



via

**SOUTH LAKE UNION RETAIL OPPORTUNITY**  
2121 SIXTH AVENUE | SEATTLE, WASHINGTON



## Prime Location



Walk Score

99

Walker's Paradise  
Daily errands do not require a vehicle.



Transit Score

100

Rider's Paradise  
World-class public transportation.



Bike Score

83

Bikeable  
Excellent bike lanes, moderate to steep hills.



Via6Building

The Spheres



Common Area



Bishops Interior



Victor Tavern

# via<sup>6</sup> Afirstchoicelocation

Perfectly situated at the convergence of Amazon's South Lake Union campus and the vibrant Belltown neighborhood, Via6 enjoys a location that is a gateway to Seattle's most walkable and active business sectors, as well as the downtown commercial core. Abundant amenities, dozens of restaurants, coffee shops, small retail shops and a dense residential community have created a round-the-clock live/work/play environment. Completed in 2013, the Via6 project is LEED Gold certified and the largest private residential development in Seattle's history. The retail space at Via 6 benefits from a synergistic mix of amenities, well planned leisure space and over 650 apartment homes above, providing constant foot traffic and 24/7 resident customers. In addition, Amazon's Day 1 Building directly across the street brings an estimated 11,000 daytime workers to the neighborhood.

Ideally situated along 6th Avenue between Lenora Street and Blanchard Street, and directly across from The Spheres, the street level retail at Via6 is part of a thriving restaurant scene and walkable attractions in the area include Cinerama, The Spheres, Seattle Center, and the Space Needle.

“The perfect blend of Belltown, downtown, and South Lake Union”



9.9K  
Total  
businesses



\$89K  
Median  
HH Income



177K  
Total  
employees

*The above statistics are based on a 1-mile radius.*

## Demographics

Radius	.25 Miles	.05 Miles	1 Mile
2018 Population	2,399	8,702	32,490
2023 Population	2,530	9,336	34,780
Daytime Population	1,360	6,309	25,840
Average HH Income	\$185,604	\$167,769	\$138,050
Median Age	37.8	39.1	37.3

## Building Highlights

8,160 square feet of retail space at the intersection of Seattle's Belltown and South Lake Union neighborhoods

Centrally situated between the downtown core and Lake Union in a highly visible location on Sixth Avenue between Blanchard and Lenora

Over 650 luxury apartment units above the street level retail providing a resident customer base and neighboring office buildings bringing a high volume of daytime traffic.

Two minute walk to the South Lake Union Streetcar and easy access to metro bus lines and Link Light Rail

