

RESTAURANT SPACE

UPTOWN COUNTERBALANCE
NEIGHBORHOOD QUEEN ANNE

RESTAURANT SPACE

FOR LEASE

5 West Roy Street, Seattle, WA 98119

For more information:

ROSS NAKAMURA

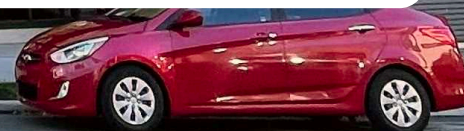
Broker

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CFRE

COMMERCIAL REAL ESTATE



LEASE OFFERING

| | |
|------------------|--------------------|
| AVAILABLE SPACE | 5 WEST ROY ST |
| AVAILABLE SF | 1554 |
| LEASE RATE | \$35.00 / SF + NNN |
| NNN/CAM EXPENSES | \$11.00 / SF |
| LEASE TYPE | NNN |
| LEASE TERM | NEGOTIABLE |

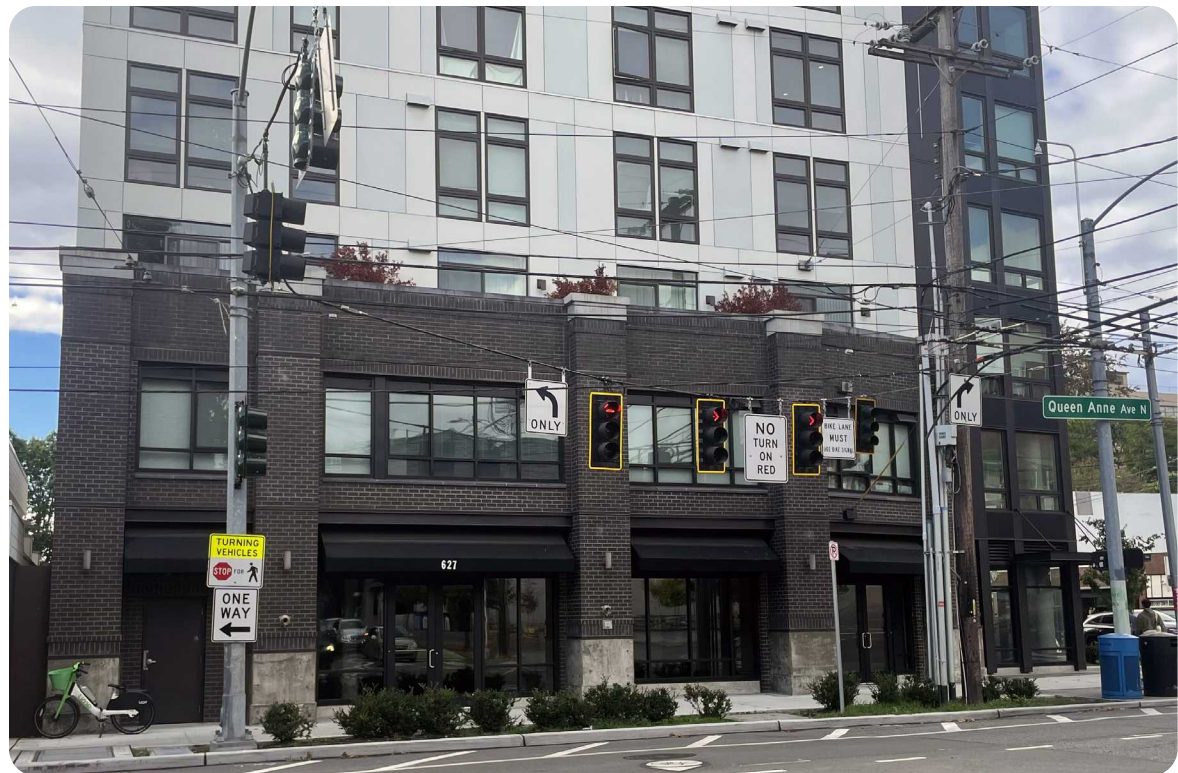
SPACE HIGHLIGHTS

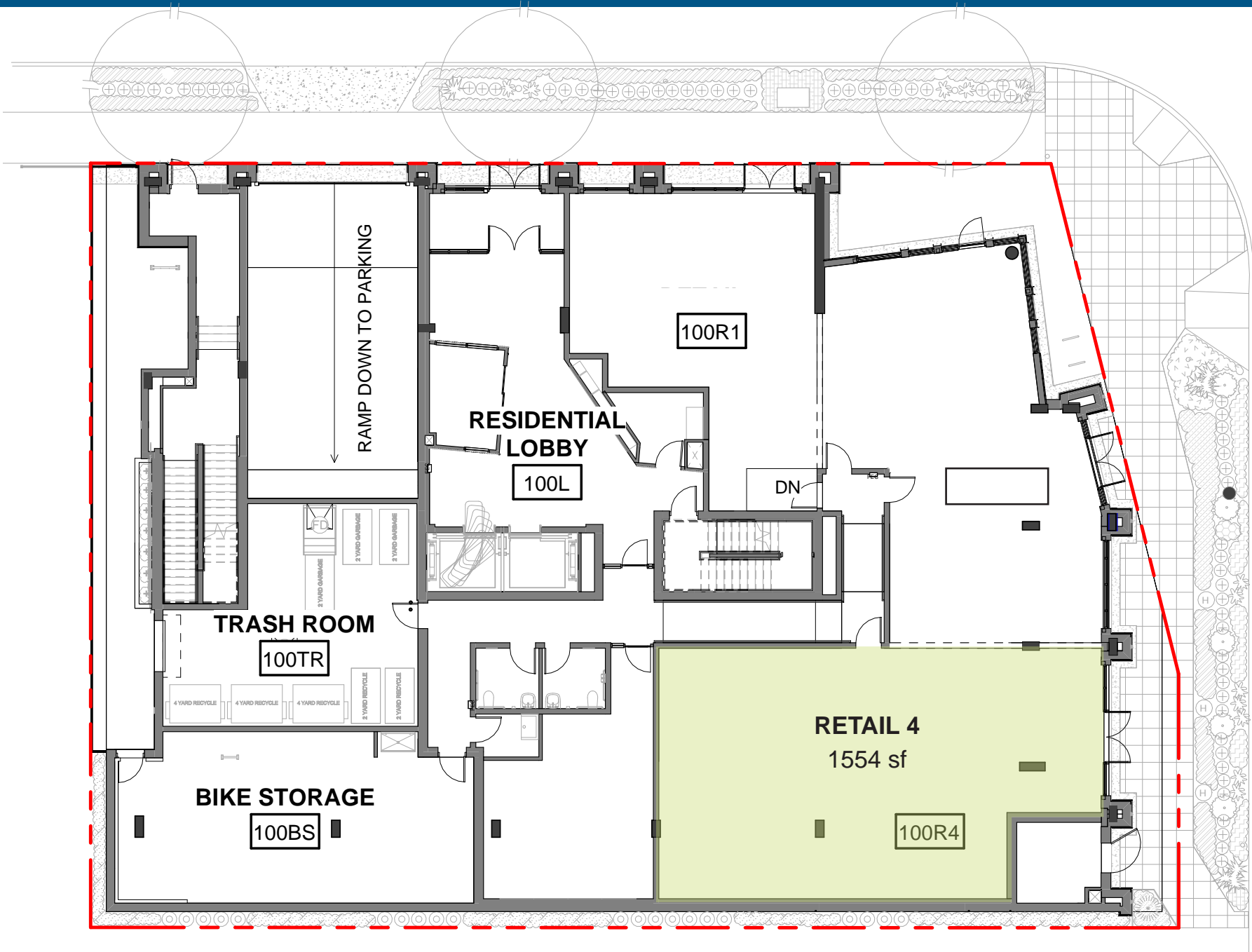
| |
|--------------------------------------|
| Ceiling height 9-12 ft. |
| Kitchen potential in space 4 |
| Two (2) restrooms (for tenants only) |
| WalkScore: 97 - Walker's Paradise |
| TransitScore: 69 - Good Transit |

SUMMARY

Roystone features nearly 3,000 sq. ft. of prime street-level space designed for vibrant food, beverage, or hospitality concepts. Positioned beneath 93 modern apartment homes and surrounded by one of Seattle's most energetic neighborhoods, the space offers a built-in audience of residents, visitors, and event-goers just steps away.

