

CONFIDENTIAL LISTING

SUITE G

BAR & LIVE MUSIC VENUE · FREMONT, SEATTLE WA

SUITE G · 513 N 36TH ST, SUITE G, SEATTLE WA 98103

Fremont Nightlife Corridor → Center of the Universe

NEIGHBORHOOD OVERVIEW

513 N 36th St sits in the heart of Fremont — Seattle's self-declared “Center of the Universe” and one of the city's most distinct nightlife and entertainment districts. The block runs through Fremont's dense concentration of bars, breweries, and live-music venues, just steps from the Fremont Bridge, the Fremont Troll, and the neighborhood's weekly Sunday Market.

MARKET POSITION

Fremont draws a steady mix of dense residential demand, neighborhood and citywide nightlife traffic, and daytime foot traffic from major employers like Google and Adobe, whose Fremont campuses sit just blocks away. The walkable, canal-side core makes it one of the busiest evening and weekend destinations north of downtown Seattle.

THE SPACE

Suite G is a 2,300 SF turn-key bar and live music venue — a full bar build-out paired with newly updated sound and lighting systems and a fully renovated green room. This is an asset sale opportunity to step into an established, ready-to-operate nightlife venue on one of Fremont's highest-traffic blocks, without the time, cost, or risk of a ground-up build.

BUSINESS HIGHLIGHTS

- **Asset sale + goodwill** — existing lease to be assigned to buyer, no real estate included
- 2,300 SF turn-key bar & live music venue build-out
- Newly updated sound and lighting systems throughout
- Fully renovated green room for performers and staff
- Full bar with in-place fixtures and equipment
- Prime Fremont location, steps from breweries, restaurants & major tech employers

KEY STATS

$99K ASKING PRICE	**2,300** INTERIOR SF	**$7,107** BASE RENT / MO.
+ NNN PLUS NNN	**Asset** SALE TYPE	**Assignable** LEASE STATUS

WALKABILITY

93 WALK SCORE	**58** TRANSIT	**89** BIKE SCORE

FREMONT NEIGHBORHOOD

10,341 POPULATION	**5,394** HOUSEHOLDS	**$136,908** MED. INCOME

BUSINESS DETAILS

- Monthly base rent **$7,107 + NNN** — NNN amount available upon request
- 2,300 SF — full bar, stage & performance space, green room
- **Asset sale only** — FF&E & goodwill included; real estate not included
- Existing lease to be assigned to qualified buyer, subject to landlord approval

LEX PETRAS
lexp@gibraltarusa.com | 206.618.8462

GIBRALTAR

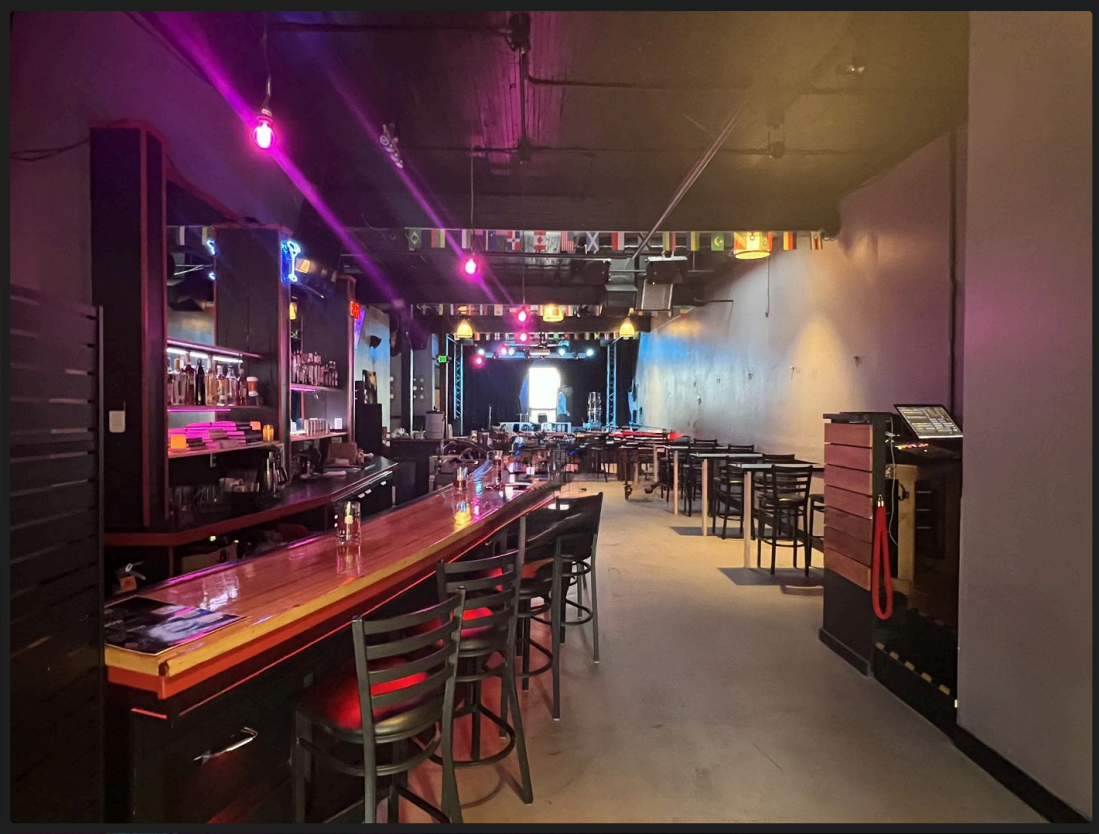
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PROPERTY PHOTOS

