



RAILSPUR

RETAIL/RESTAURANT  
OPPORTUNITIES

PIONEER SQUARE  
SEATTLE



# INTRODUCING RAILSPUR

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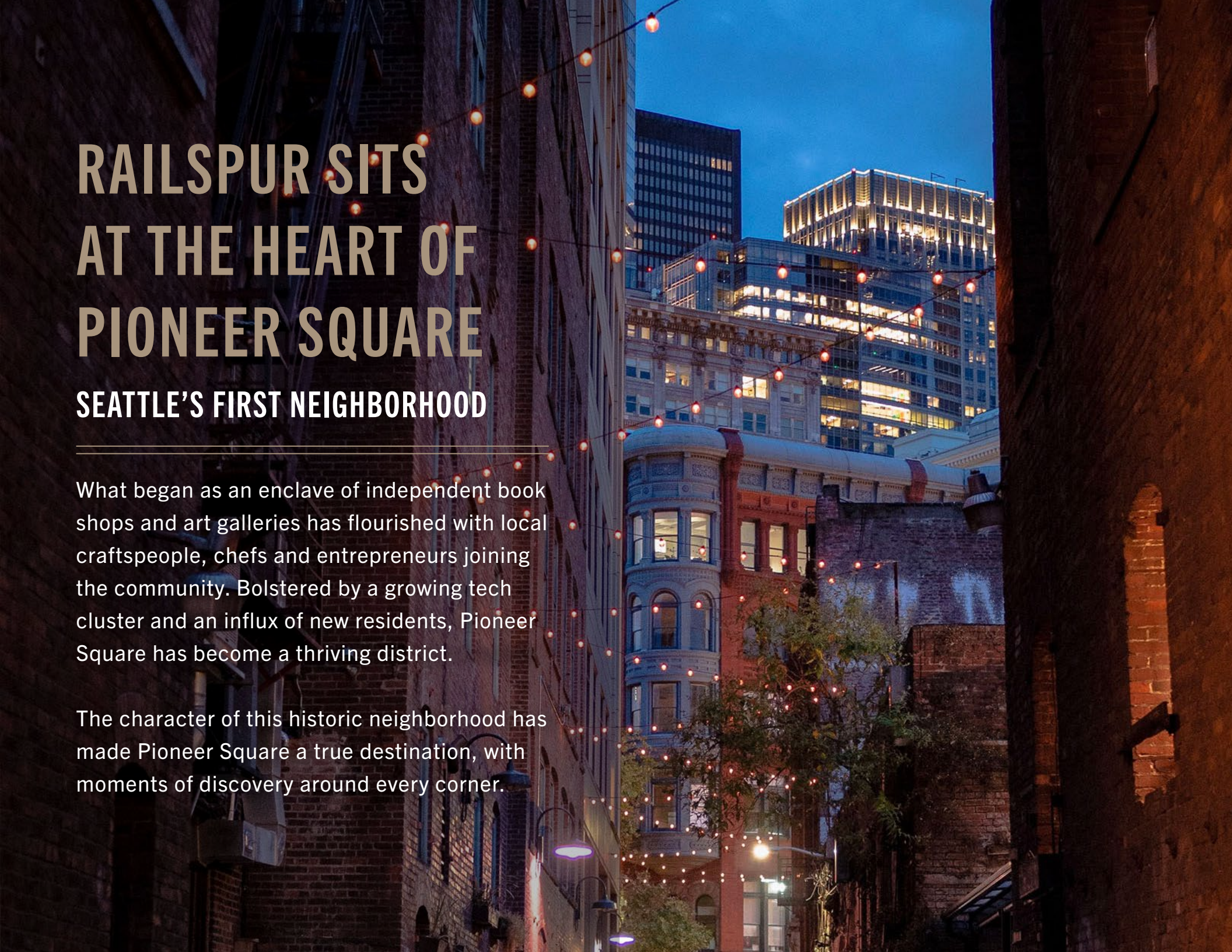
A unique urban environment bringing together three heritage buildings to create a dense, vibrant center of activity in the heart of Seattle's oldest neighborhood.

RailSpur combines a boutique food-centric hotel, state-of-the-art office space, residential units and ground floor retail – all expanding out from an activated central alley. Explore and discover the once-utilitarian passageways that have been reprogrammed to facilitate connection and activity.

