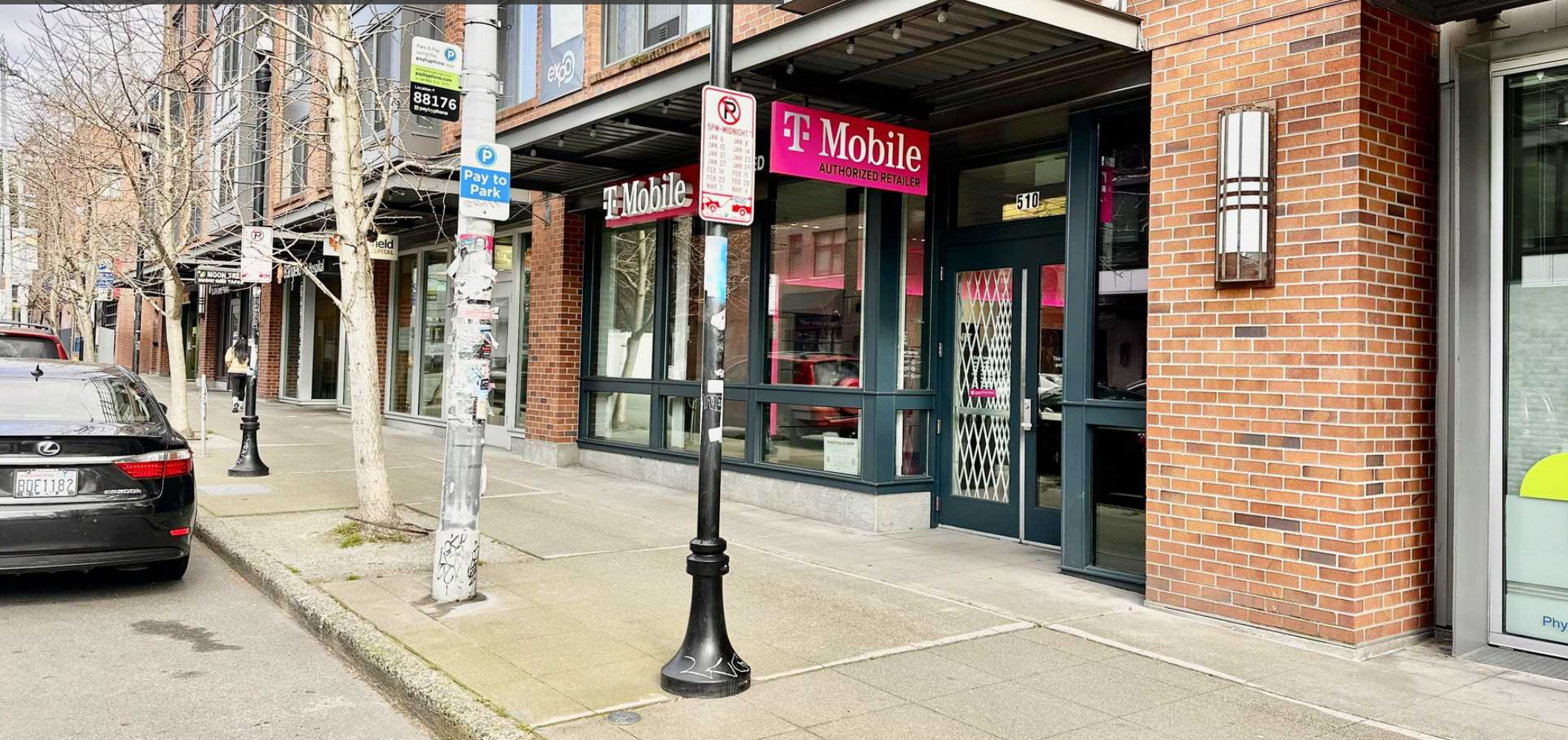


RETAIL SPACE FOR LEASE

EXPO QUEEN ANNE

510 1st Avenue N, Seattle, WA 98109



For more information please contact:

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206.351.3573



510 1ST AVENUE N, SEATTLE, WA 98109

# LOWER QUEEN ANNE RETAIL FOR LEASE



## PROPERTY HIGHLIGHTS

- Rare retail vacancy in EXPO BUILDING, a 275-unit apartment community with 18,200 SF of ground level retail
- 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 Moontree Sushi and Tapas, Tyger Tyger, Sugar Bakery & Cafe and Banfield Pet Hospital
- Currently built out as T-Mobile, can easily convert to a variety of retail uses
- Parking: Monthly parking available for staff in secure garage at \$250/month/stall. Hourly customer parking can be validated (at Tenant cost)
- 1,424 SF
- Available April 1st, 2026
- Rental Rate \$40/SF plus 2025 NNN (\$12.00) = \$6,170.67 per month