SUITE G

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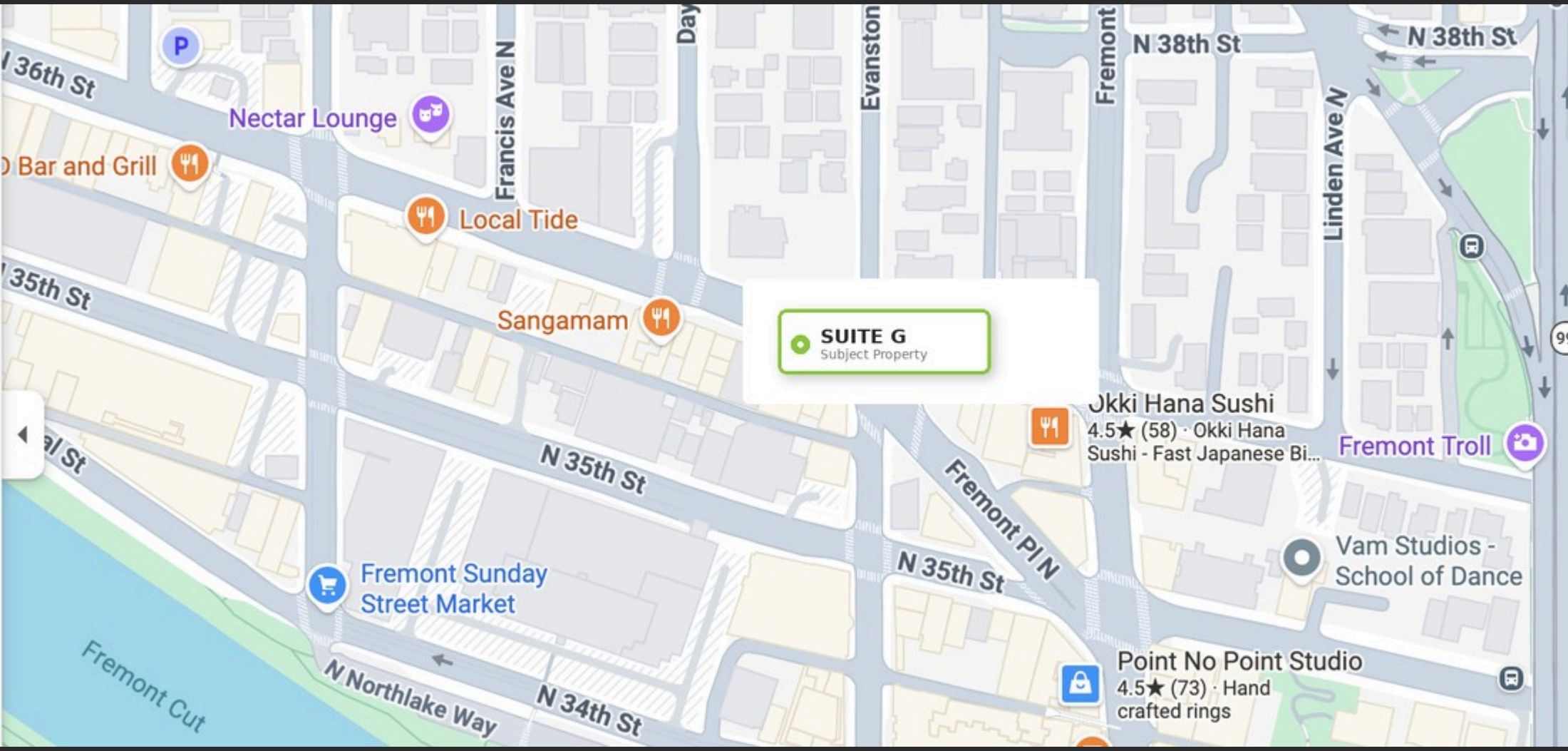
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LOCATION MAP

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