Located just blocks from the vibrant sports scene of Lumen Field and T-mobile Park, and several major transportation hubs.







# RAILSPUR SITS AT THE HEART OF PIONEER SQUARE

## SEATTLE'S FIRST NEIGHBORHOOD

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What began as an enclave of independent book shops and art galleries has flourished with local craftspeople, chefs and entrepreneurs joining the community. Bolstered by a growing tech cluster and an influx of new residents, Pioneer Square has become a thriving district.

The character of this historic neighborhood has made Pioneer Square a true destination, with moments of discovery around every corner.





RAILSPUR

# THE PROJECT

SOUTH JACKSON STREET

FIRST AVENUE

OCCIDENTAL AVENUE

KING STREET



## ALLEY CROSSROADS

- Central Hub of Railspur
- Gathering space for music, entertainment, rotating art and landscaping
- Integrates Railspur with vibrant Pioneer Square



## HOTEL RAILSPUR

- Food-centric hotel with world-renowned chef's restaurant
- Ever-changing lobby programming
- Rooftop bar with spectacular views of Elliott Bay and the waterfront
- Meeting, event and gathering spaces



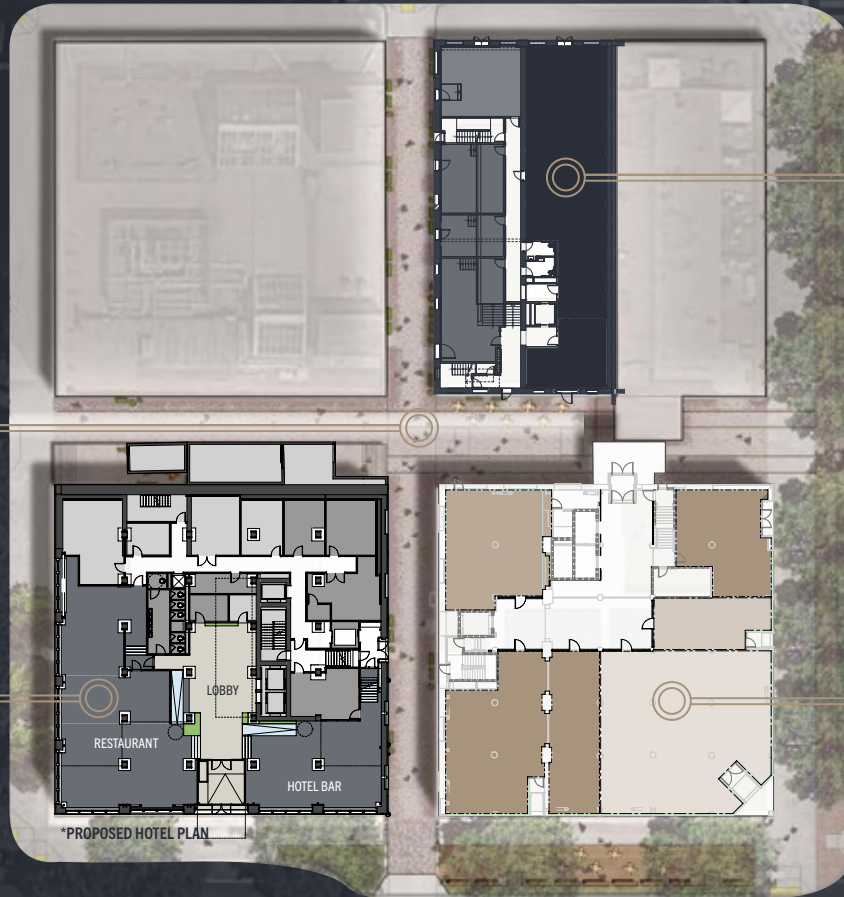
## 115 SOUTH JACKSON

- Ground floor retail featuring local artisans, bike club and restaurant
- Below two stories of residential units



## 419 OCCIDENTAL

- Ground floor and lower level retail, food and beverage
- Landscaped sidewalk extension
- Below state-of-the-art office building



\*PROPOSED HOTEL PLAN

← TO WATERFRONT PROMENADE

↓ TO STADIUMS

→ TO KING STREET STATION





X  
HOTEL RAILSPUR

X  
ALLEY CROSSROADS

Icon of person at desk  
419 OCCIDENTAL



# RETAIL AVAILABLE

## 419 OCCIDENTAL

\* Food & Beverage

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GROUND FLOOR	Space 1: 1,199 SF *
	Space 2: 773 SF
	Space 3: 3,640 SF
	Space 4: 3,013 SF *
	Space 5: 1,809 SF