75

EXCELLENT TRANSIT



96

WALKER'S PARADISE



88

VERY BIKEABLE



158,655

TOTAL POPULATION



95,257

TOTAL HOUSEHOLDS



\$114,725

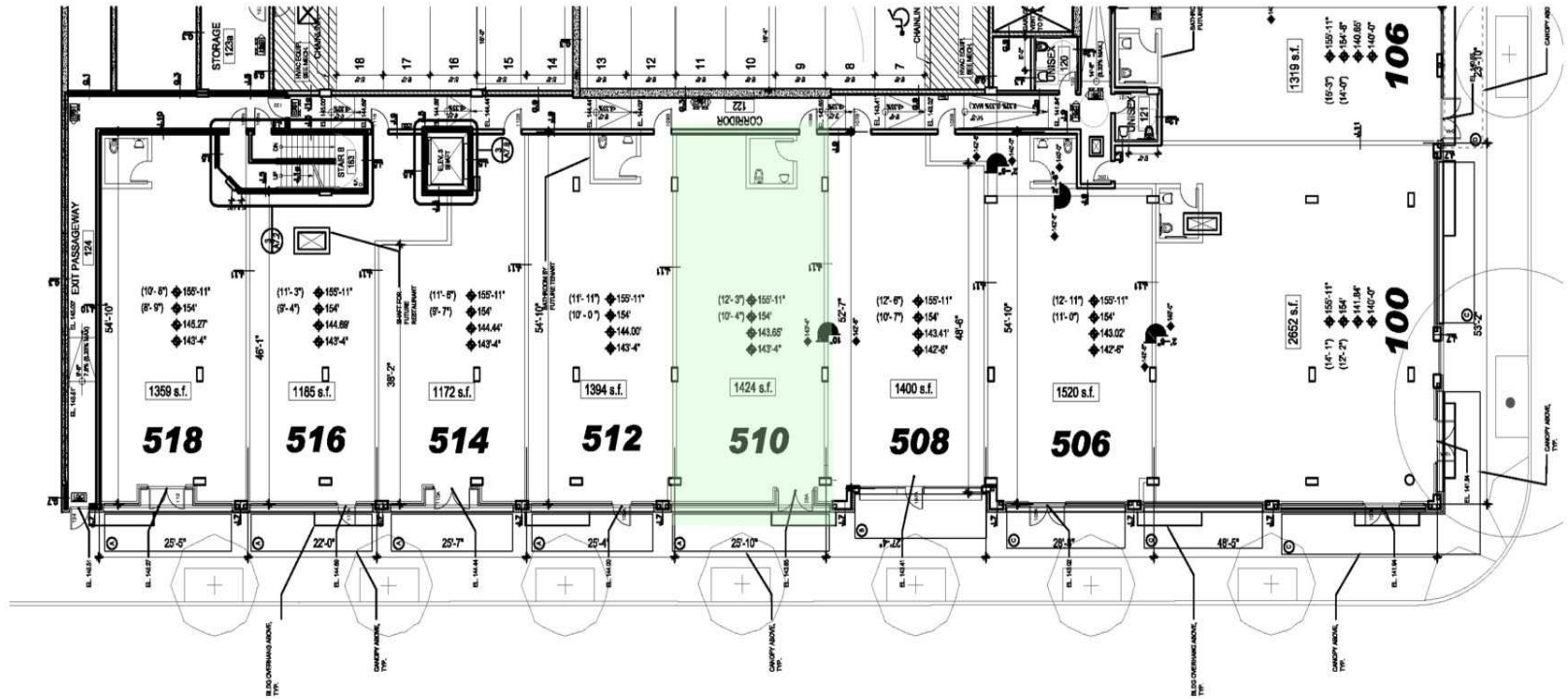
AVERAGE HH INCOME

\* Estimated 2024 demographics based on 2 mile radius

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510 1ST AVENUE N, SEATTLE, WA 98109

# LOWER QUEEN ANNE RETAIL FOR LEASE



1ST AVE NORTH



510 1ST AVENUE N, SEATTLE, WA 98109

# LOWER QUEEN ANNE RETAIL FOR LEASE