Located near Climate Pledge Arena, the Space Needle, and Seattle Center, Roystone delivers unmatched visibility, heavy foot traffic, and excellent signage opportunities. Completed in 2021 with modern storefront design and strong curb appeal, it's the perfect opportunity for restaurants, cafés, or specialty hospitality operators seeking to anchor themselves in a high-demand, walkable community.







| POPULATION | 1-MILE | 5-MILE | 10-MILE |
|--------------------|--------|---------|-----------|
| Total Population | 53,754 | 521,186 | 1,106,923 |
| % Growth 2025-2029 | 1.9 | 1.2 | 1.0 |
| Median Age | 33.6 | 34.7 | 37.3 |

| HH & INCOME | 1-MILE | 5-MILE | 10-MILE |
|------------------|---------|---------|---------|
| Total Households | 33,063 | 261,046 | 498,293 |
| Median HH Income | 148,599 | 136,261 | 138,052 |

| BUSINESS & WORKERS | 1-MILE | 5-MILE | 10-MILE |
|--------------------|--------|---------|---------|
| Total Businesses | 2,984 | 28,113 | 48,969 |
| Total Employees | 41,675 | 417,202 | 652,321 |

- | FOOD & DRINK | RETAIL | AREA EMPLOYERS |
|------------------|------------------------|----------------------|
| Toulouse Petit | CVS | Climate Pledge Arena |
| Caffe Ladro | Safeway | Space Needle |
| Dicks Burgers | Royal Records | Seattle Center |
| Athina | Metropolitan Market | Google |
| GoldinBlack Cafe | Golden Hope | Facebook |
| | UPS | Amazon/AWS |
| | Love June - Hair Salon | Microsoft |
| | Queen Anne Nails | |



97

Walker's Paradise



69

Good Transit



87

Very Bikeable

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