

1700 Seventh Avenue

Seattle, WA 98101

7,085 SF

Iconic Downtown Seattle restaurant/retail space
available for lease



A Corner That Defines the Moment

1700 Seventh Ave presents a rare opportunity to claim one of Downtown Seattle's most visible and connected restaurant locations. Positioned at the intersection of 7th & Olive, this is a place designed for gathering—where guests meet, celebrate, and return.

Set within Seattle's upscale retail core, the property is surrounded by a dynamic mix of fine dining, nationally recognized brands, and premier hospitality. Directly across from the reimagined Pacific Place, and just steps from Amazon Headquarters, the Hyatt Regency Seattle, and the expanded Washington State Convention Center, the site benefits from a constant flow of residents, employees, and visitors alike.



7,085 SF | AVAILABLE NOW

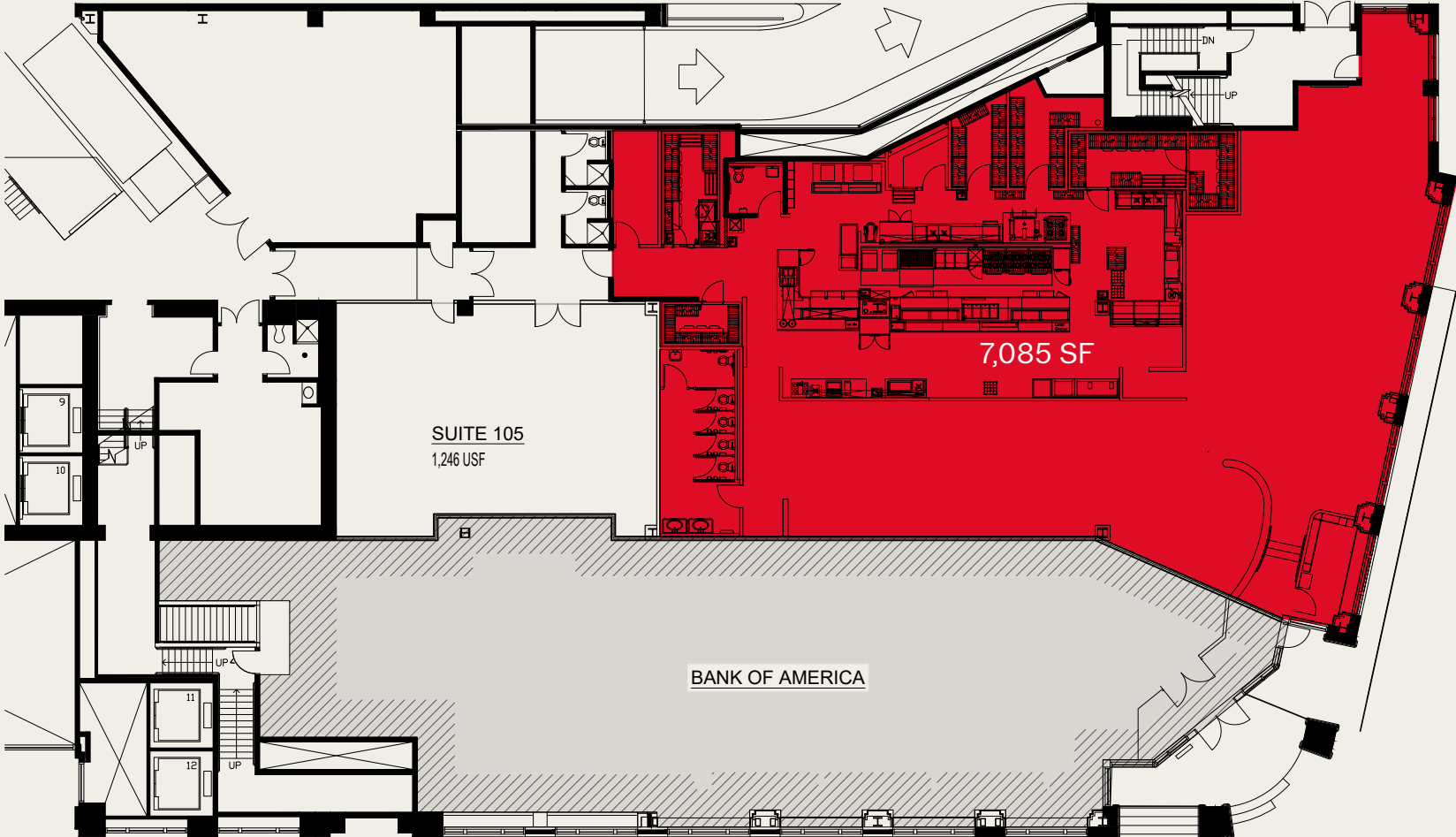
Fully built-out with extensive restaurant infrastructure, the space offers a turnkey foundation for a standout concept. Ownership is open to both restaurant and alternative uses, providing flexibility in a location where visibility, access, and momentum converge.

- Located a few blocks from the expanded Seattle Convention Center, now drawing 350,000+ attendees annually, and one block from the largest Hyatt Regency with over 1,200 rooms
- Embedded within a corridor that connects the retail center of downtown Seattle, Denny Triangle, and South Lake Union
- Downtown Seattle residential population at all-time high of 109,000+ people
- A true live-work-play ecosystem, driving activity across all dayparts
- One of the best parking lots in the city with easy in/out I-5 access
- Some former restaurant infrastructure in place



FLOOR PLAN

7,085 SF Available



Demographics



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



AVERAGE HOUSEHOLD INCOME:

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



EMPLOYEES

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





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