

RETAIL FOR LEASE
EXPO QUEEN ANNE
506-510 1st Avenue N, Seattle, WA 98109



For more information please contact:

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506-510 1ST AVENUE N, SEATTLE, WA 98109

LOWER QUEEN ANNE RETAIL FOR LEASE



Suite 510



Suite 506

PROPERTY HIGHLIGHTS

- Rare retail vacancies in EXPO BUILDING, a 275-unit apartment community with 18,200 SF of ground level retail
- Ideal for a boutique retail, beauty/salon, fitness, health/wellness, shipping store, pet goods, professional services
- Positioned in one of Seattle’s most vibrant urban neighborhoods with strong pedestrian and vehicle traffic
- Steps from the Seattle Center, Space Needle, and Climate Pledge Arena, drawing consistent year-round tourism and event-driven foot traffic
- Strong co-tenancy including Agave Cocina and Tequilas, Taylor Shellfish, The Moontree Sushi and Tapas, Tyger Tyger, Sugar Bakery & Cafe and Banfield Pet Hospital
- Retail Parking: 54 stalls at hourly rates (can be validated at Tenant’s cost)
- Monthly parking available for staff in secure garage at \$250/stall.
- Rental Rate \$40.00/SF plus 2026 NNN (\$12.12) = \$6,007 per month



75

EXCELLENT TRANSIT



96

WALKER’S PARADISE



88

VERY BIKEABLE



158,655

TOTAL POPULATION



95,257

TOTAL HOUSEHOLDS



\$114,725

AVERAGE HH INCOME

* Estimated 2025 demographics based on 2 mile radius

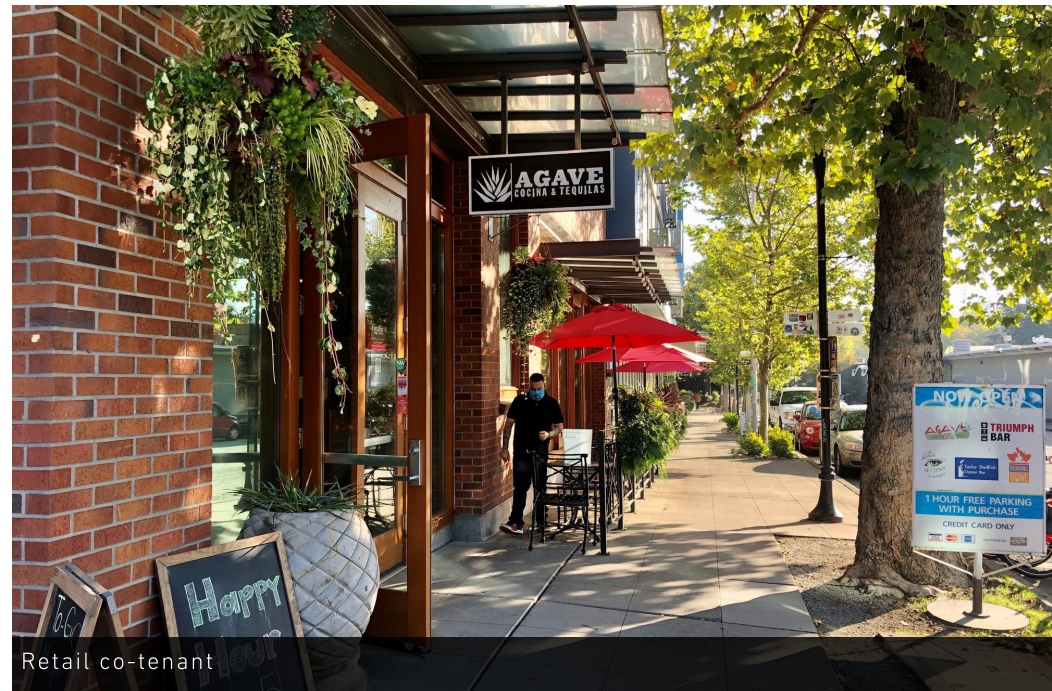
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Suite 506



