

Light Food/Taproom/Retail For Lease

AVAILABLE: 2,108 SF | HIGH-VISIBILITY MAGNOLIA LOCATION

2003 W DRAVUS ST, SEATTLE, WA 98199



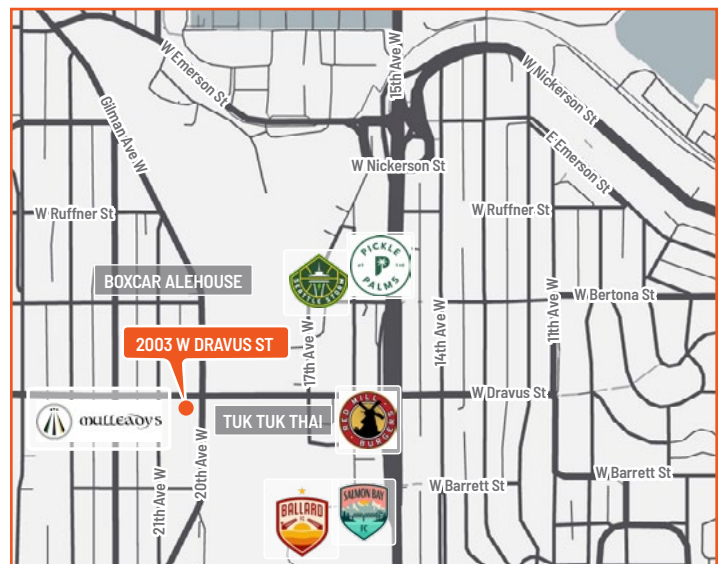
Rendering

Building Highlights

Located at the entrance to the Magnolia neighborhood

Excellent walk and drive by traffic/visibility

Steps from major regional attractions—Ballard FC and Salmon Bay FC home games, the Storm practice facility, and a new 20-court indoor pickleball center (opening summer 2026)—creating significant game-day and event-driven foot traffic with several hundred to over a thousand additional people in the immediate area.



FOR MORE INFO
CONTACT

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1218 Third Ave, Suite 2200
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Space Highlights



Rendering

AVAILABLE SPACE: 2,108 SF

Lease Rate: \$25.00/sf/yr + NNN

ESTIMATED NNN: \$8.42/sf/yr

One type 2 hood and two pizza hoods in the space

ADA bathroom

TI's available

Opportunity for additional outdoor seating and plenty of parking

Perfect for pizza, light food, taproom, or other creative uses

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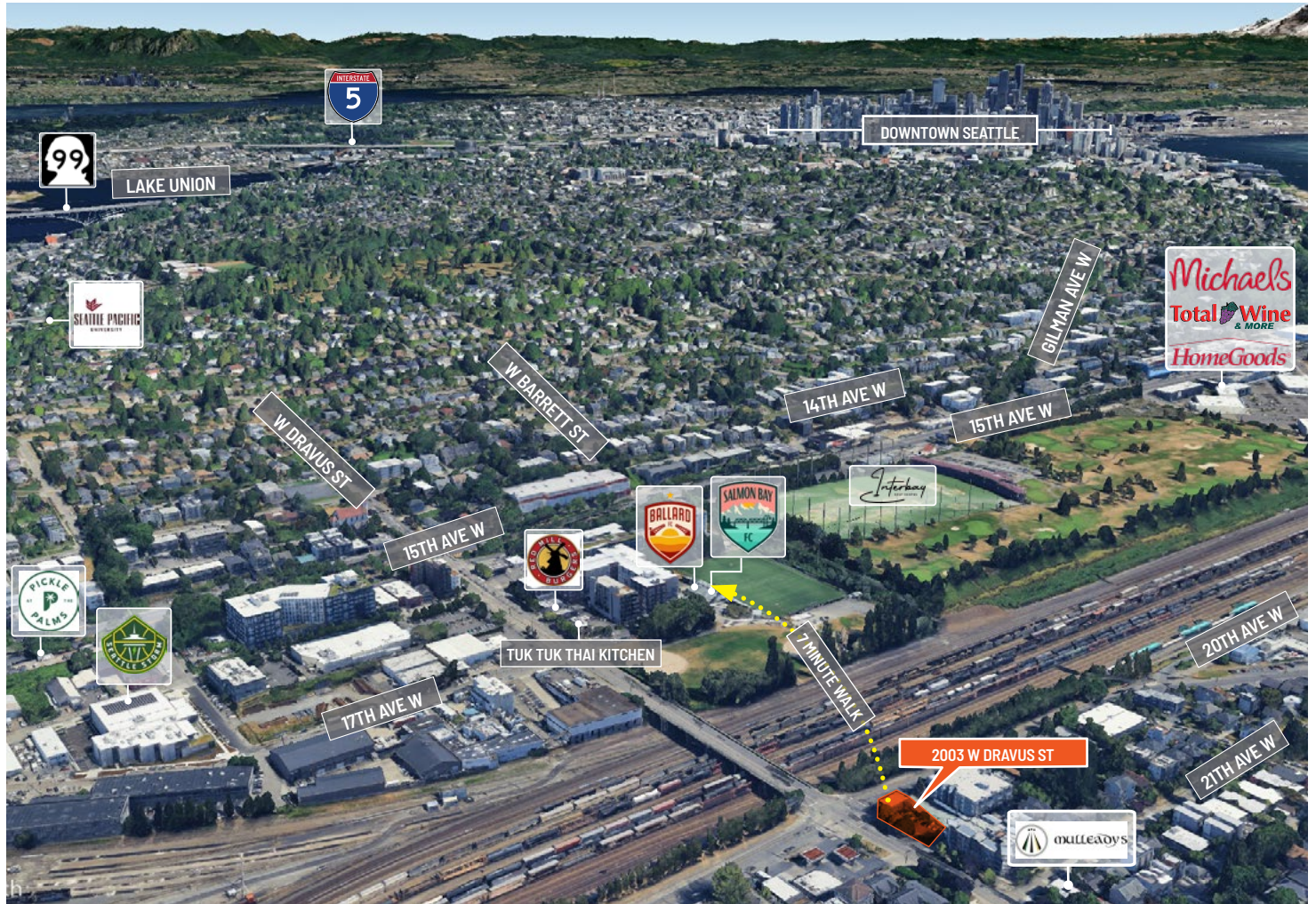
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DEMOGRAPHICS RADIUS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	26,742	214,393	498,608
2029 Population Projection	27,988	224,895	524,200
Annual Growth 2020-2024	1.5%	1.8%	2.1%
Annual Growth 2024-2029	0.9%	1.0%	1.0%
2020 HOUSEHOLDS			
	11,012	103,581	230,186
2024 Households	11,601	111,258	251,526
2029 Household Projection	12,150	116,957	265,295
DAYTIME EMPLOYMENT			
Public Administration	303	2,730	17,933

DEMOGRAPHICS RADIUS	1 MILE	3 MILES	5 MILES
INCOME			
	11,012	103,581	230,186
Avg Household Income	\$174,740	\$169,343	\$156,021
Median Household Income	\$150,662	\$141,697	\$124,650
\$25,000 - 50,000	780	8,813	24,790
\$50,000 - 75,000	981	11,277	26,510
\$75,000 - 100,000	950	9,967	22,376
\$100,000 - 125,000	1,259	10,407	22,133
\$125,000 - 150,000	901	8,701	18,611
\$150,000 - 200,000	1,700	14,075	28,506
\$200,000+	4,123	38,665	78,337

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