

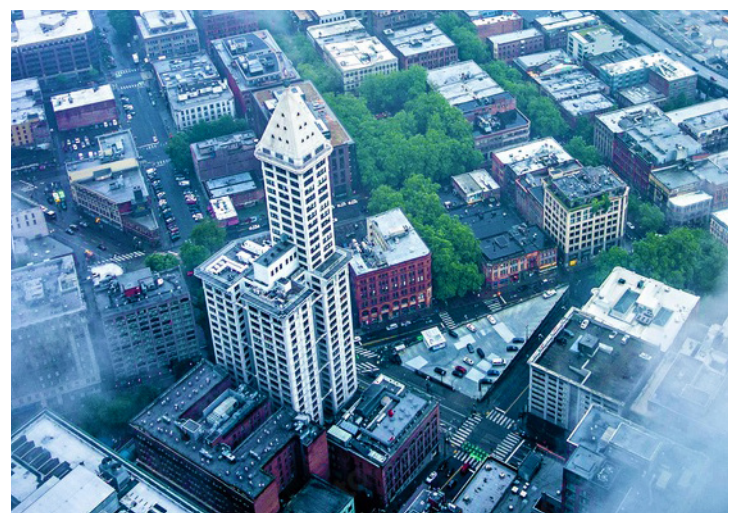
# Stadium District Commercial Space

**FOR LEASE**

**164 S WASHINGTON ST – SEATTLE, WA 98104**



- › Lower level
- › Recently renovated
- › Located across from Occidental Park in Pioneer Square
- › Short walk to Seahawks stadium
- › 10,000 sf
- › Currently operating as a nightclub
- › \$15/sf NNN



**Allegra Properties**  
DEVELOPMENT • MANAGEMENT • INVESTMENT

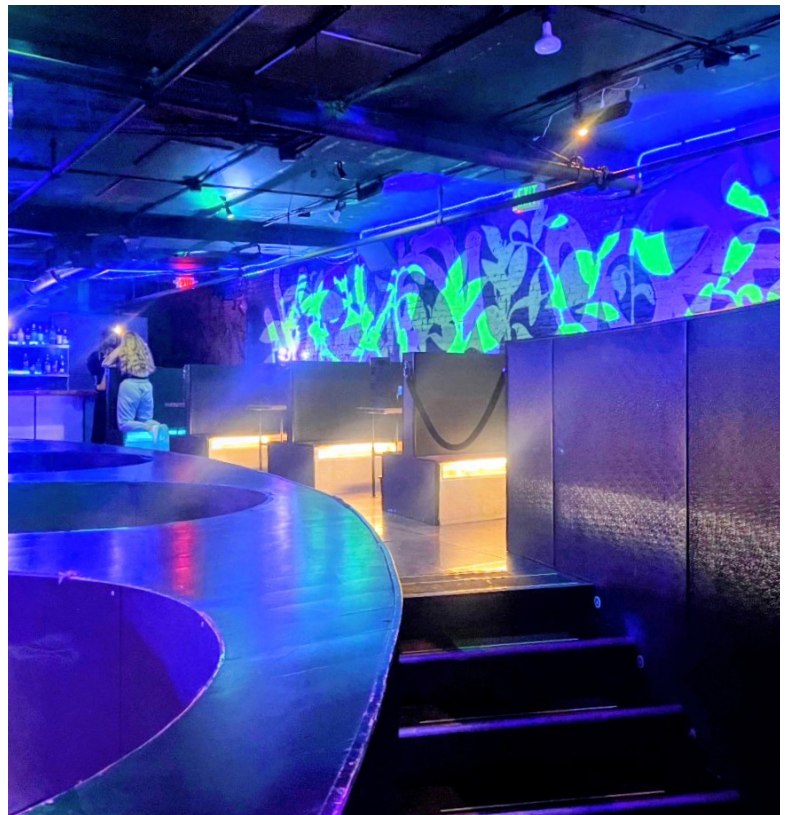
**Allegra Properties**  
88 Lenora St  
Seattle, WA 98121  
[www.allegraproperties.com](http://www.allegraproperties.com)

