

# 1600 E OLIVE WAY

NOW AVAILABLE

*Iconic stand-alone retail building in the  
heart of Capitol Hill*

1600 E OLIVE WAY, SEATTLE, WA, 98102



1600EOLIVSEATTLE.COM

**km** Kidder  
Mathews

1600 E OLIVE WAY

 17 DEDICATED SURFACE  
PARKING STALLS

E JOHN ST

SUMMIT AVE E

E OLIVE WAY

# UNPARALLELED DEDICATED SURFACE URBAN PARKING

*At the gateway of Capitol Hill on East Olive Way, this former Starbucks is an iconic stand-alone building that includes a stunning exterior with interior remodel completed in 2010.*

## PROPERTY OVERVIEW

BUILDING SIZE	±3,961 SF
LAND SIZE	0.28 AC (12,197 SF)
YEAR BUILT	1937
RENOVATED	After 2010 (major exterior & interior)
STORIES	1
ZONING	NC3P65
TENANCY	Single
OUTDOOR SEATING	Abundant
PARKING	17 exclusive parking stalls and additional street parking

→ [1600EOLIVSEATTLE.COM](https://1600EOLIVSEATTLE.COM)

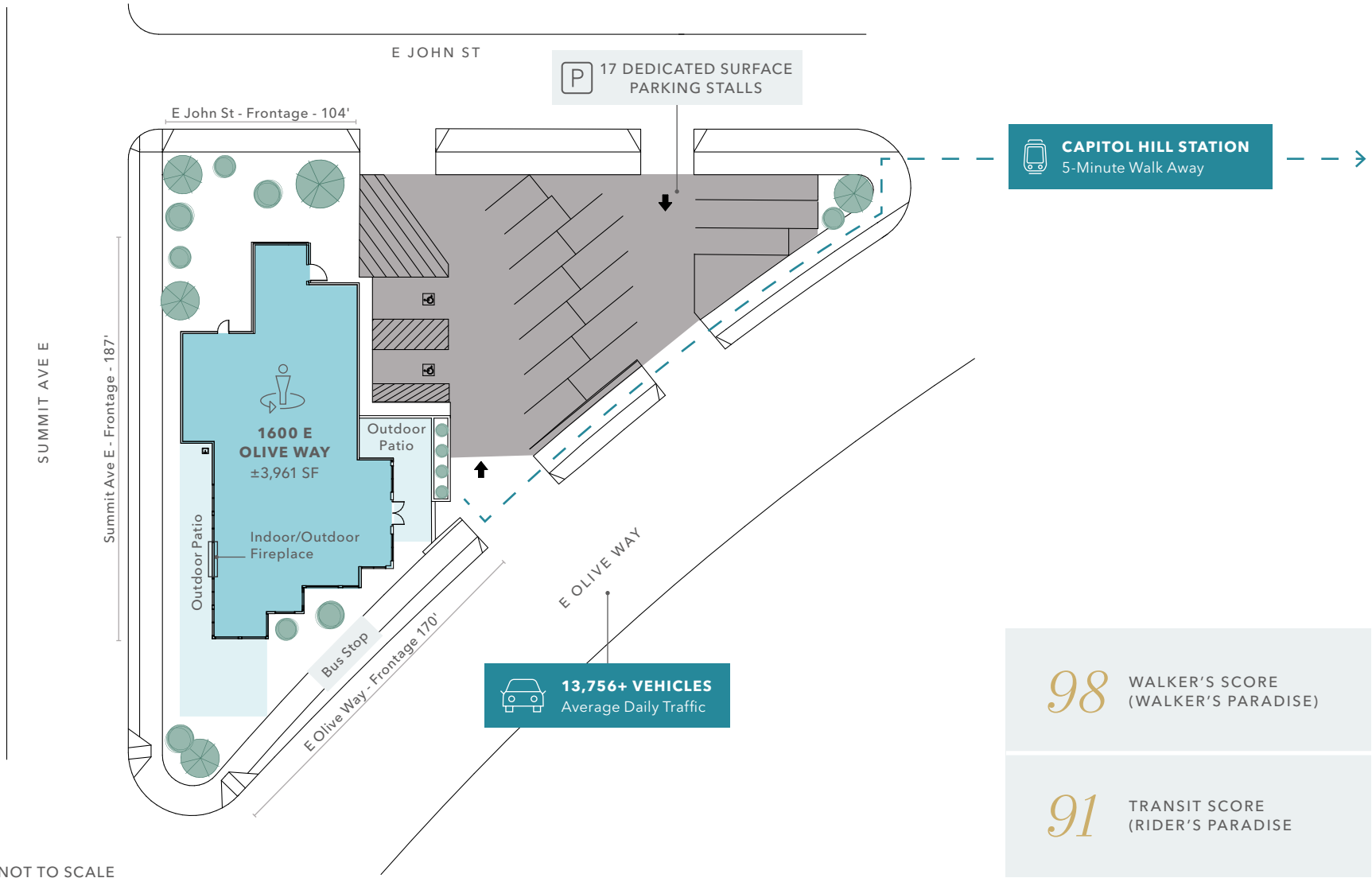
 VIRTUAL TOUR

## EXCLUSIVELY LISTED BY

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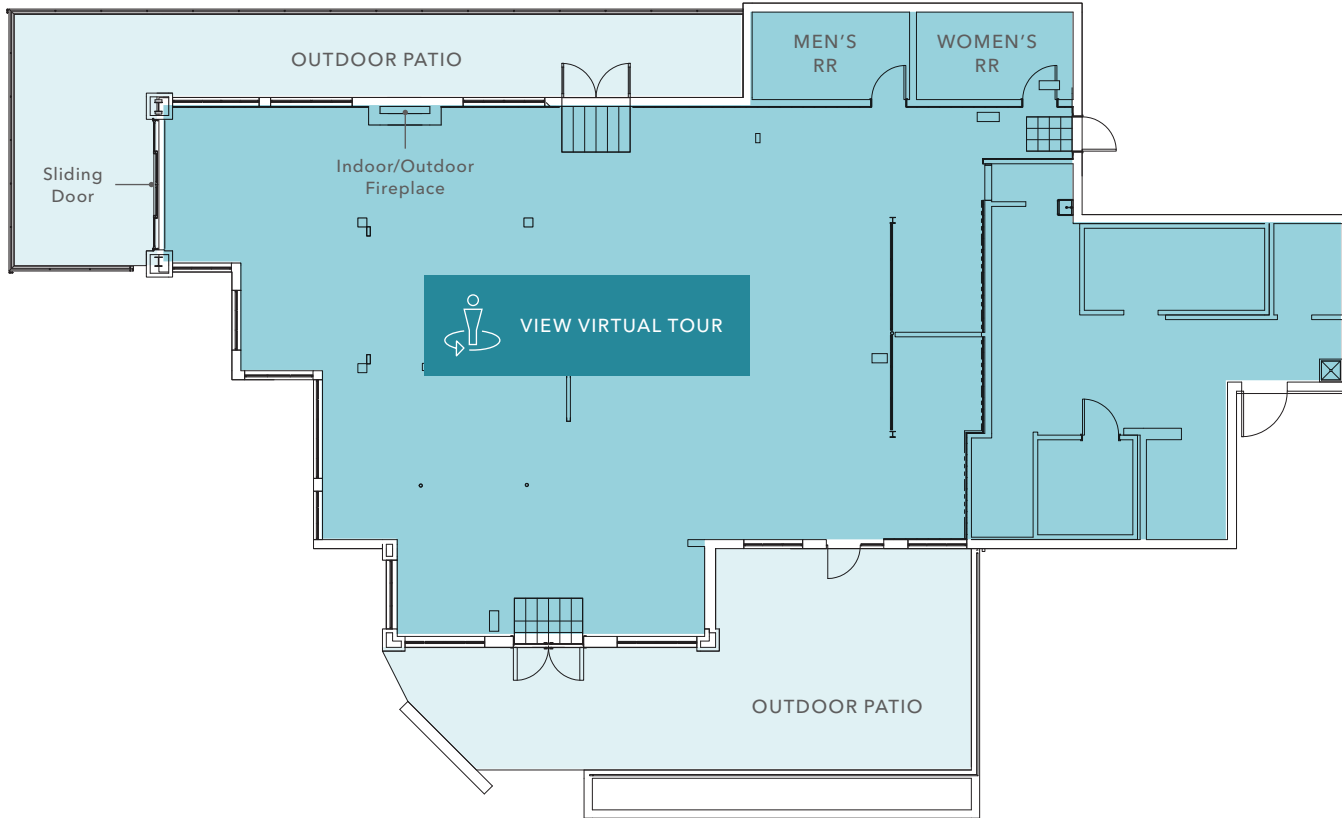
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# SITE PLAN



