

# QUEEN ANNE STATION RETAIL

415 1ST AVENUE NORTH, SEATTLE, WA

**JASON MILLER**  
206.296.9649  
jason.miller@kidder.com

**KEN HIRATA**  
206.296.9625  
ken.hirata@kidder.com

**JEFF LOFTUS**  
206.248.7326  
jeff.loftus@kidder.com

**km** Kidder  
Mathews



**FOR LEASE**

# Queen Anne Station

415 1ST AVENUE NORTH, SEATTLE, WA

Superior retail location with on-site parking directly across from Climate Pledge Arena



**RENT \$38/SF + NNN**



**4,859SF GROUND FLOOR SPACE**



**1,100SF LOADING DOCK**  
Or Outdoor Patio  
Suite B - 3,329 SF



**HIGH CEILINGS**  
13 feet



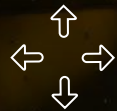
**OPEN FLOOR PLAN**



**BATHROOMS IN PLACE**



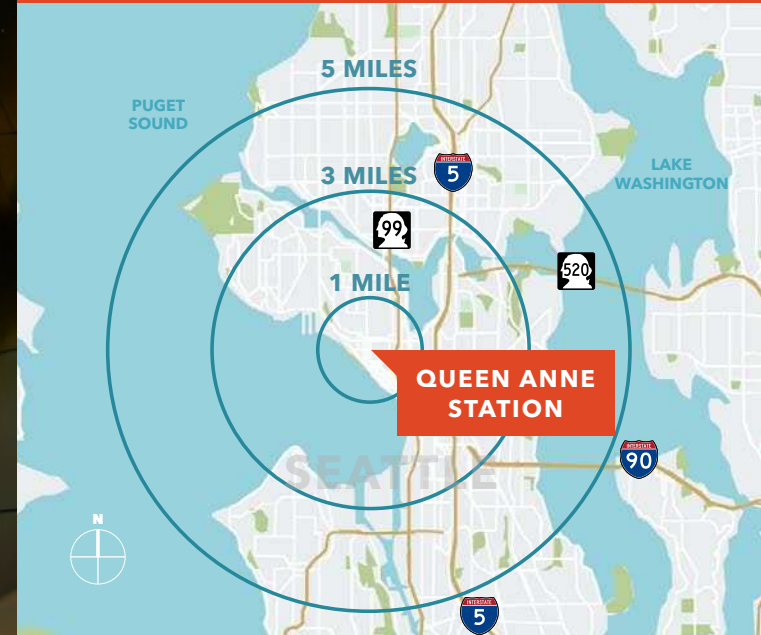
**ZONED RETAIL**  
Ready for possible restaurant, brewery, or pub conversion



**POSSIBLE FUTURE EXPANSION RIGHTS OF ENTIRE GROUND FLOOR**

## Demographic Snapshot

	½ Mile	1 Miles	2 Miles
<b>Daytime Population (Age 16+)</b>	26,196	84,507	279,315
<b>2021 Population (Est)</b>	15,616	50,538	137,960
<b>Average HH Income</b>	\$141,985	\$151,179	\$137,306
<b>Projected Growth 2021 - 2026</b>	2.4%	3.2%	2.8%



[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





**FOR LEASE**

# Queen Anne Station

415 1ST AVENUE NORTH, SEATTLE, WA

Be in the Center  
of Seattle's  
Uptown District

The new state of the art Climate Pledge Arena is over 800K SF, can hold over 18K guests, and is scheduled to have more than 200 events annually