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CELLAR	Space 6: 2,975 SF*
	Space 7: 1,792 SF

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ASKING RATE	Call for rates
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NNN ESTIMATE	TBD
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ALLOWANCE	Negotiable
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AVAILABLE	Summer 2021
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## 115 SOUTH JACKSON

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GROUND FLOOR	Space A: 2,810 SF
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ASKING RATE	Call for rates
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NNN ESTIMATE	TBD
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ALLOWANCE	Negotiable
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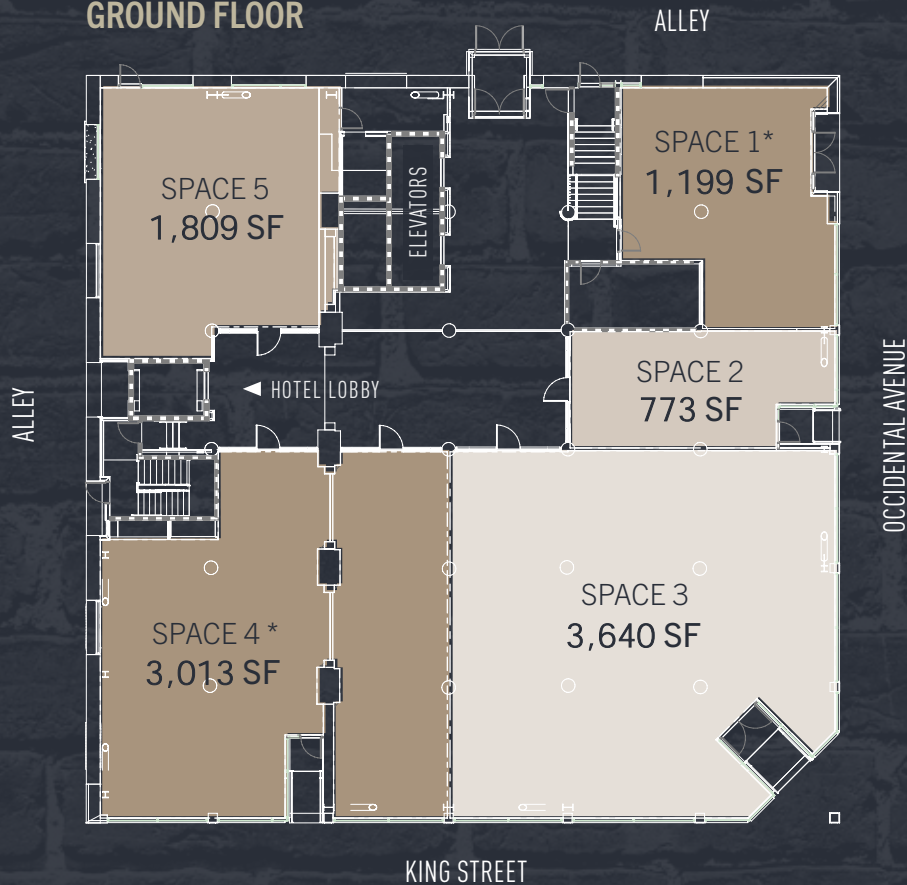
AVAILABLE	Summer 2021
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# 419 OCCIDENTAL