Retail co-tenant



Suite 510



EXPO Building

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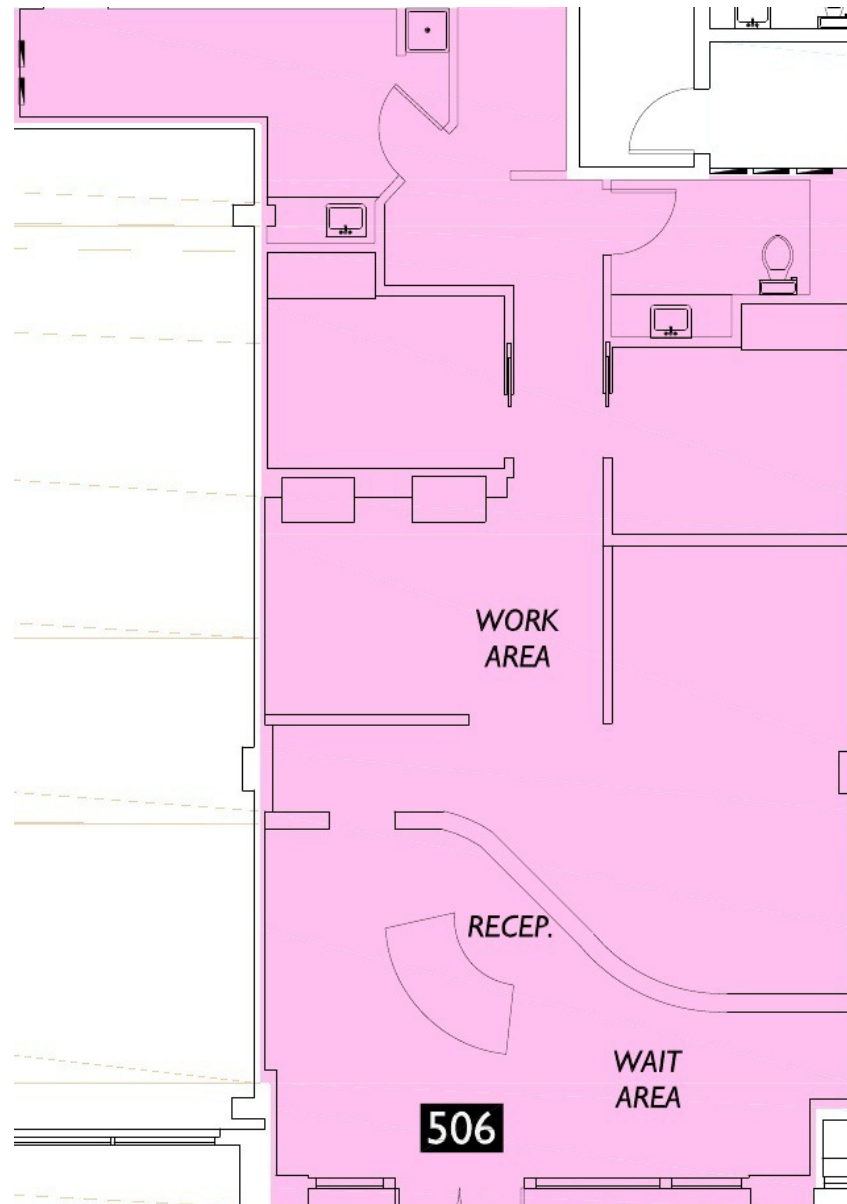


AVAILABLE SPACE

SUITE	SIZE (SF)	2026 NNN	LEASE RATE	DESCRIPTION
Suite 506	1,484 SF	\$12.12/SF/yr	\$40.00 SF/yr	Features 2 plumbed treatment rooms, washer/dryer, and private restroom. Ideal for medi-spa, beauty salon, aesthetician and similar uses.
Suite 510	1,383 SF	\$12.12/SF/yr	\$40.00 SF/yr	Ideal for boutique retail, fitness, pet supplies, juice bar, professional services.