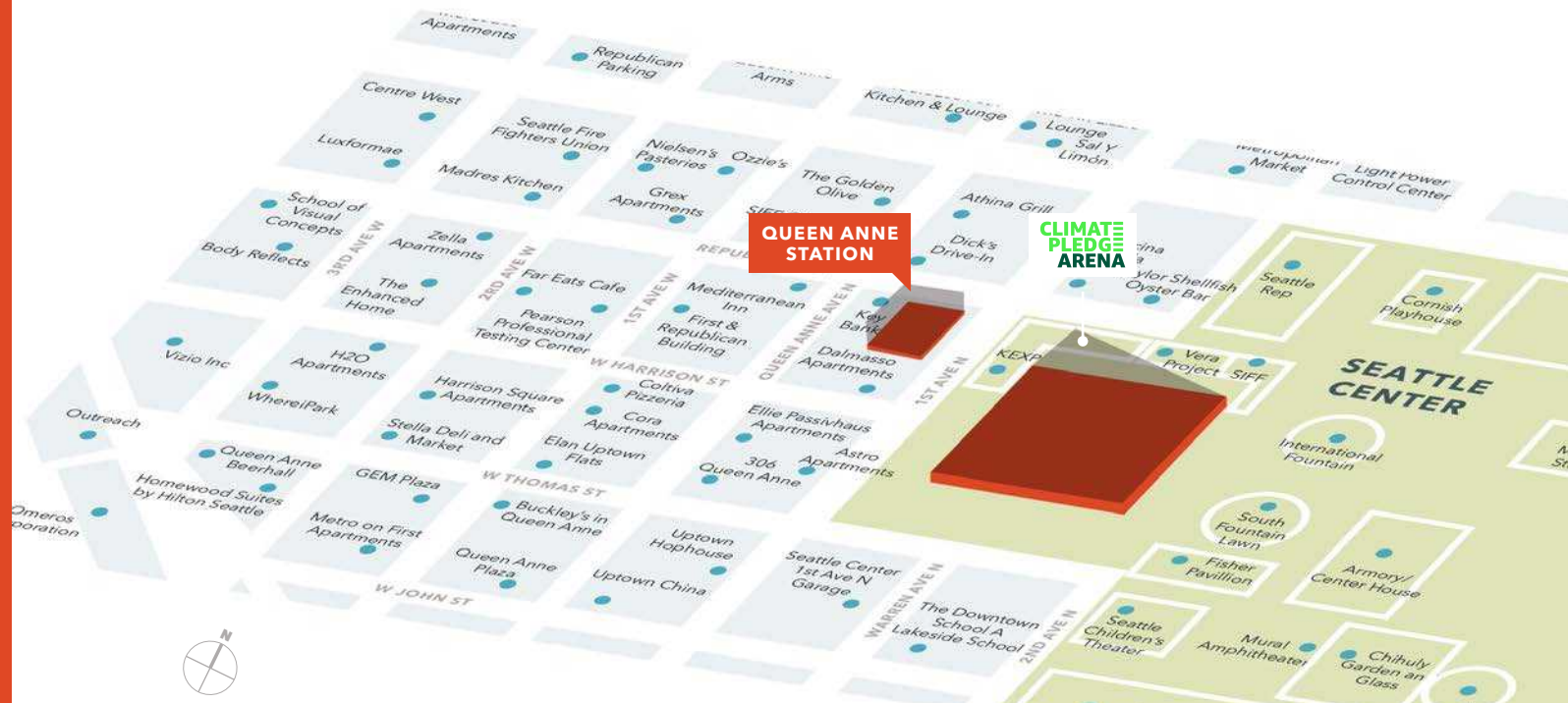
## NEARBY ENTERTAINMENT

**CLIMATE  
PLEDGE  
ARENA**

  
seattlecenter

 space needle

  
Dick's  
Drive-In  
Restaurants



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

 **Kidder  
Mathews**



FOR LEASE

# Queen Anne Station

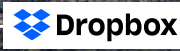
415 1ST AVENUE NORTH, SEATTLE, WA



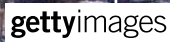
LAKE WASHINGTON



CAPITOL HILL



SODO



NORDSTROM



PUGET SOUND



BELLTOWN



UW Medicine

BILL & MELINDA GATES foundation

Denny Park



IMAX



CHIHULY GARDEN AND GLASS



SOUTH LAKE UNION

QUEEN ANNE STATION

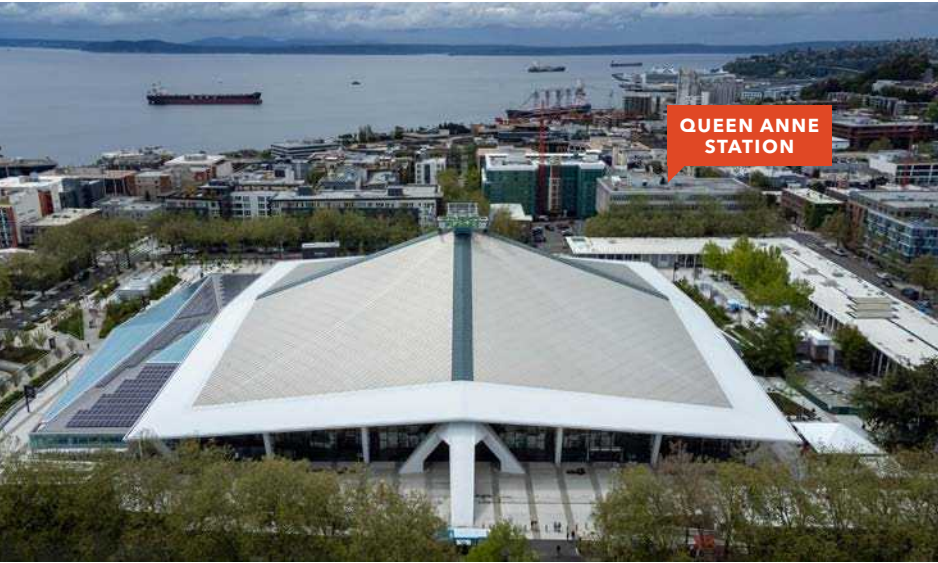




**FOR LEASE**

# Queen Anne Station

415 1ST AVENUE NORTH, SEATTLE, WA



**4,859SF** ground floor space

**1,100SF** loading dock  
(or outdoor patio)

**HIGH CEILINGS** 13 feet

**OPEN** floor plan

**IN PLACE** bathrooms

**PARKING** up to 182 on-site  
paid parking stalls available  
during evening hours and  
non-event days

**ZONED RETAIL** and ready for  
possible restaurant, brewery, or  
pub conversion.

**POSSIBLE** future expansion  
rights of entire ground floor

**DIRECTLY ACROSS** from Climate  
Pledge Arena entrance

**RENT** \$38/SF + NNN

**JASON MILLER**

206.296.9649

[jason.miller@kidder.com](mailto:jason.miller@kidder.com)

**KEN HIRATA**

206.296.9625

[ken.hirata@kidder.com](mailto:ken.hirata@kidder.com)

**JEFF LOFTUS**

206.248.7326

[jeff.loftus@kidder.com](mailto:jeff.loftus@kidder.com)

[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

 **Kidder  
Mathews**