Ideal uses include specialty retail or retail services

# via Site Plan

BLOCK 19 TOWER

THE SPHERES

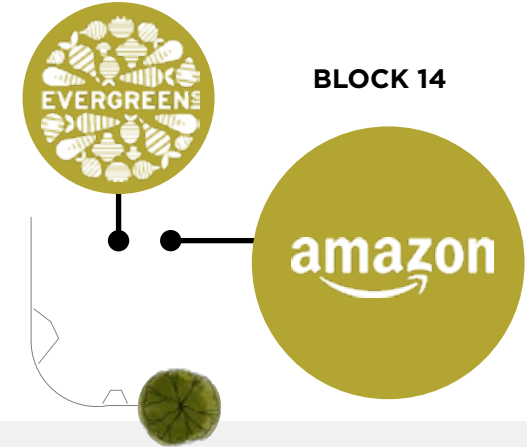
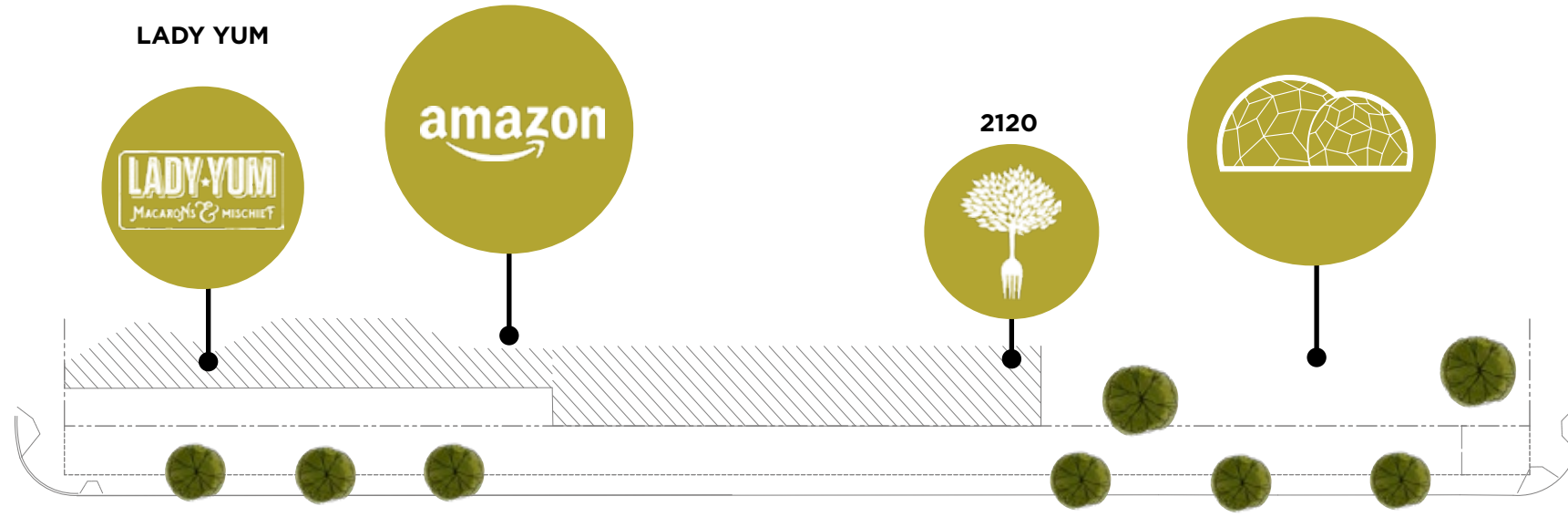
