

Second Generation Restaurant for Lease



2101 Fifth Avenue, Seattle WA



4,276 SF

Located on the ground floor of
The Martin Luxury Apartments

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Discover an exceptional retail opportunity in the vibrant heart of Seattle, situated at the base of The Martin Apartments at 2101 5th Avenue. This prominent ground-floor space offers unparalleled visibility and accessibility, perfect for businesses looking to thrive in one of the city's most dynamic urban environments.

- The Martin Luxury Apartments (188 units) is surrounded by vibrant SLU residents and tech workers
- Unique opportunity to backfill a full service sit down restaurant
- Restaurant is adjacent to Seattle's famed Cineramadome, hotels, and other attractions
- The neighborhood draws from the densely populated residential neighborhoods of South Lake Union and Belltown



Space highlights

Provided with space:

HVAC Equipment

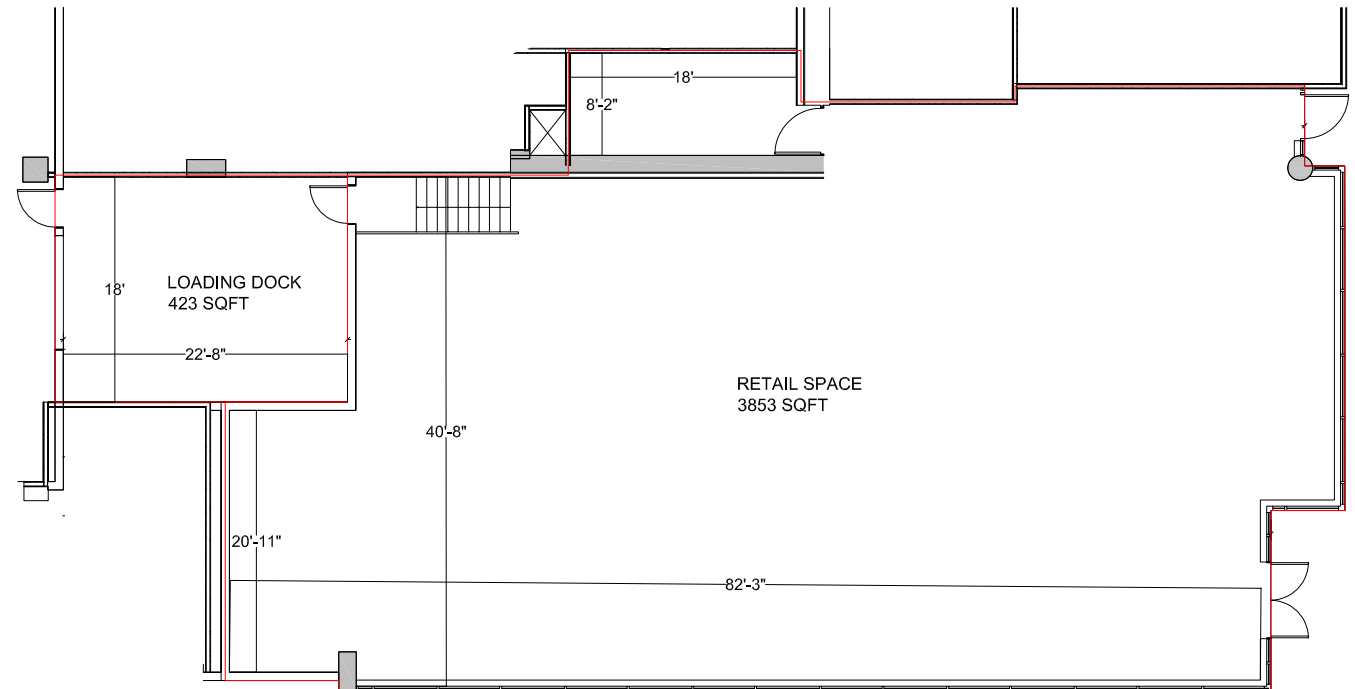
- Two fan coil units suspended from ceiling with condensing units in garage above
- Type 1 Hood over cooking area (center of space)
- Pollution control unit inside space with grease collection tank
- Existing ductwork and diffusers serving the space
- Exhaust and fresh air intake connected to building louvers