SITE PLAN DRAWN NOT TO SCALE

# FLOOR PLAN



*±3,961 SF*

TOTAL SPACE

*3/1/2025*

AVAILABLE

*EXPANSIVE*

OUTDOOR SEATING

*17 STALLS*

DEDICATED SURFACE PARKING



*Be Part of Capitol Hill*



*Join Seattle's Most Lively Neighborhood*

1600 E OLIVE WAY



South Lake Union

SLU TECH HEADQUARTERS



DOWNTOWN SEATTLE



South Lake Union

1600 E OLIVE WAY



E OLIVE WAY

E DENNY WAY



19,740+ VEHICLES  
Average Daily Traffic



CAPITOL HILL STATION

SUMMIT AVE

Capitol Hill

E PINE ST



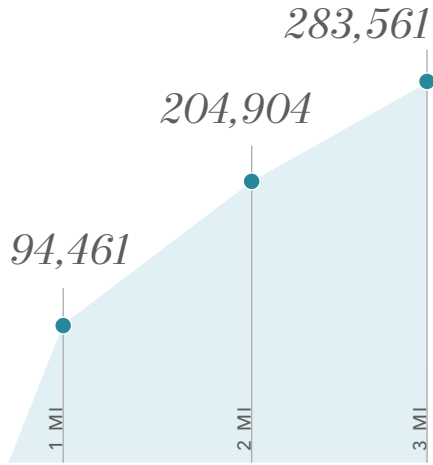
BROADWAY



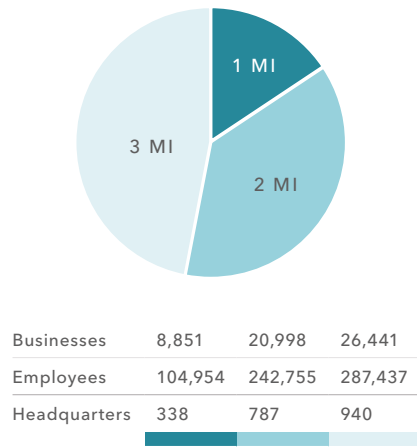
*Ideally situated at the Gateway to Capitol Hill, Seattle's most densely populated neighborhood. Easy access to South Lake Union, Downtown Seattle, and Capitol Hill Link Station.*