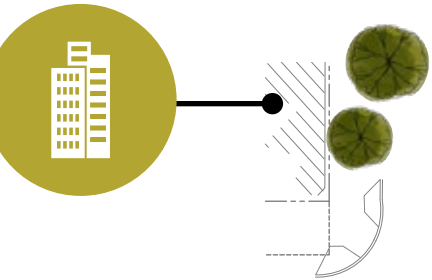
LADY YUM

2120

EVERGREENS

BLOCK 14

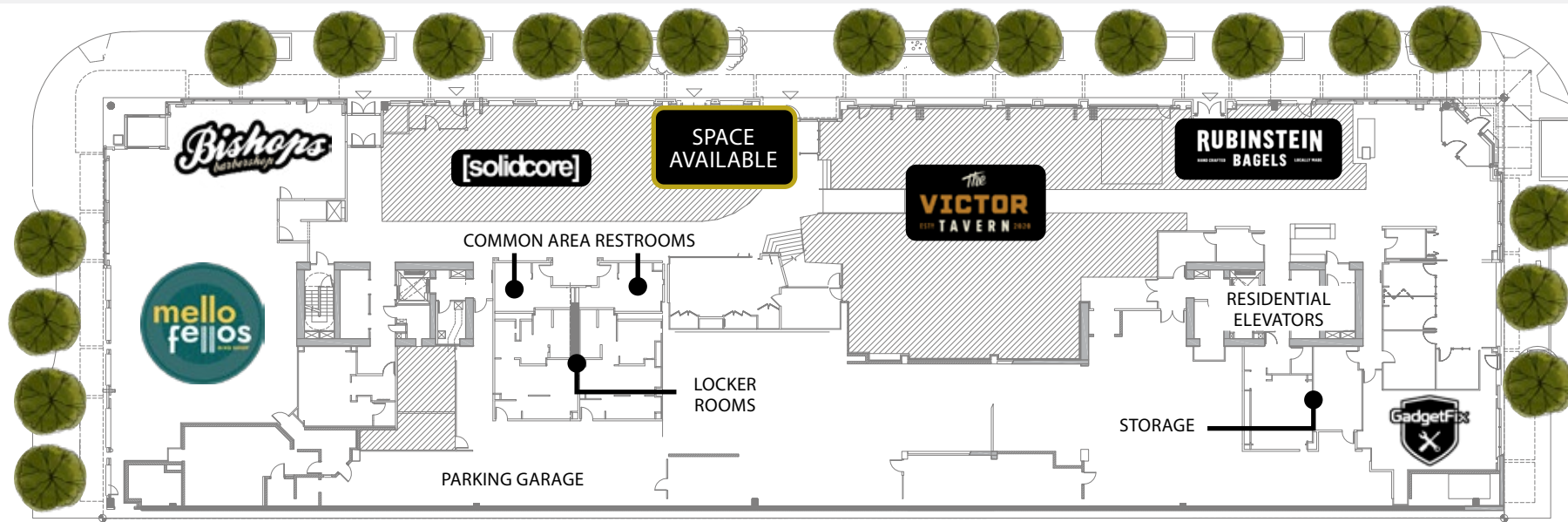
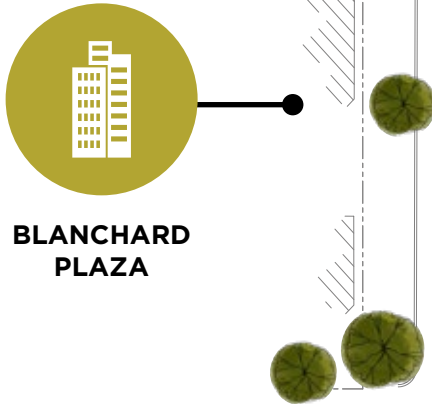
DENNY BUILDING



