



Preservation at 12th & Pine

Distinctive Retail Spaces Available



The Packard Building is a newly **renovated historic building** located in the heart of the Pike/Pine Triangle.

60 well designed apartment homes atop
4 gorgeous urban street front retail spaces.

Home of Eltana Wood-Fired Bagels, this mixed-use building is just one block from Cal Anderson Park & Bobby Morris Playfield. Neighboring businesses include NW Film Forum, Cascina Spinasse, Barrio Restaurant, Boom Noodle, La Spiga, Century Ballroom, Revival Home & Garden, Sun Liquor Distillery, Unicorn, Skillet, Oddfellows Cafe, Anchovies & Olives, and many more.



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Retail space features large storefront, HVAC, great signage, and heavy pedestrian traffic both day and night!



Retail 1: 737 RSF fronting E. Pine Street. 9' ceiling height. Ideal for flower shop, gift shop, or boutique retail. \$30.00/SF/NNN (1207 E. Pine)

Retail 2: 2,037 RSF fronting E. Pine Street. 13' ceiling height. Ideal for service office, yoga, spa/wellness center or boutique retail. \$28.00/SF/NNN (1203 E. Pine)

Retail 3: 1,832 RSF corner unit of 12th & Pine. 17' ceiling height. Storefront features wood-clad windows and large garage roll-up door. Ideal for restaurant, coffee-shop/café, specialty grocery, furniture store or boutique retail. \$32.00/SF/NNN (1538 12th Ave)

Demographics (2009 Census):

Residential Population

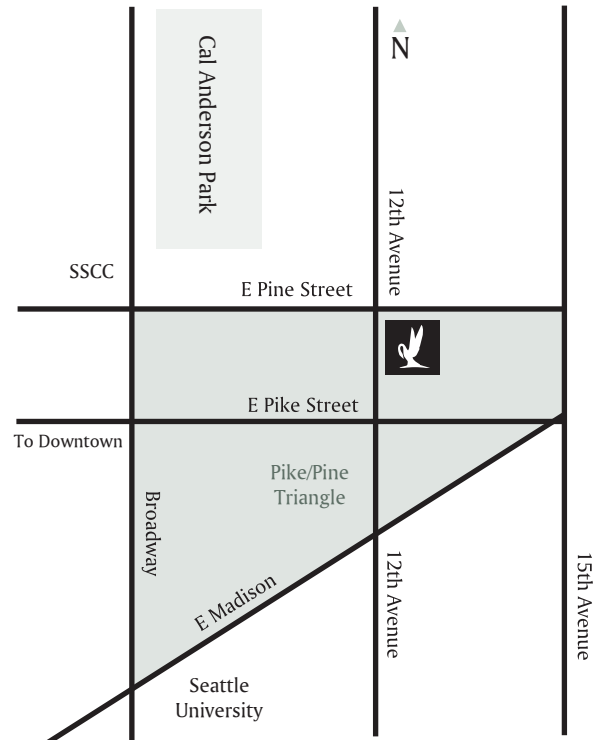
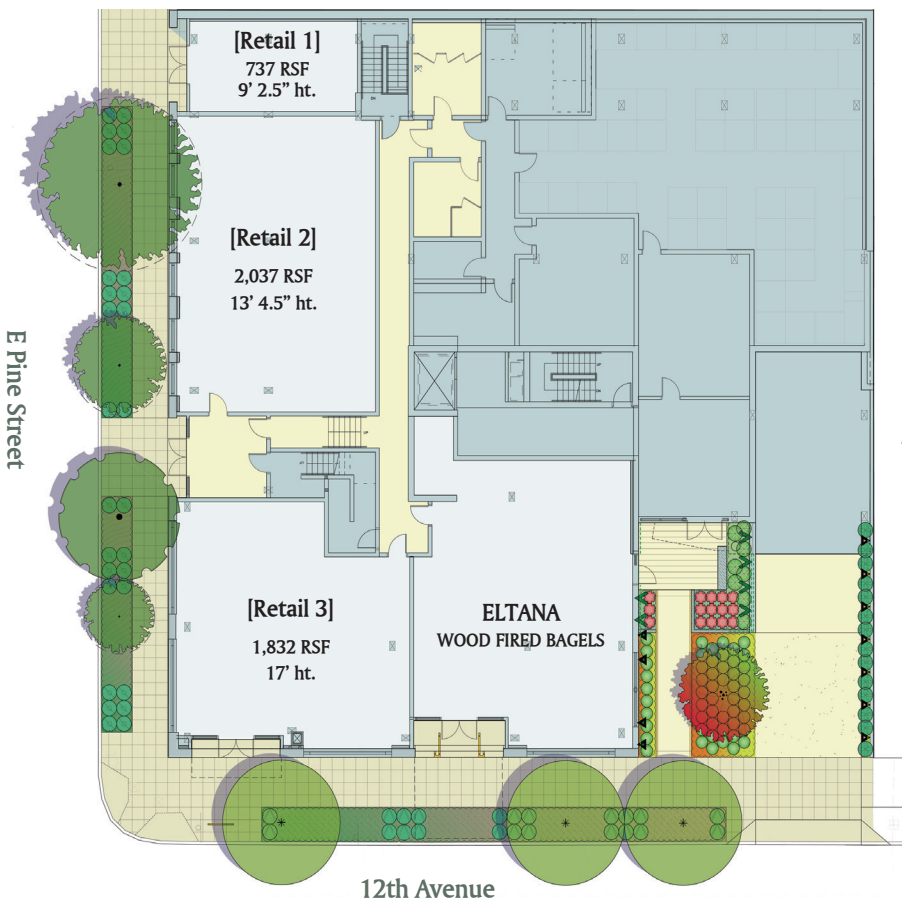
1 mile – 61,162
3 mile – 171,650

Total Daytime Population

1 mile – 124,295
3 mile – 299,561

Average Family Income

1 mile - \$73,830
3 mile - \$150,750



For more neighborhood information, please visit pikepinetriangle.com