wheel.

AML  
WATERFRONT

1,993 SF  
RETAIL AVAILABLE

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Position Your Brand in Seattle's Reimagined Waterfront District. AMLI Waterfront presents a rare leasing opportunity to establish your business in one of Seattle's most dynamic and rapidly evolving urban environments. Located at the base of the luxury AMLI Waterfront Apartments, this retail space offers exceptional visibility, attracting both residents and visitors year-round.



**74,321**

Population  
(1 mile radius)



**67%**

Population w/  
Bachelors and/or  
Graduate Degree



**\$183,058**

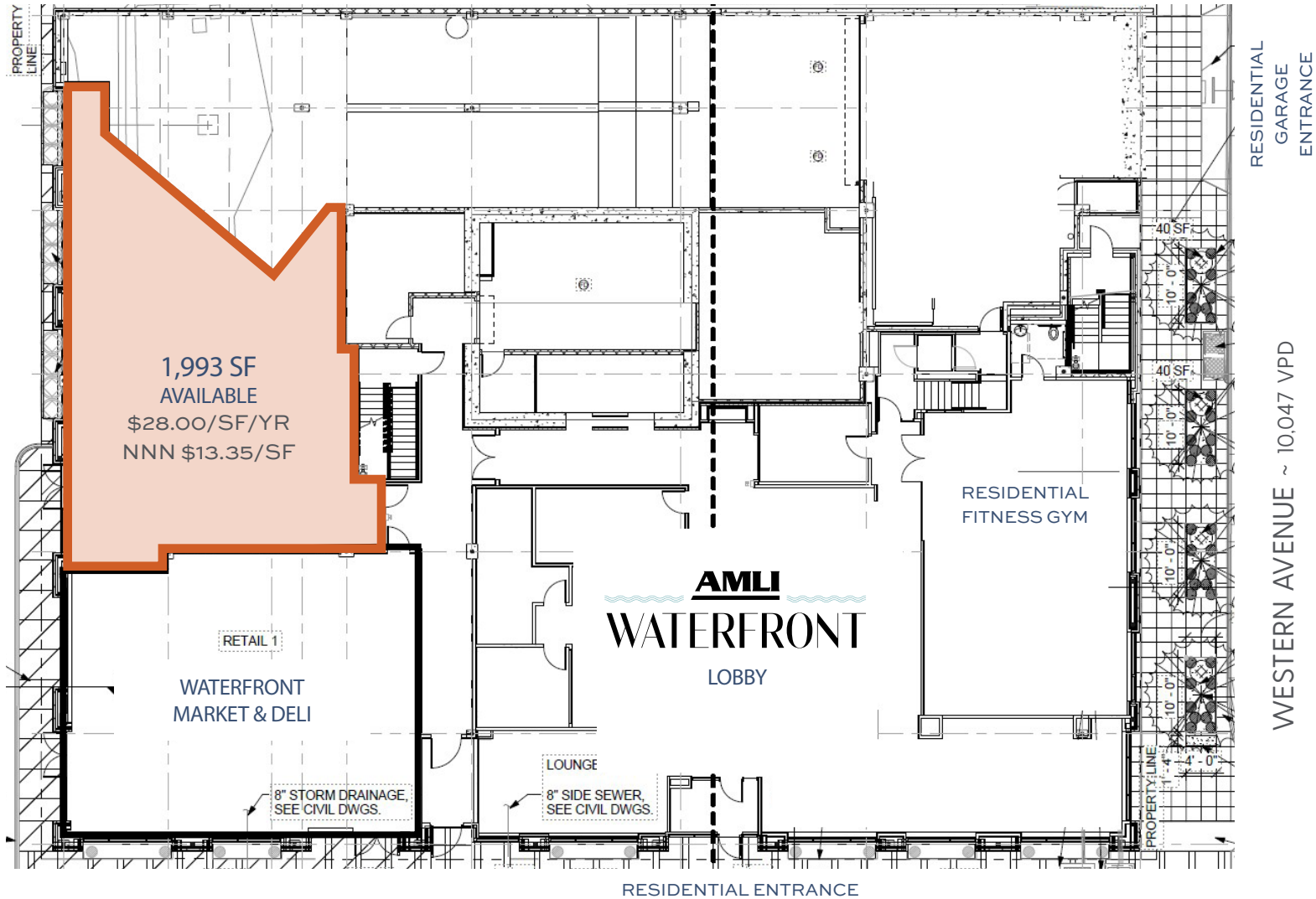
Average Household  
Income  
(.05 mile radius)