SIXTH AVE

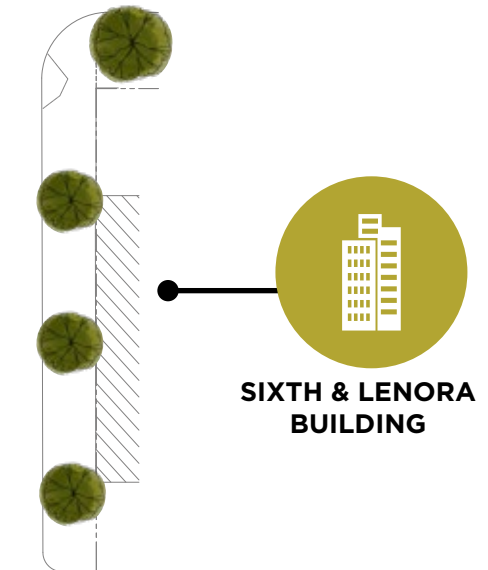
BLANCHARD ST

BLANCHARD PLAZA



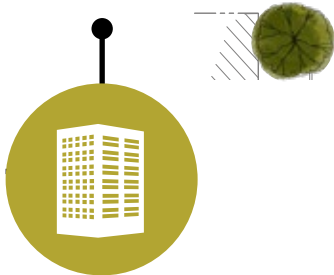
LENORA ST

SIXTH & LENORA BUILDING



ALLEY

HOTEL 5



4-STORY RESIDENTIAL



TOP POT DOUGHNUTS



KINGS INN



PALACE BALLROOM

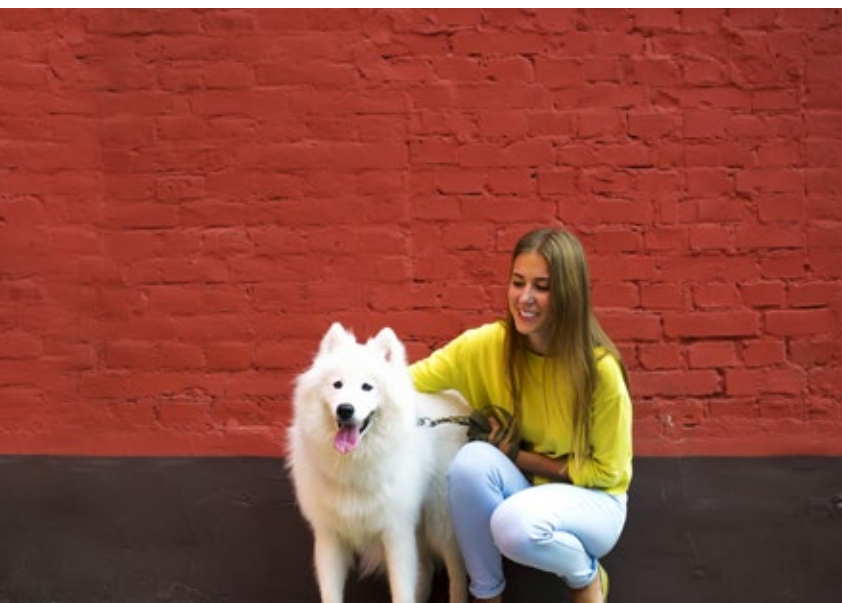
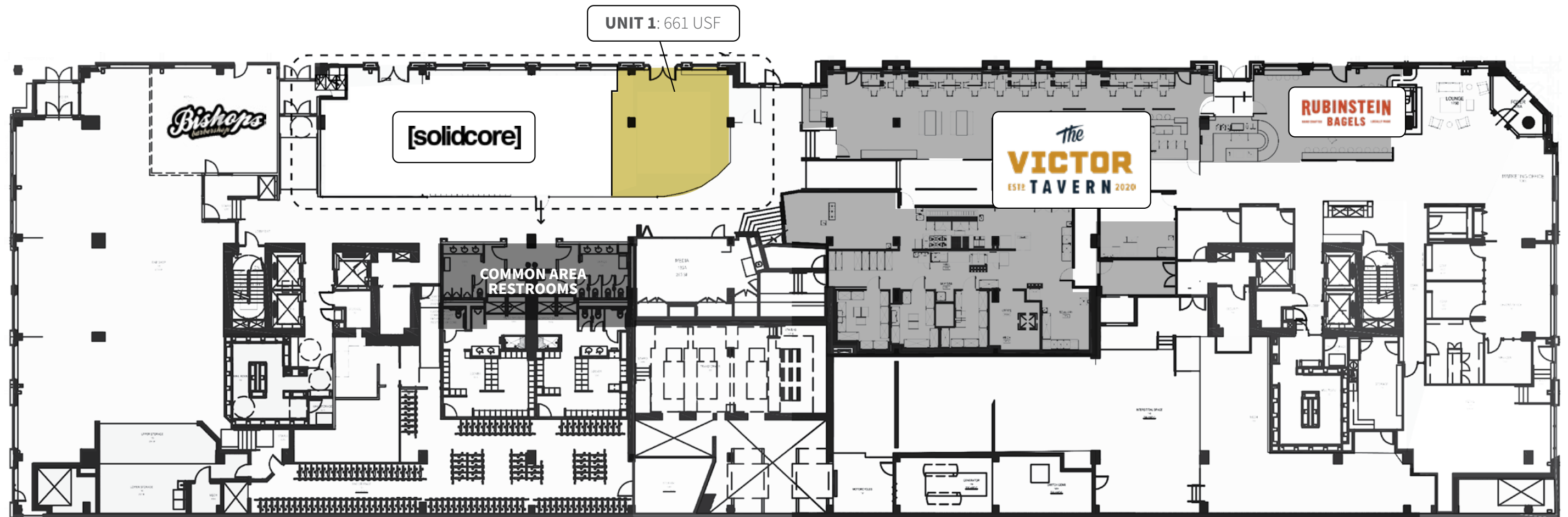