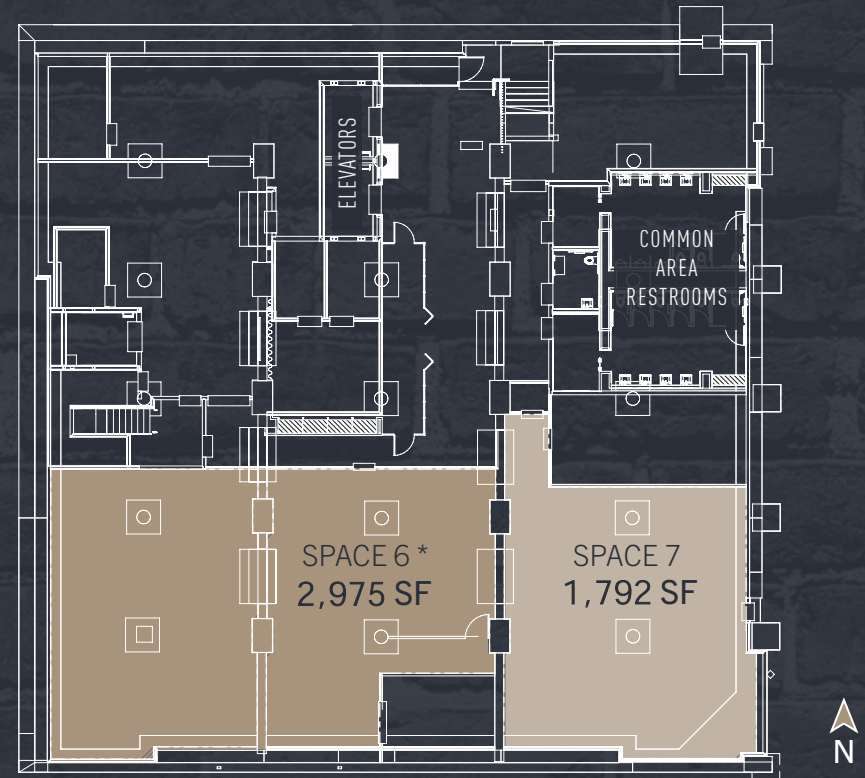
GROUND LEVEL & CELLAR  
RETAIL, FOOD AND BEVERAGE  
SPACES WITH STATE-OF-THE-ART  
OFFICE SPACE ABOVE