**Contact:**  
**Boris Castellanos**  
206.812.7812  
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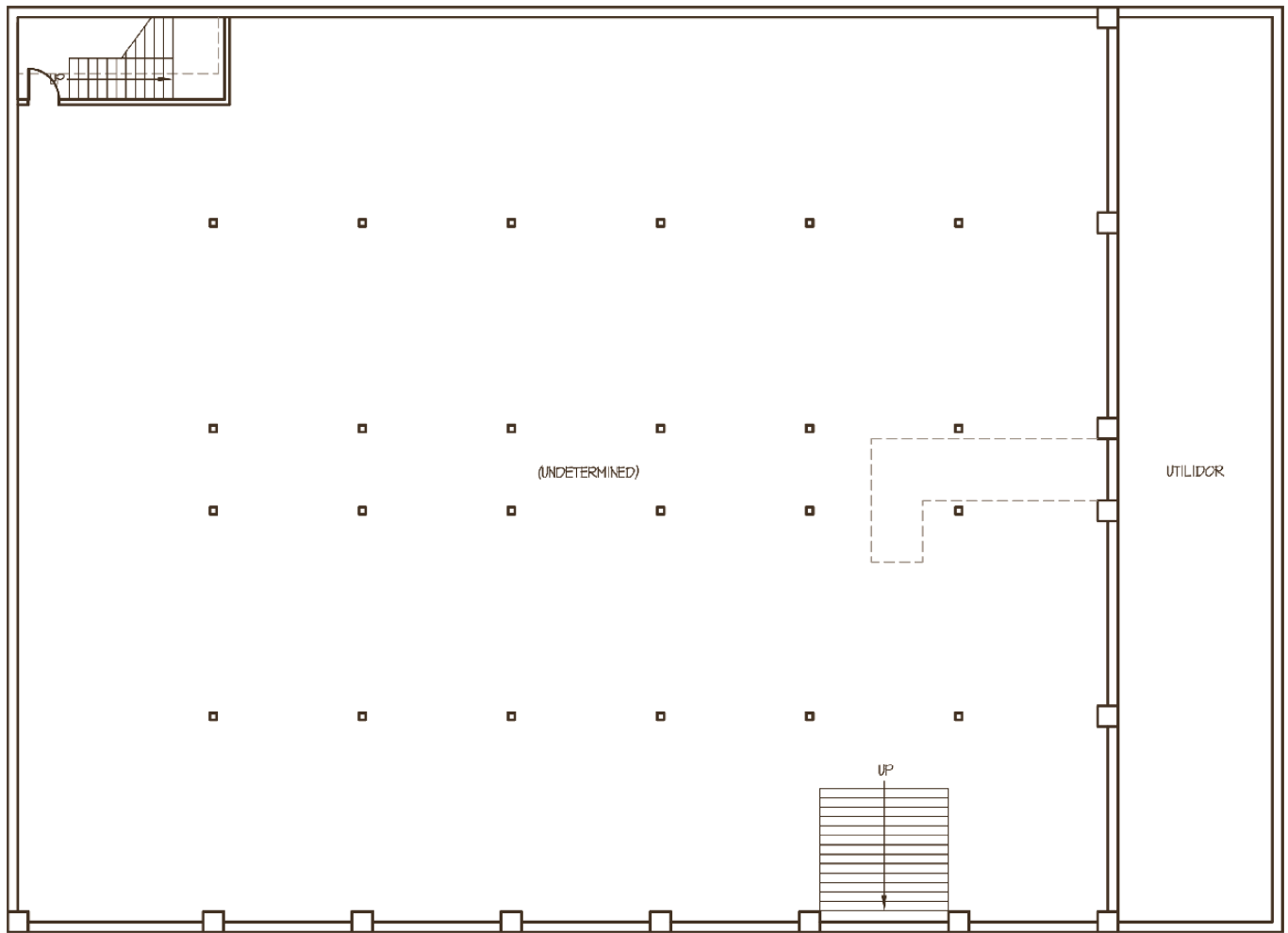
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← **South Washington Street** →

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# PIONEER SQUARE: SEATTLE'S ORIGINAL NEIGHBORHOOD

Pioneer Square exudes century-old charm in its late-1800s Romanesque Revival buildings and cobblestone streets. Tourists can delve into that history on a guided Beneath the Streets tour of underground passageways or learn about Seattle's roots at the Klondike Gold Rush National Historical Park. Art galleries, coffee shops and trendy bars fill the heart of Pioneer Square and it is home to Seattle's oldest skyscraper, The Smith Tower, once the tallest building west of the Mississippi. The pedestrian-only Occidental Park is home to myriad art galleries, daily food trucks for office workers and residents to enjoy, and a plaza with bistro tables and bocce courts. And of course Pioneer Square is the gateway to Seattle's major sports stadiums, Lumen Field and T-Mobile Park, home to the Seahawks, Sounders, Mariners, and Seattle's sports faithful. Not to mention, it is also the most transit-friendly neighborhood in the northwest, with easy access to Ballard, the University District, Fremont, and even Tacoma and Everett by bus, link-light rail, or Sounder trains.



## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	44,521	240,564	479,827
Households	26,695	137,287	240,833
Average Household Income	\$92,450	\$130,809	\$133,518

## NEIGHBORHOOD KEY

- Apartments & Condos
- Hotels