# Site Plan

Pier 57 - The Seattle Great Wheel

ALASKAN WAY ~ 11,157 VPD

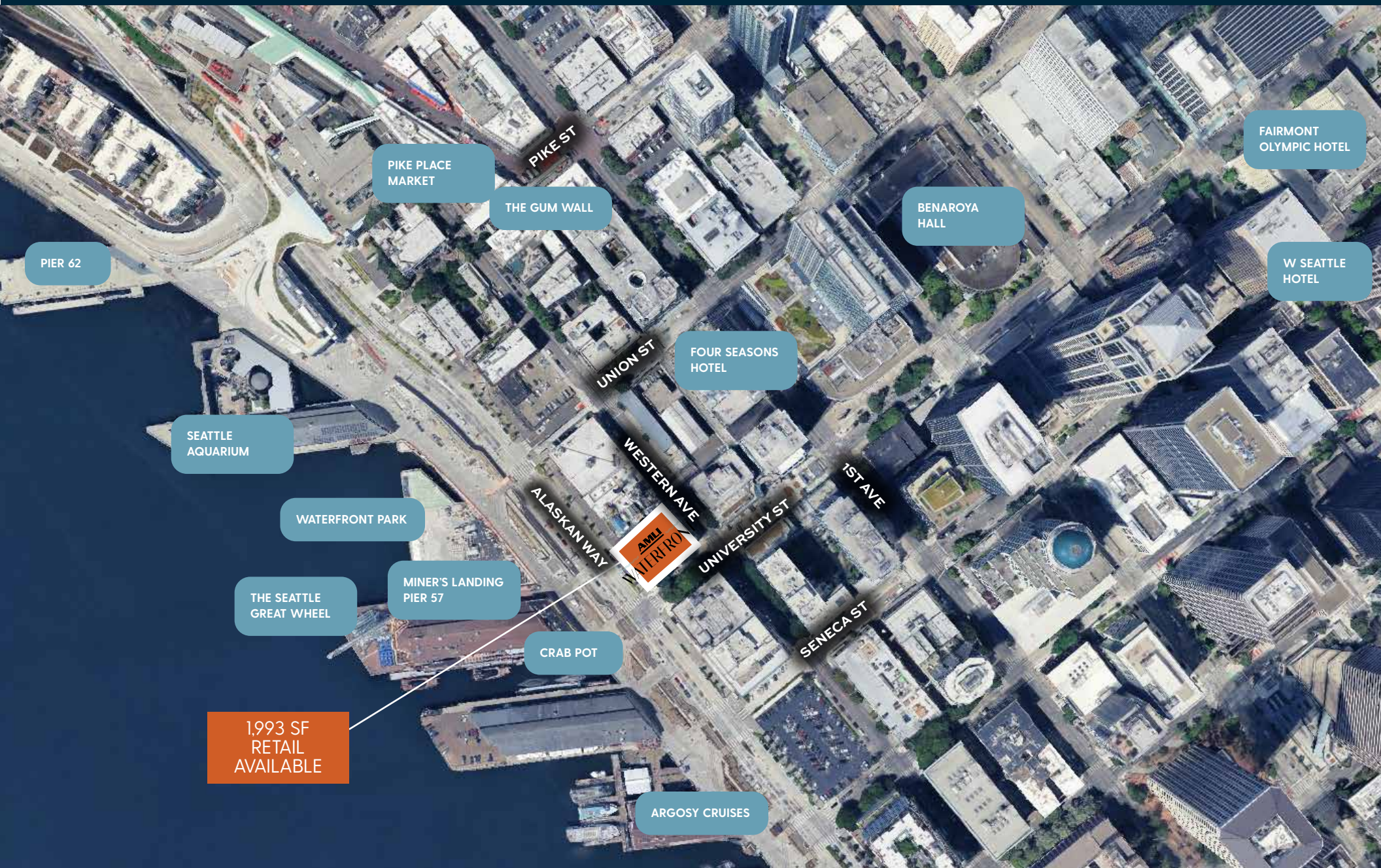


WESTERN AVENUE ~ 10,047 VPD

Harbor Steps

UNIVERSITY STREET ~ 8,122 VPD

# Area Retail





# Seattle's Waterfront — A Transformative Urban Renaissance

Seattle's central waterfront has undergone one of the most ambitious urban redevelopment initiatives in the region's history. Following the removal of the Alaskan Way Viaduct, the City completed the Waterfront Park — encompassing a 17-block promenade, protected bike lanes, widened pedestrian spaces, and dramatic improvements to public access along Elliott Bay.

Waterfront Park's wide new walkways, scenic plazas at Pier 58 and Pier 62, and striking connections such as the Overlook Walk — linking Pike Place Market to the waterfront — have already reshaped how locals and visitors engage with downtown Seattle's waterfront. These enhancements have created unmatched pedestrian circulation and streetfront activation, generating sustained foot traffic for adjacent retail amenities.

This revitalization is more than infrastructure — it's redefining the waterfront as a cultural, culinary, and community destination that draws both residents and global travelers throughout the year.

# Features & Demographics

## Available Retail Space

1,855 SF of premium ground-level space, ideal for café, restaurant, tap house, boutique retail, or experiential service concepts.

**Built Environment:** Part of a vibrant mixed-use property with 169 luxury residences above and 100+ parking spaces on-site.

## Flexible Use

Option to install ventless Type I hood — catering to food & beverage operators.

## Foot Traffic & Visibility

Fronting the newly improved Alaskan Way promenade, with direct sightlines from Pier 57, the Seattle Great Wheel, Argosy Cruise Terminal, and Waterfront Park.

**Walking Destinations Nearby:** Pike Place Market, Seattle Aquarium, Seattle Art Museum, and blocks of dining, shopping, and entertainment experiences.

# Seattle Waterfront

## Unparalleled Connectivity

Position your business where residents, tourists, office professionals, and waterfront visitors naturally converge. The promenade links to key city corridors, stimulating year-round exploration of local businesses and retail offerings.

## Lifestyle District Appeal

Immersed within Seattle's reimagined waterfront ecosystem, this location supports experiential retail, premium dining, and curated lifestyle concepts that thrive in high-amenity environments.

## Community & Events

The waterfront's open spaces, performance plazas, and public art installations help animate the district with festivals, cultural programming, and seasonal events that increase dwell time and consumer engagement.