## GROUND FLOOR



## CELLAR



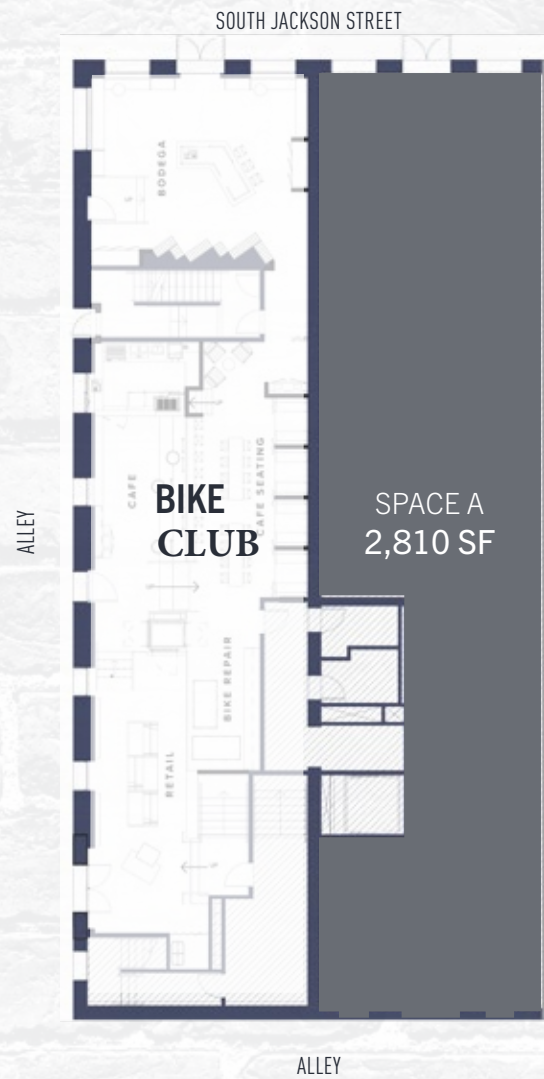


# 115 SOUTH JACKSON

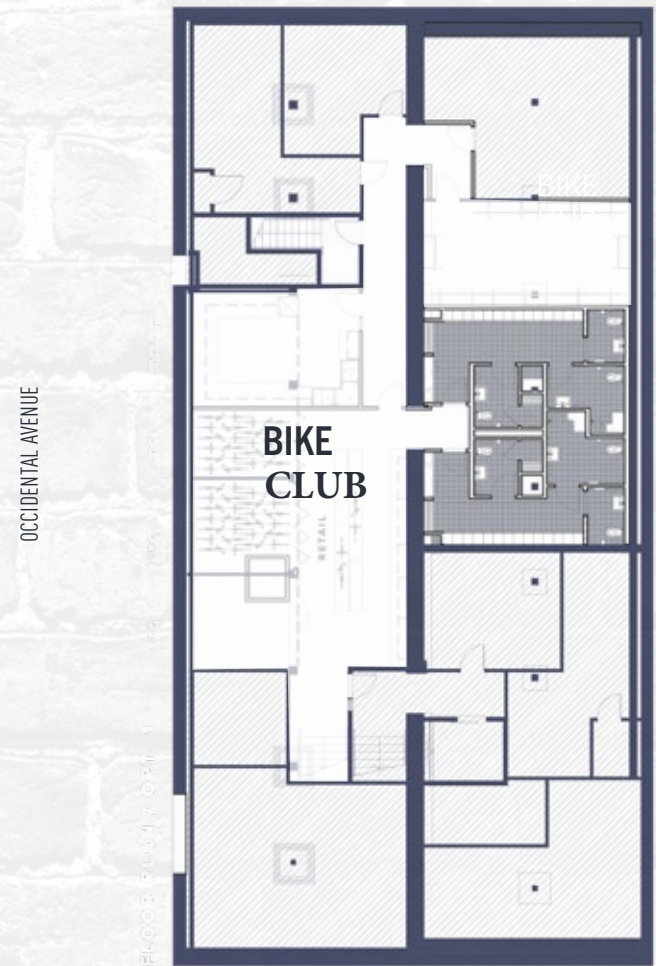
RESTAURANT, ARTISINAL  
RETAIL AND BIKE HUB  
WITH RESIDENTIAL  
UNITS ABOVE



## GROUND FLOOR



## CELLAR



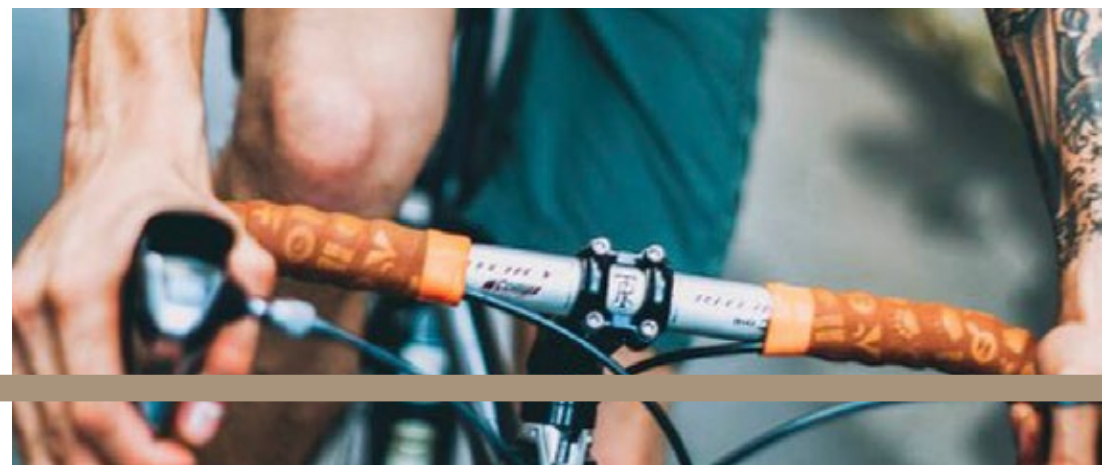


# THE BIKE HUB

POST-RIDE STOP AND FUEL, AND  
ALL-DAY GO-TO GATHERING SPOT  
WITHIN THE RAILSPUR PROJECT

The Bike Club at RailSpur is a place to celebrate all things on two wheels. A home for like minded people to grab a coffee, discuss gear, and embrace cycling culture. This is not just a bike shop. It is a central place to gather and build a community of new and experienced cyclists.

Offerings include bike storage lockers, services by expert mechanics, training, custom bike builds, cycle-centered retail, tours, group rides, and an artisan café to fuel the day.





# RAILSPUR IS CENTRALLY LOCATED

ONE BLOCK FROM SEATTLE'S WATERFRONT PROMENADE, FOOTBALL/BASEBALL STADIUMS, OCCIDENTAL PARK, AND A 5-MINUTE WALK FROM THE CENTRAL BUSINESS DISTRICT.