PALACE KITCHEN



NORTH

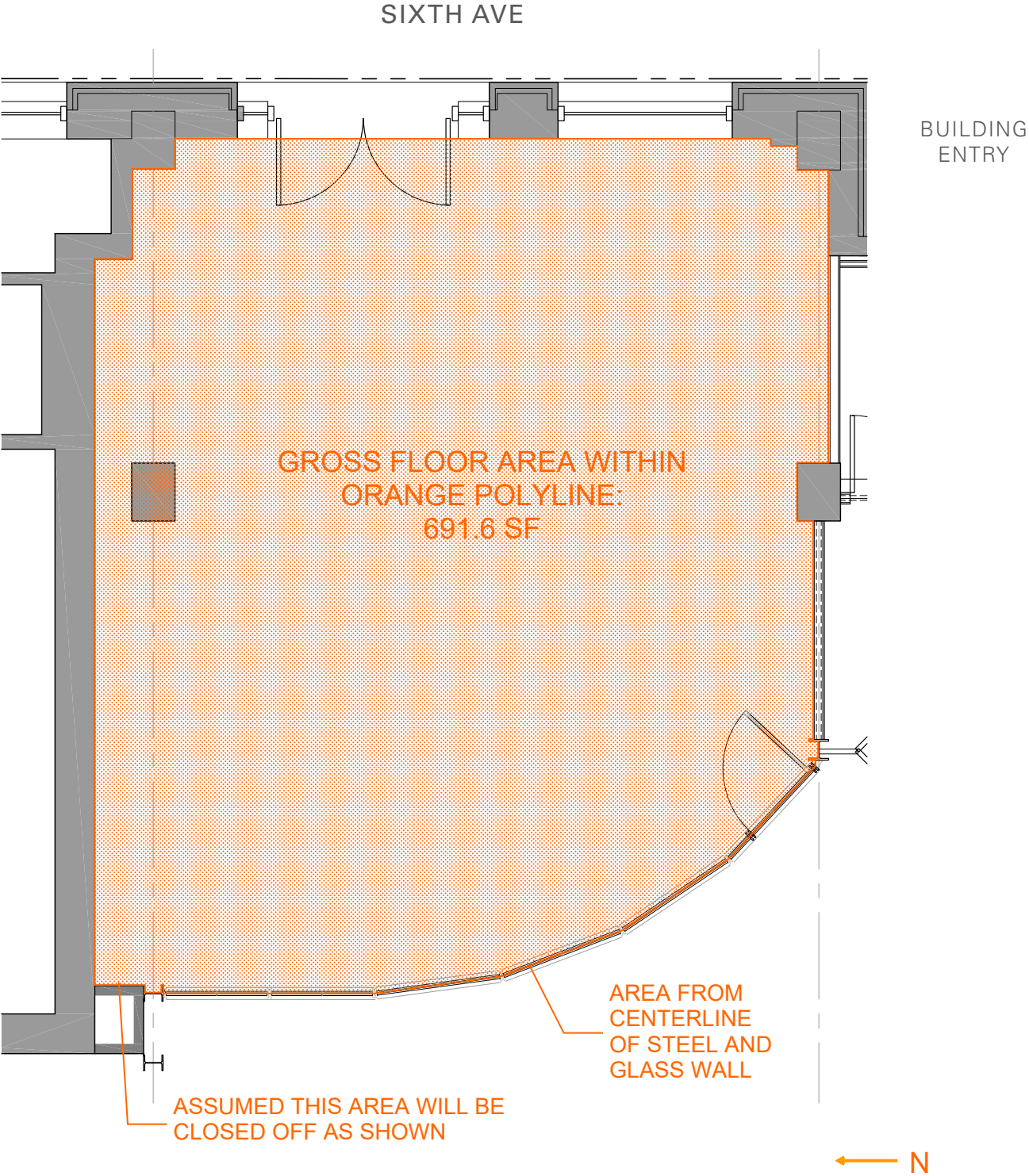


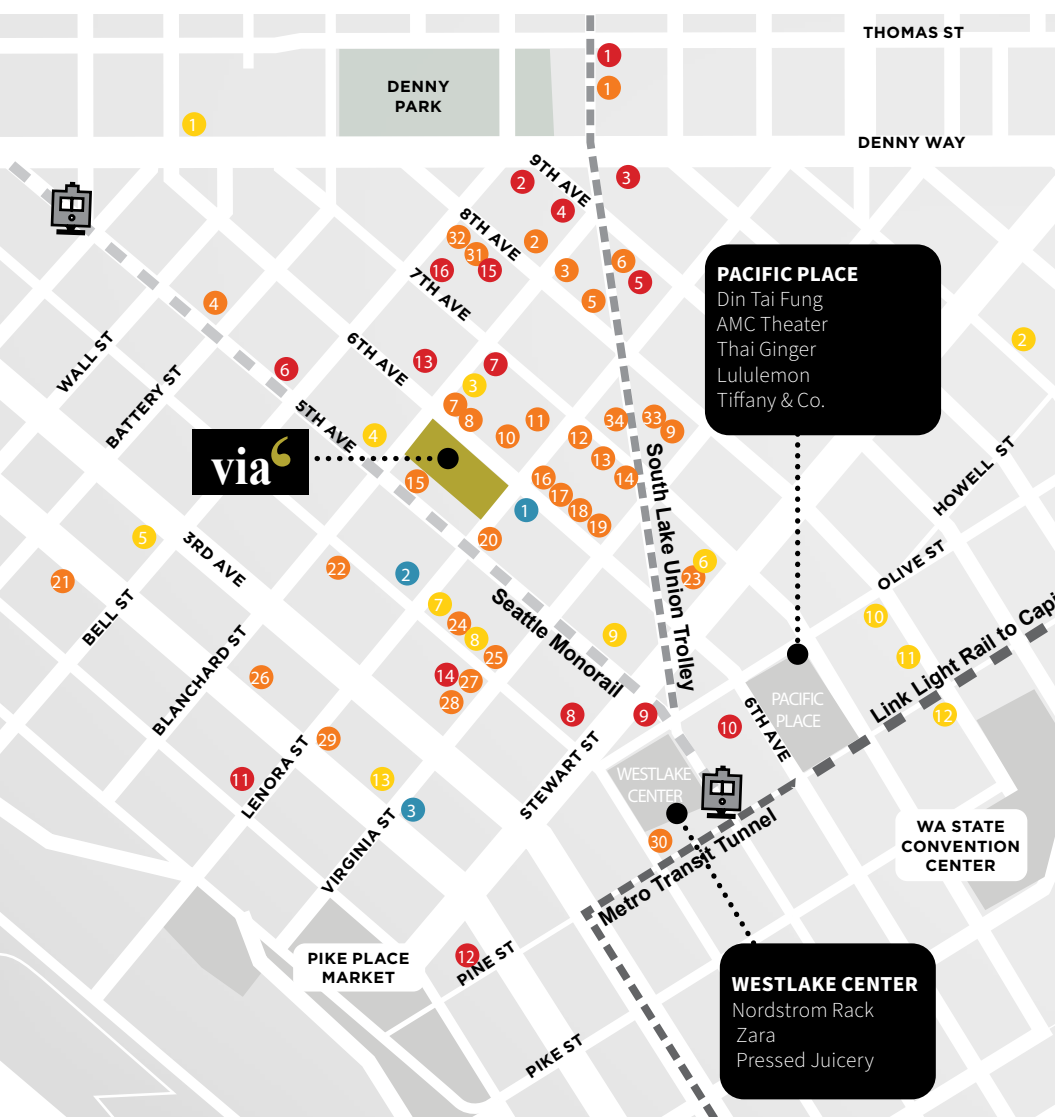


## Building Details

<b>Retail Available</b>	UNIT 1: 661 USF
<b>Asking Rent</b>	Call for Rates
<b>NNN's</b>	\$12.00 PSF (2023 Estimate)
<b>Tenant Improvements</b>	Negotiable
<b>Delivery</b>	Available Now

# via Floor Plan





## RESTAURANTS

- |                        |                          |
|------------------------|--------------------------|
| 1. Mio Sushi           | 18. Mamnoon Street       |
| 2. Wild Ginger         | 19. Marination           |
| 3. The Butcher's Table | 20. Palace Kitchen       |
| 4. Shake Shack         | 21. Tavolata             |
| 5. Starbucks           | 22. Starbucks            |
| 6. Vinason             | 23. Starbucks            |
| 7. Lady Yum            | 24. Assaggio Ristorante  |
| 8. 2120                | 25. Lola                 |
| 9. Starbucks           | 26. The Whiskey Bar      |
| 10. Willmotts Ghost    | 27. Dahlia Bakery        |
| 11. Deep Dive          | 28. Serious Pie          |
| 12. King Leroy         | 29. Starbucks            |
| 13. Great State Burger | 30. Starbucks            |
| 14. Starbucks          | 31. Happy Lemon          |
