

# RETAIL SPACES FOR LEASE

## EXPO QUEEN ANNE

506-510 1st Avenue N, Seattle, WA 98109



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# LOWER QUEEN ANNE RETAIL FOR LEASE



## PROPERTY HIGHLIGHTS

- Rare retail vacancies in EXPO BUILDING, a 275-unit apartment community with 18,200 SF of ground level retail
- Ideal for a variety of uses including fitness, health/wellness, nail/hair salon, shipping store, professional service office
- 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 Mootree 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.



75

EXCELLENT TRANSIT



96

WALKER'S PARADISE



88

VERY BIKEABLE



158,655

TOTAL POPULATION



95,257

TOTAL HOUSEHOLDS



\$114,725

AVERAGE HH INCOME

\* Estimated 2024 demographics based on 2 mile radius

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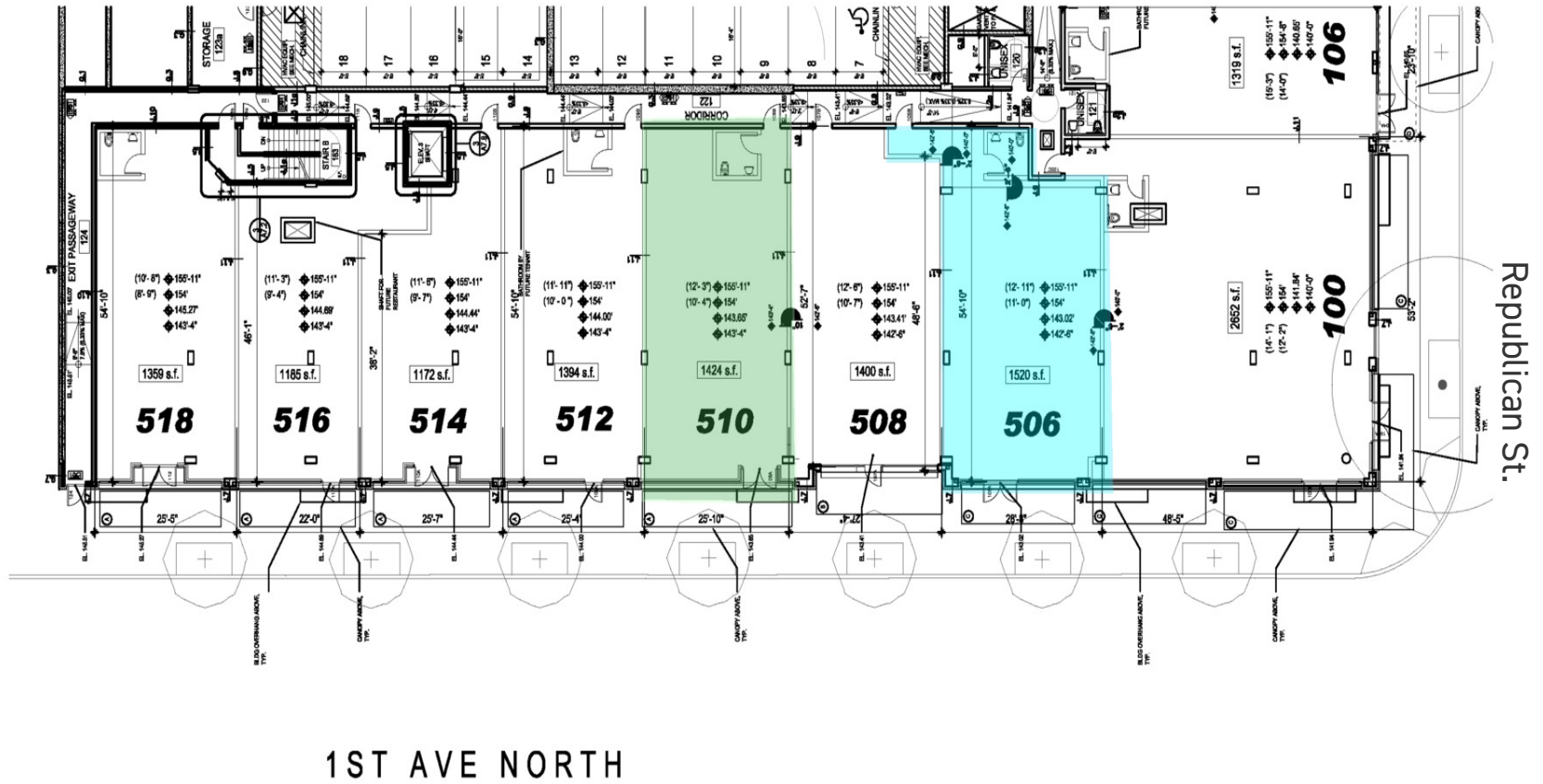


### AVAILABLE SPACES

SUITE	SIZE (SF)	2026 NNN	LEASE RATE	DESCRIPTION
Suite 506	1,484 SF	\$12.12/SF/yr	\$40.00 SF/yr	Current buildout is lash and wax boutique.
Suite 510	1,424 SF	\$12.12/SF/yr	\$40.00 SF/yr	Current buildout is T-Mobile.

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# LOWER QUEEN ANNE RETAIL FOR LEASE



1ST AVE NORTH



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