

**RETAIL/OFFICE
FOR LEASE**

1,327 SF RETAIL/OFFICE AVAILABLE

**U P T O W N
Q U E E N A N N E
A P A R T M E N T S**

315 1st Ave W, Seattle, WA 98119

Mixed-use residential building in Seattle's Uptown neighborhood with 1,327 SF of street-level retail/office space available. This vibrant neighborhood experiences high foot traffic with close proximity to area employers and multi-family properties. Walking distance to Seattle's most iconic sites, including the Space Needle, Climate Pledge Arena, McCaw Hall, and MoPOP.

ALEX VLASKI
425.505.2700
alexv@jshproperties.com

AARON BENNETT
206.859.4500
aaronb@jshproperties.com

 **JSH | PROPERTIES, INC.**



- » 1,327 SF Retail/Office sits below Uptown Queen Anne Apartments
- » Walking distance Seattle's icons: the Space Needle, Climate Pledge Arena, Chihuly and MoPOP Museums, and McCaw Hall.
- » Close proximity to Seattle's prominent employers, including Holland America, Publicis, Bill & Melinda Gates Foundation, Zulily, Facebook, Expedia and Amazon. A 65,129 daytime population (within 1-mile).
- » Easy access to South Lake Union, Fremont, Belltown, and Seattle Downtown in under 10 minutes



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE. SITE PLANS ARE NOT TO SCALE.

UPTOWN QUEEN ANNE RETAIL/OFFICE FOR LEASE | 2

JSHPROPERTIES.COM

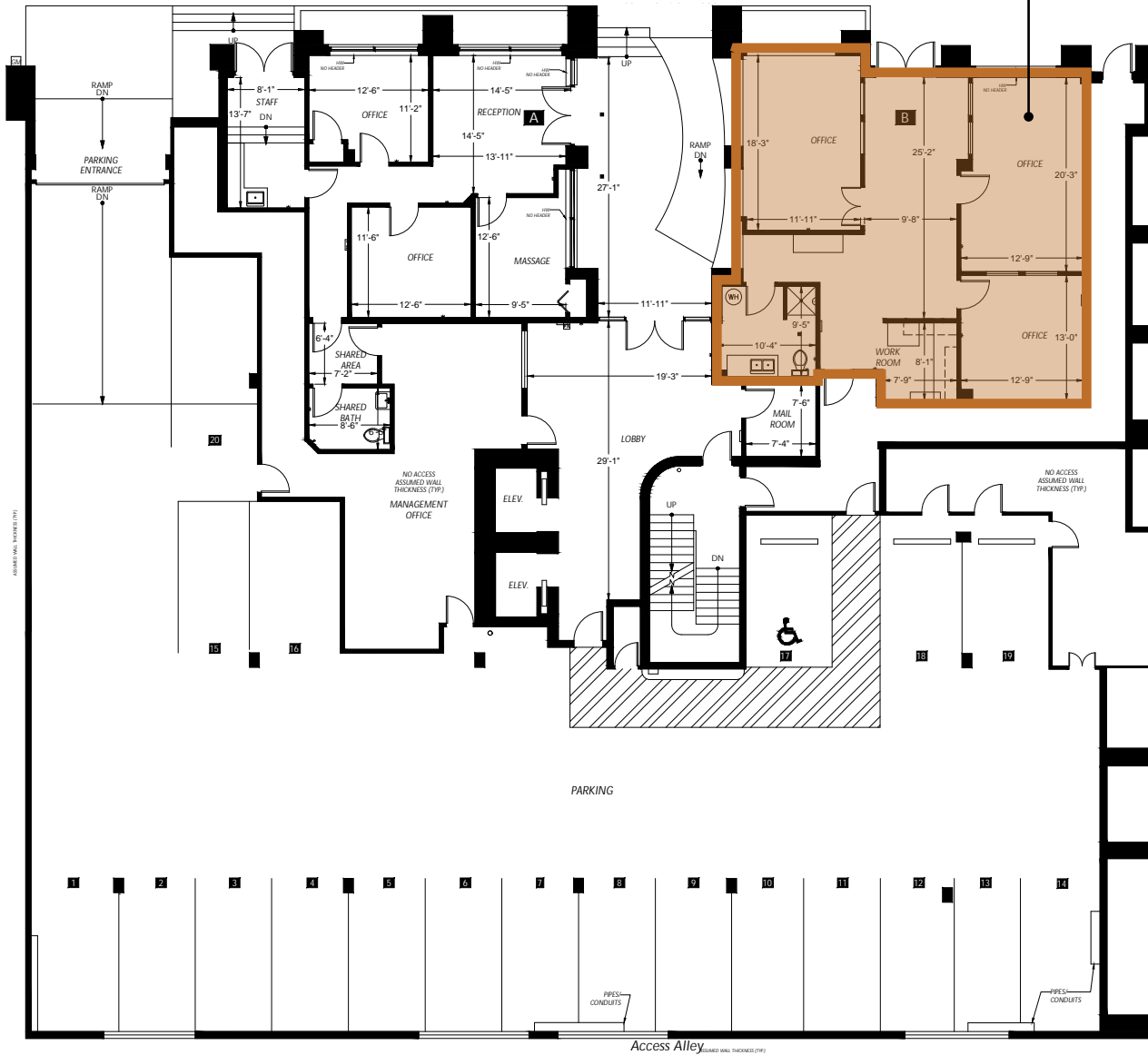


1ST AVENUE WEST

AVAILABLE
1,327 SF
RETAIL/OFFICE

UPTOWN
QUEEN ANNE
APARTMENTS

Resident
Entrance



AVAILABLE	RSF	BASE RENT	NNN EST./SF
-----------	-----	-----------	-------------

SUITE B 1,327 \$30.00 \$10.00

- » Reserved parking available for employees at \$250 per month. No retail customer parking.
- » Currently built out as office
- » Ideal for coffee shop or other non-vented food



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE. SITE PLANS ARE NOT TO SCALE.

DEMOGRAPHICS ~ 1 MILE RADIUS

KEY FACTS



51,789

Population



33.9

Median Age



1.5

Average Household Size



\$187,021

2023 Average Household Income (Esri)



2%

No High School Diploma

EDUCATION



6%

High School Graduate



14%

Some College



78%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



90%

White Collar



4%

Blue Collar



6%

Services

BUSINESS



3,136

Total Businesses



51,092

Total Employees

ANNUAL HOUSEHOLD SPENDING



\$4,397

Apparel & Services



\$526

Computers & Hardware



\$7,160

Eating Out



\$4,986

Travel



\$129

Theatre/Operas/Concerts



\$111

Movies/Museums/Parks



\$12,427

Groceries



\$10,851

Health Care



\$126

Sports Events



\$19

Online Games

ANNUAL LIFESTYLE SPENDING

UPTOWN QUEEN ANNE APARTMENTS

2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	51,789	259,691	512,013
Daytime Population	78,112	477,603	750,307
Households	32,792	144,502	254,834
Avg. HH Income	\$187,021	\$179,687	\$185,328
Median Age	33.9	34.1	34.5



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE. SITE PLANS ARE NOT TO SCALE.