

Ridgecrest Retail

522 NE 165th St, Shoreline, WA 98155

FOR LEASE

Studio and Restaurant
Space Available



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The information contained herein has been obtained from sources deemed reliable; however, no warranty or representation, express or implied, is made as to its accuracy. All measurements are approximate and should be independently verified. Subject to change or withdrawal without notice.

Shoreline, Washington Turnkey Restaurant & Bar

522 NE 165th St, Shoreline, WA 98155

FOR LEASE
±2,400 SF

Fully Built-Out



47 Seats

INTERIOR SEATING

Level 3

HEALTH PERMIT

Type II

HOOD & VENT

18 Taps

DRAFT SYSTEM

5 Years

OPERATING HISTORY

50+

PARKING STALLS

Space Highlights

- **Turnkey commercial kitchen** — Level 3 health permit, Type II hood, seven induction burners and full-size oven
- **Full bar with 18 taps and ice machine**
- **Two-head commercial espresso machine** (can be removed if not needed)
- **Complete 2020 buildout** — new plumbing, electrical and HVAC
- Full equipment list available upon request
- **Seating for 47 inside** — 6 bar seats plus 41 table seats
- **±1,600 SF landscaped rear patio**, including ±450 SF heated and covered area
- **±200 SF partially covered front patio** on NE 165th St
- Dedicated office and storage area
- Five years of operation with numerous equipment upgrades



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Restaurant & Bar

LEASE TERMS

RENTAL RATE	Please contact brokers for rates
PROPERTY TAXES	Prorated share, currently ±\$900 / month
UTILITIES	Tenant pays electrical, water & wastewater separately
BEVERAGE	Beer / cider service permitted — maximum 8 taps; no bottle shop
RESTRICTIONS	No TVs, pull-tabs or arcade games

PROVEN CONCEPTS ON SITE

TAPHOUSE / CAFÉ

FULL-SERVICE BISTRO

ESPRESSO BAR

COUNTER SERVICE

NEIGHBORHOOD DRAWS

RIDGECREST PUBLIC HOUSE

SHORELAKE ARTS

CREST THEATER

SILESIA GUITARS

TANGERINE SPA

RIDGECREST BOOKS

NORTHCREST PARK

KING COUNTY LIBRARY

UPLIFT CLIMBING GYM

RIDGECREST ELEMENTARY

HAMLIN PARK

TWIN PONDS PARK

Food service is encouraged — an incoming operator has the opportunity to serve a partial or full menu to Ridgcrest Public House next door.

BUILT-IN DEMAND FROM DAY ONE



±1,600 SF LANDSCAPED REAR PATIO (INLCUDING +/- 400 SF COVERED/HEATED AREA)



COMMERCIAL KITCHEN



ESPRESSO & SERVICE BAR

**±1,200 SF**

OPEN STUDIO

+±700 SF

ROOM

Wood

FLOORING THROUGHOUT

High

CEILINGS

50+

SHARED PARKING STALLS

Space Highlights

- **±1,200 SF move-in ready studio** plus ±700 SF room
- **Open-concept floor plan** — large, unobstructed studio / training area
- Wood flooring throughout; well insulated
- Updated bathroom and locker area
- Abundant track lighting, ceiling fans and excellent natural light
- **Shared 50+ stall off-street parking** plus street parking on NE 165th St

IDEAL FOR

- YOGA
- PILATES
- BARRE
- FITNESS
- DANCE
- WELLNESS
- PHYSICAL THERAPY
- GENERAL RETAIL

- Walkable Ridgecrest neighborhood retail node — adjacent to Ridgecrest Public House, ShoreLake Arts and Crest Theatre
- One mile to the Shoreline North / 185th light rail station
- **Rental rate:** Contact Brokers

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