## RAILROAD WAY

- 1 Stadiums
- 2 Pioneer Square
- 3 Waterfront

## PIONEER SQUARE

- 4 South King Street
- 5 Alaskan Way
- 6 South Main Street
- 7 Waterfront Promenade
- 8 Washington St. Boat Landing
- 9 Habitat Intertidal Zone
- 10 South Washington Street

## TRANSIT HUB

- 11 Yesler Way
- 12 Alaskan Way
- 13 Waterfront Promenade
- 14 Columbia Street
- 15 Colman Dock Terminal Replacement
- 16 Marion St. Pedestrian Bridge

## HISTORIC PIERS

- 17 Waterfront Promenade
- 18 Seneca Street

## HISTORIC PIERS

- 19 Waterfront Promenade
- 20 Waterfront Park Rebuild



# PIONEER SQUARE

The Pioneer Square neighborhood is a destination where Downtown, the Stadium District, and the new waterfront converge. Retailers and restaurants are fed by a growing residential community, daytime office tenants, evening sports fans, and future waterfront promenade visitors.

With abundant transportation options, a dynamic arts scene, and vibrant street life, Pioneer Square is a busy, 24/7 destination. This historic neighborhood is experiencing a renaissance in urban attractions and culture bringing exciting retail opportunities.



	RESIDENTIAL POPULATION	ESTIMATED DAYTIME POPULATION	AVERAGE HOUSEHOLD INCOME	MEDIAN AGE
3 MIN. DRIVE	5,502	38.9K	\$110K	44.8
5 MIN. DRIVE	16.9K	113.4K	\$100K	40.4
10 MIN. DRIVE	89.3K	353.3K	\$124K	37.8
15 MIN. DRIVE	268.2K	716.3K	\$128K	37.0





# WALKABLE TO ABUNDANT AMENITIES, CULTURE AND ENTERTAINMENT

## OFFICE

- 1 Pixar
- 2 Impact Hub
- 3 Sound Transit
- 4 WatchGuard Technologies
- 5 Vulcan
- 6 Blue Nile Inc. HQ
- 7 RealSelf
- 8 Isilon Systems, Inc
- 9 Microfocus
- 10 Getty Images
- 11 DoubleDown Interactive

## RETAIL

- 1 Magic Mouse Toys
- 2 Rudy's Barbershop
- 3 Arundel Books
- 4 Ebbets Field Flannels
- 5 Drygoods Design
- 6 Flora and Henri
- 7 Division Road
- 8 Cone & Steiner
- 9 Velouria

## FOOD & BEVERAGE

- 1 Top Pot Doughnuts
- 2 Starbucks
- 3 Bar Taglio
- 4 Café Hitchcock
- 5 Metropolitan Grill
- 6 Cherry Street Coffee
- 7 Top Pot Doughnuts
- 8 Einstein Bros. Bagels
- 9 Diva Espresso

- 10 Millhead's Barbershop
- 11 Café Paloma
- 12 Jimmy John's
- 13 Evergreens Salad
- 14 Dead Line
- 15 Damn the Weather
- 16 Lady Yum
- 17 BRGR
- 18 Casco Antiguo
- 19 Nirmal's
- 20 Caffe Vita
- 21 Altstadt Bierhalle & Brathaus
- 22 Mod Pizza
- 23 Cherry Street Public House
- 24 Zocalo
- 25 McCoy's Firehouse Bar & Grill
- 26 Convoy Coffee
- 27 Good Bar
- 28 Flatstick Pub
- 29 Elm Coffee Roasters
- 30 The London Plane
- 31 Coffee Umbria
- 32 Xtadium
- 33 General Porpoise
- 34 Browne Family Vineyards
- 35 Il Terrazzo
- 36 Cowgirl's Inc.
- 37 Starbucks
- 38 Salumi
- 39 Taylor Shellfish
- 40 Zeitgeist Coffee
- 41 The Lodge Sports Grille
- 42 Elysian Fields
- 43 Matsu
- 44 13 Coins

SEATTLE FERRY  
TERMINAL



25.5K Riders/day  
18.3K Pedestrians/day

CRUISE SHIP  
FACILITY



WATERFRONT

Retail/Restaurant

Office

Bike Path

Neighborhood Greenway

Multi-use Trail

Streetcar Lines

Link Light Rail

Sounder and Amtrak

100%

TRANSIT SCORE



100%

WALK SCORE



Seattle Municipal Court

Seattle City Hall

PIONEER SQUARE

KING STREET  
STATION

18K Riders/week



SEATTLE BOULEVARD

4TH AVENUE SOUTH

LUMEN  
FIELD

STADIUM  
DISTRICT







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