Unique Business Opportunity in the Historic Pike Place Market

Pike Place Market Lease Opportunity

1501 Pike Pl #521-B
+/- 496 SF. Commercial Retail

Priority Use:
- Maker Space, Retail, Gallery, Dry Goods
- Versatile space located in the middle of Pike Place Market.
- Rare opportunity located inside Pike Place Market.
- Nine Acre Market Historic District in the heart of the Seattle Central Business District.
- Neighboring tenants are Miniature Car Dealer, Northwest Tastings, and Ventures.
- No Broker/Agent Commission will be paid by the Pike Place Market PDA.

- Electrical: 60 amp / 1 phase circuit.
- Space leased as-is.
- Complete with back office with sink and microwave with space for advertising.
- Retail space includes small office, hand sink and breakroom.
- Tenant improvement allowance available

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<thead>
<tr>
<th>RATE $/SF/Year</th>
<th>MONTHLY RENT</th>
<th>MONTHLY CAM</th>
<th>MONTHLY GROSS</th>
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<tbody>
<tr>
<td>$20</td>
<td>$827</td>
<td>$505</td>
<td>$1,332</td>
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Contact Information
Aujanee Session– Commercial Property Manager
T. 206.774.5247
Aujanee.Session@PikePlaceMarket.org
SITE PLAN

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Site Plan / Location / Information

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RENTAL RATES

Rent:
$20.00 $/SF/YEAR
(Plus CAM + % Rent)

Tenant Improvement
Allowance Available
The Pike Place Market Preservation and Development Authority (PDA) is a public not-for-profit agency which owns and operates the Pike Place Market. The PDA is seeking qualified owner – operated business for the location at 1920A Pike Place Seattle, WA 98101. Specific to this location the PDA desires a specialty grocery/deli/butcher with limited take-out food business or unique specialty retail-use.

Application Submittal Process:

1. **Inquiry Form:** Visit our website and the Lease a Commercial Space page, where you will be able to view listings and complete the Inquiry Form. Once complete, you will receive the following steps to send via email to complete the application.

2. **Use and mission for the business:** Describe the proposed use for the space, your mission for the business and how you expect to implement it. How would your business be unique and add to the variety of offerings to the Pike Place Market. The Market Historical Commission (MHC) sets forth guidelines that describe the focus and purpose of the Market and the prospective use should fit within these guidelines. The MHC Guidelines can be reviewed by visiting the website and clicking on the Pike Place Market “District Guidelines” tab. [https://www.seattle.gov/neighborhoods/historic-preservation/historic-districts/pike-place-market-historical-district](https://www.seattle.gov/neighborhoods/historic-preservation/historic-districts/pike-place-market-historical-district)

3. **Three Year Income & Expense Projections:** Use the Excel template provided by the PDA. Forms can be e-mailed upon request. The first year is detailed by month and years 2 & 3 are projected by year. If you are proposing to finance start-up costs be sure to incorporate the loan payoff in your projections.

4. **Tenant Improvement & Start-up Costs:** Include any costs related to the design of the space (including signage), purchase of start-up inventory, and the purchase or modification of equipment. Detail how these costs will be financed (savings; loan and the terms; etc.)

5. **Marketing Plan:** Provide details on who the customer base will be and how they will be targeted. Will advertising be a part of regular expenses? Do you have a business website and social media presence?

6. **Product Service List or Menu:** Provide a price list of all items and services that will be for sale. Be as detailed as possible. Attach photos or illustrations of sample products.

7. **Resume & Two Professional References:** List job history (including detailed description of experience and dates of each job) of all prospective applicants and at least two professional references for each applicant.

8. **Credit Report:** All complete applications must include a credit and background check. The PDA utilizes ORCA Information for this service. **Here is the online application** - [https://ppm.quickapp.pro/d/apply/123576](https://ppm.quickapp.pro/d/apply/123576)

The PDA has sole discretion in the selection of qualified applicants and may terminate, cancel or extend the selection process at any time.

**Note:** Business proposed must be a new startup, no franchise or second location of existing businesses will be considered.

Uses related to marijuana production, processing or retailing are not permitted in this location.