

QUEEN ANNE  
"TOP OF HILL"  
RETAIL FOR LEASE

1505 Queen Anne Ave N, Seattle, WA 98109



For more information please contact:

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 **GIBRALTAR**  
INVESTMENT PROPERTY SOLUTIONS

1505 QUEEN ANNE AVE N, SEATTLE, WA 98109

# RETAIL FOR LEASE



## PROPERTY HIGHLIGHTS

- Perched on the prime corner of Queen Anne Ave N and Galer, at the base of Hilltop Flats.
- Current buildout is Bank of America
- Ideal for financial institution, medical/dental/healthcare or retail use
- 2,840 Sq Ft
- HVAC
- Three (3) parking stalls
- Surrounding businesses include the 5 Spot, Betty Restaurant + Bar and Anytime Fitness
- Available July 2025
- Rental Rate: \$45/SF plus 2024 estimated NNN (\$11.40/SF) = \$13,352.70. NNN includes water/sewer/trash. Long term lease available.



60

TRANSIT SCORE



95

WALK SCORE



48

BIKE SCORE



34,551

TOTAL POPULATION



12,769

TOTAL HOUSEHOLDS



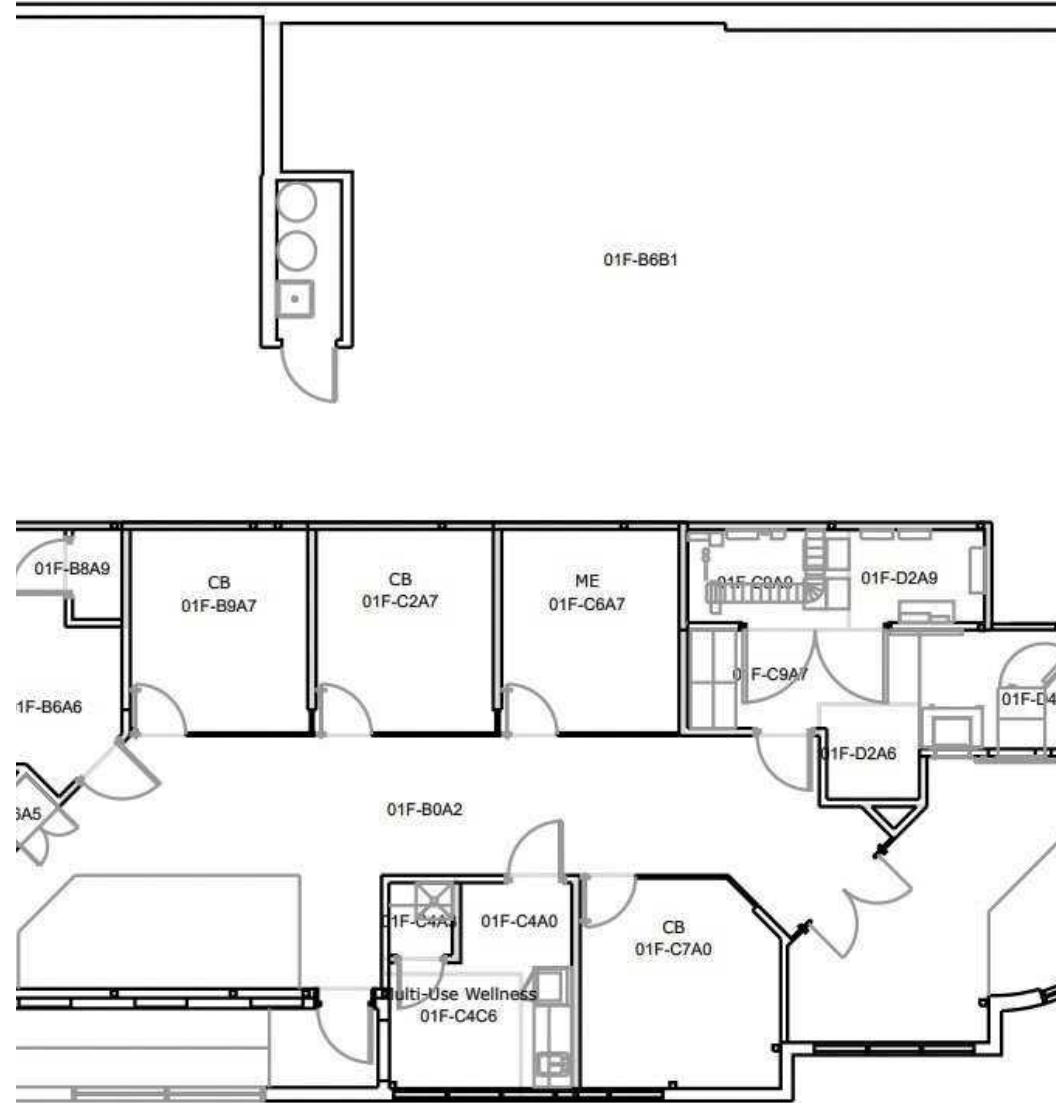
\$124,508

MEDIAN INCOME

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W Galer St

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