## FOR LEASE

# Queen Anne Station

415 1ST AVENUE NORTH, SEATTLE, WA



<b>POPULATION</b>	1 Mile	3 Miles	5 Miles
2021 Estimated Population	50,538	252,375	495,605
2026 Projected Population	58,718	281,289	541,789
2020 Census Population	48,029	250,939	491,629
Projected Annual Growth (2021-2026)	3.2%	2.3%	1.9%
Historical Annual Growth (2010-2020)	4.5%	3.2%	2.7%
2021 Median Age	34.5	35.2	35.5

<b>HOUSEHOLDS</b>	1 Mile	3 Miles	5 Miles
2021 Estimated Households	33,398	139,025	246,173
2026 Projected Households	39,352	158,899	276,040
2020 Census Households	31,466	137,234	242,904
Projected Annual Growth (2021-2026)	3.6%	2.9%	2.4%
Historical Annual Growth (2010-2021)	4.8%	3.2%	2.6%

<b>BUSINESS 2021 EST</b>	1 Mile	3 Miles	5 Miles
Total Business	5,256	26,990	41,868
Total Employees	72,585	316,436	425,217
Employee/Business	13.8	11.7	10.2

<b>INCOME 2021 EST</b>	1 Mile	3 Miles	5 Miles
Avg HH Income	\$151,179	\$141,858	\$148,290
Median HH Income	\$116,935	\$106,844	\$111,141

<b>RACE/ETHNICITY 2021</b>	1 Mile	3 Miles	5 Miles
White	32,960	154,029	304,191
Black or African American	2,281	17,496	31,332
Native American	365	1,796	3,072
Est. Asian	8,006	44,939	91,000
Hawaiian or Pacific Islander	121	635	1,086
Hispanic	407	2,876	6,963
Two or More Races	5,202	26,172	51,349

<b>2022 EDUCATION (AGE 25+)</b>	1 Mile	3 Miles	5 Miles
Some High School, No Diploma	307	3,131	5,753
High School Graduate	2,570	14,073	26,943
Some College, No Degree	4,763	25,789	49,496
Associate Degree	1,640	10,042	19,934
Bachelor's Degree	18,069	78,210	147,630
Advanced Degree	15,131	62,620	116,295
Graduate Degree (2021 Est)	35.1%	31.7%	31.2%

DATA SOURCE: REGIS