Plumbing Equipment

- Existing grease interceptor in dishwashing area
- Hot water heater in retail loading dock area
- Gas hookups for kitchen equipment with meter in back alley
- Floor drains and floor sinks throughout space

Electrical Systems

- 400 AMP, 480/277V, 3-phase, 4-wire service from main electric room
- Two existing panels at 208/120V in space
- Various lighting fixtures for existing layout
- Multiple equipment disconnects throughout space



Safety Systems









- Existing fire sprinkler system
- Fire alarm system with strobes

Miscellaneous Equipment

- Walk-in cooler
- Existing telecom infrastructure in office area

Demographics

ESRI 2023

	1 mile	3 mile	5 mile
 Population	82,171	259,948	508,081
 Projected 2026 population	94,582	285,386	540,124
 Est. percentage of growth	2.85%	1.88%	1.23%
 Daytime population	242,648	493,968	638,518
 Households	54,012	144,095	253,008
 Median age	37.2	37.4	37.0
 Median household income	\$116,538	\$117,853	\$119,513
 Average household income	\$164,026	\$173,846	\$177,066



Provided with space:

Premium Location

Strategically positioned on 5th Avenue, benefiting from high foot traffic and excellent exposure in a bustling urban core, surrounded by residential density from The Martin Apartments and numerous nearby businesses and attractions.

Ready for Immediate Occupancy

The space comes equipped with substantial existing infrastructure, significantly reducing tenant build-out costs and time.

Restaurant/Cafe Ready

An ideal setup for food and beverage concepts.

Robust Utilities

- Existing fire sprinkler system
- Fire alarm system with strobes

Versatile Interior

- Attractive epoxy-coated concrete floors and exposed painted concrete ceilings provide a modern, industrial-chic aesthetic
- Existing partitions from the previous tenant can be adapted or removed to suit new layouts
- Includes a walk-in cooler, adding significant value for food-related businesses



SLU Restaurants and Retail



Notable Properties within 3 Block Radius

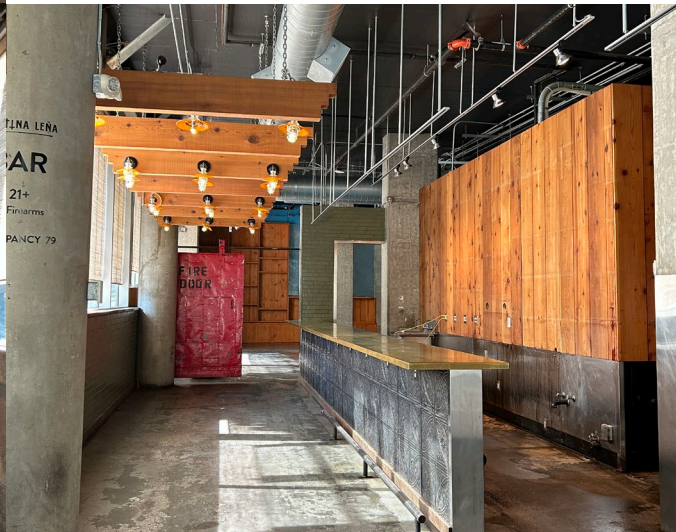
- Cirrus **355 units**
- Stratus Apartments **396 units**
- The McKenzie **450 units**
- Onni South Lake Union **1,097 units**

- The Westin Seattle
- The Warwick Hotel
- The Kimpton Hotel

Industrious Coworking

Walk Score: 99

Adjacent to Seattle's Cineramadome
Steps to the Amazon Spheres and
SLU corporate campus



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