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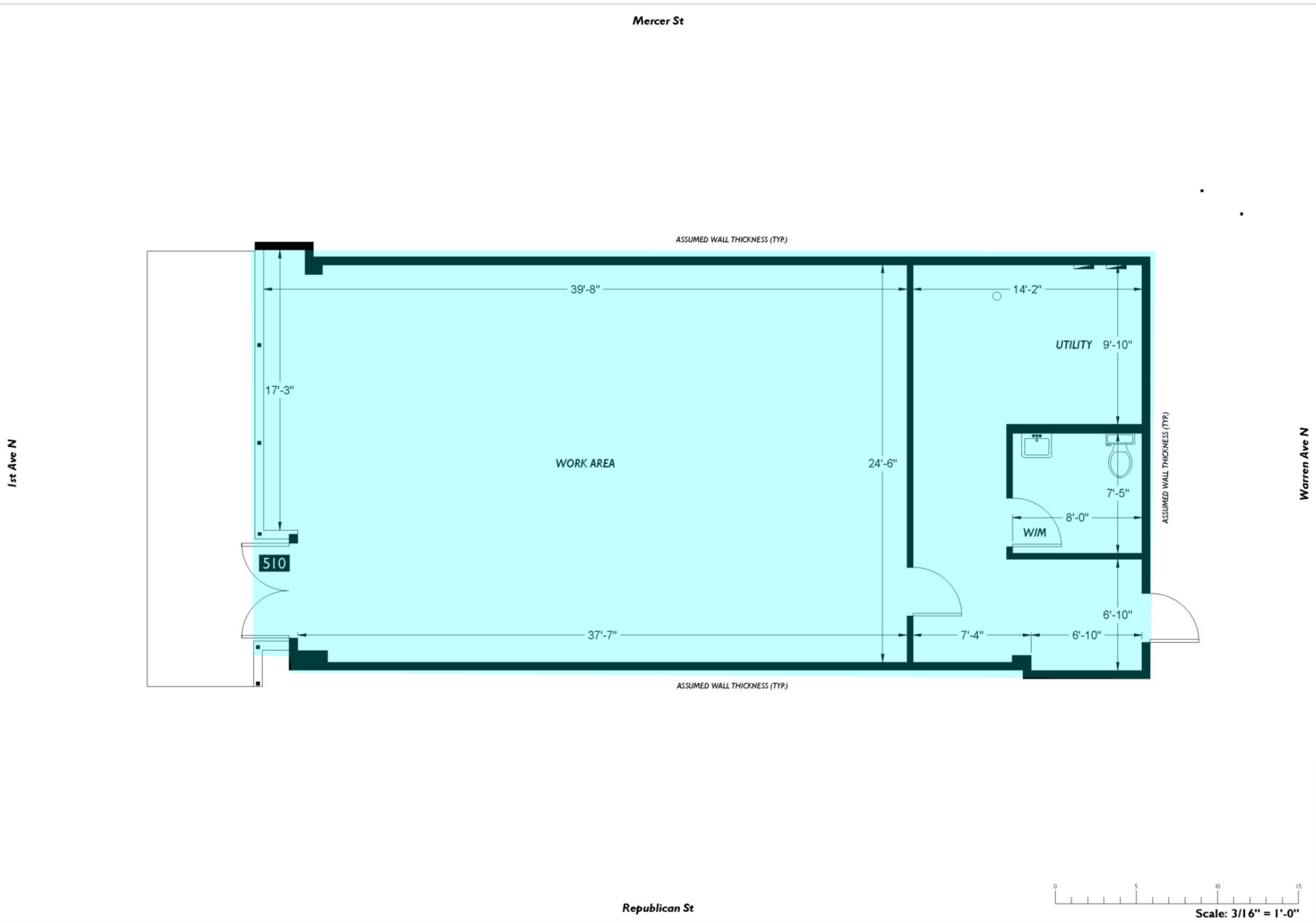
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1st Ave N

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Floor Plan
510
Suite

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