| 15. Top Pot Doughnuts  | 32. Momiji SLU           |
| 16. Evergreens Salad   | 33. Casco Antiguo        |
| 17. Skillet Regrade    | 34. Rachel's Ginger Beer |

## HOTELS

- |                  |                         |
|------------------|-------------------------|
| 1. Hyatt Place   | 8. Hotel Andra          |
| 2. The Loyal Inn | 9. The Westin           |
| 3. Sheraton      | 10. Hyatt at Olive 8    |
| 4. Hotel Five    | 11. The Paramount       |
| 5. Belltown Inn  | 12. Grand Hyatt Seattle |
| 6. Hotel Max     | 13. Kimpton Palladian   |
| 7. Warwick Hotel |                         |

## RETAIL

- |                       |                       |
|-----------------------|-----------------------|
| 1. The Bar Method     | 9. Indochino          |
| 2. West Elm           | 10. Nordstrom         |
| 3. Whole Foods Market | 11. Patagonia Seattle |
| 4. Ann Sacks          | 12. Royal Robbins     |
| 5. SoulCycle          | 13. Urban Animal      |
| 6. Orange Theory      | 14. Sub Pop Records   |
| 7. Amazon Go          | 15. VanMoof           |
| 8. Urban Yoga Spa     | 16. GlassyBaby        |

## ENTERTAINMENT

1. Dimitriou's Jazz Alley
2. Cinerama
3. The Moore Theatre

FOR MORE INFORMATION:

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