# DEMOGRAPHICS

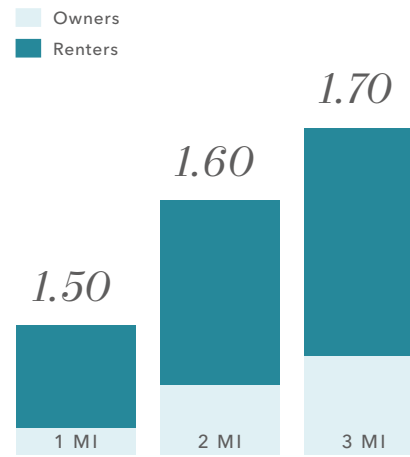
## 2023 POPULATION



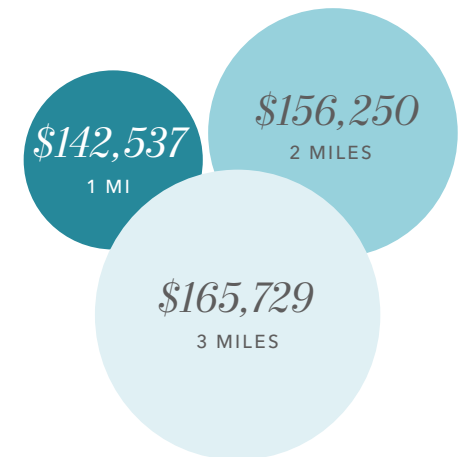
## 2023 DAYTIME



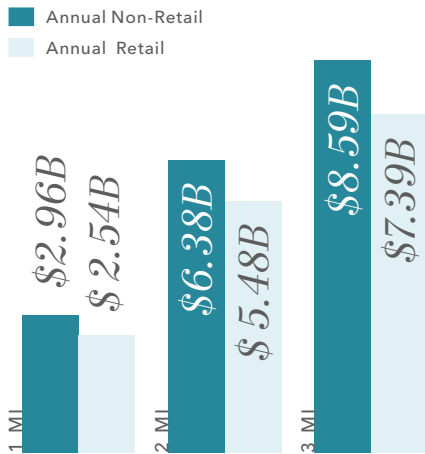
## 2023 AVERAGE HH SIZE



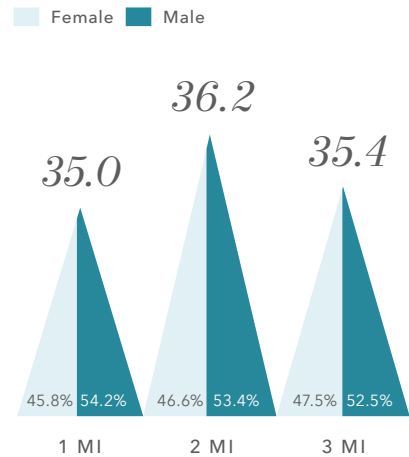
## 2023 AVERAGE HH INCOME



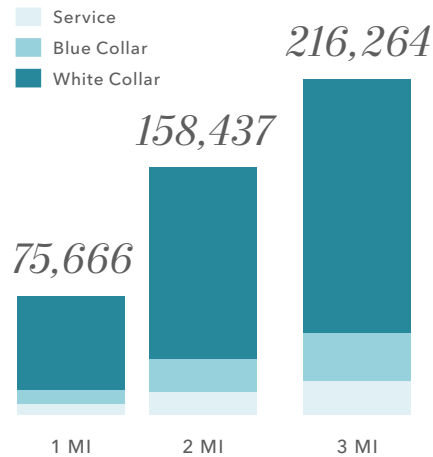
## 2023 CONSUMER SPENDING



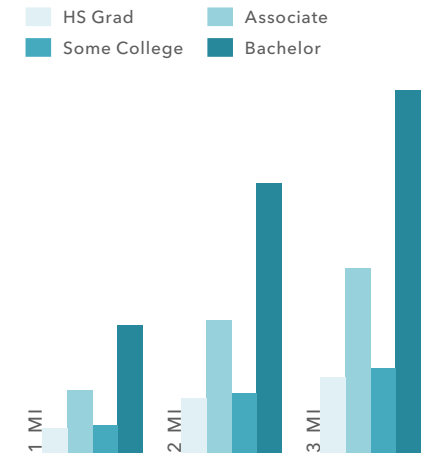
## 2023 MEDIAN AGE & GENDER



## 2023 EMPLOYMENT



## 2023 EDUCATION OVERVIEW



Data Source: ©2024, Regis

1600 E OLIVE WAY

# SEATTLE'S *VIBRANT* URBAN HEART

*Capitol Hill in Seattle thrives as a cultural hub, offering diverse dining, entertainment, and community events. Its central location provides easy access to downtown amenities while maintaining a distinct neighborhood charm.*

*5 MIN*

WALK TO LIGHT RAIL

*8 MIN*

SEATTLE CBD

*9 MIN*

SEATTLE CENTER

*12 MIN*

SEATTLE WATERFRONT

NOW AVAILABLE | [1600EOLIVSEATTLE.COM](http://1600EOLIVSEATTLE.COM)

KIDDER MATHEWS



1600 E OLIVE WAY

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STARBUCKS

*Exclusively leased by*

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