

QUEEN ANNE
"TOP OF HILL"
RETAIL FOR LEASE

1505 Queen Anne Ave N, Seattle, WA 98109



For more information please contact:

LAURA MILLER
laura@gibraltarusa.com
206.351.3573

SAM BENTON
samb@gibraltarusa.com
312.550.8825

 **GIBALTAR**
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 now
- 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



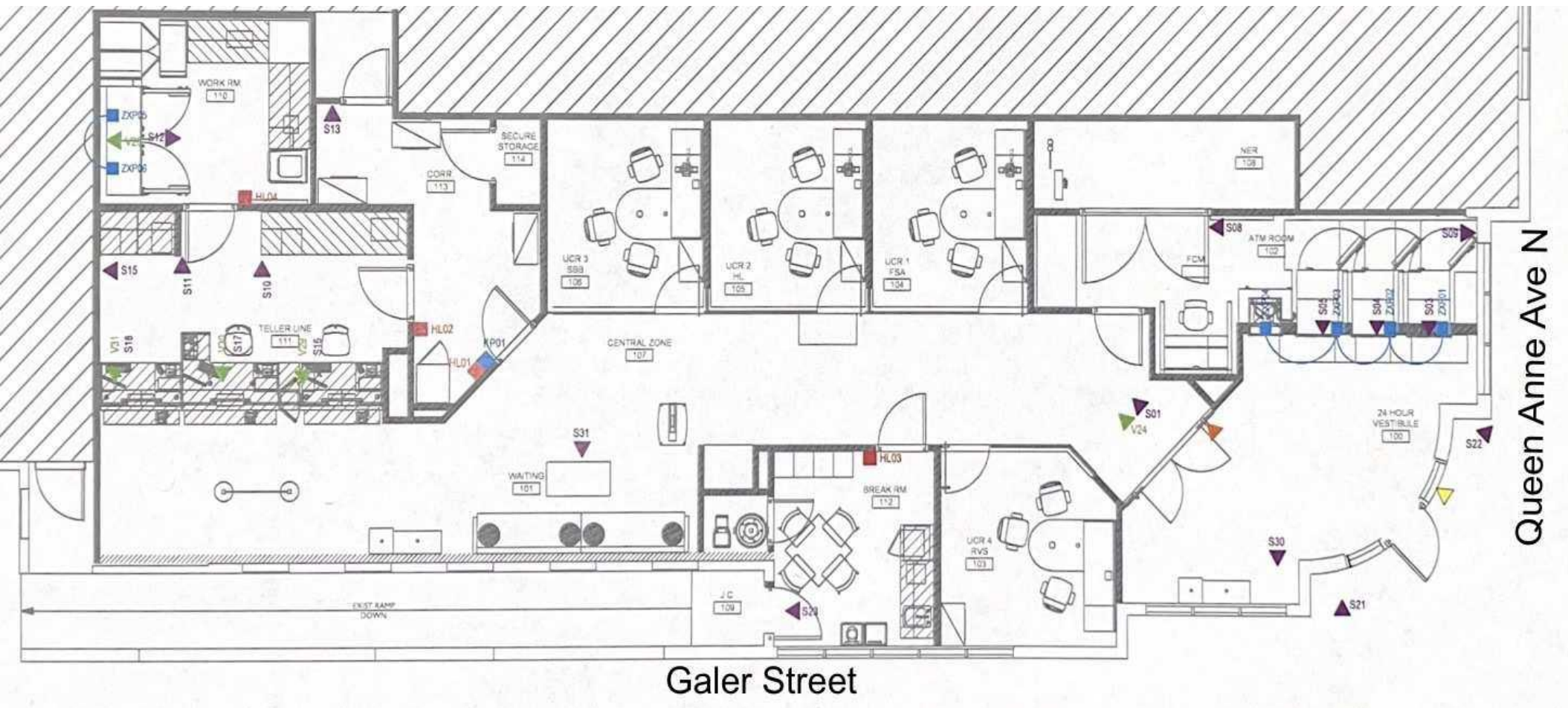
\$124,508

MEDIAN INCOME

This information has been obtained from sources believed reliable. No guarantee, warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions withdrawal without notice, and to any special listing conditions, imposed by our principals. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

1505 QUEEN ANNE AVE N, SEATTLE, WA 98109

RETAIL FOR LEASE



RETAIL FOR LEASE

