

FOR LEASE

CORNER RESTAURANT / RETAIL OPPORTUNITY

DESIGN YOUR FLAGSHIP AT THE TOP OF QUEEN ANNE



WESTLAKE
ASSOCIATES

2401 QUEEN ANNE AVENUE N
SEATTLE, WA 98109

FOR LEASE

QUEEN ANNE RETAIL

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SEATTLE, WA 98109

RATE: **\$8,500 / MO**

AVAILABLE SPACE **2,926 SF Available For Lease**

COUNTY	King
MARKET	Seattle - Queen Anne
APN#	265250-1735
ZONING	NC2P-55 (M)
LOT SIZE	7,440 SF 0.17 AC
PRESENT USE	Freestanding Retail
YEAR BUILT	1926 / 1996
# OF BUILDINGS	1
TENANCY	Single
GROSS BLDG SF	4,008 SF
CEILING	16'
EXTERIOR	Wood Frame / Masonry
HEAT	Heat Pump
ROOF	Flat



Located at on of Upper Queen Anne's most recognizable corners, 2401 Queen Anne Avenue N sits within a thriving neighborhood retail and restaurant corridor defined by strong local operators, walkable streets, and affluent residential density. Home to a neighborhood butcher shop for over 63 years, the space carries a legacy of food-focused use and community connection, offering a rare opportunity to design a flagship restaurant within one of Seattle's most established dining corridors.

- **Former Butcher Shop - Serving the neighborhood for 63 years**
- **Corner Exposure with Natural Light**
- **Extensive Plumbing Infrastructure**
- **16' Ceilings**
- **Shell Condition = Design Flexibility**
- **Use: Retail, Restaurant, Upscale Neighborhood Dining/ Bakery**
- **Longstanding Food-Use - providing established infrastructure and community familiarity**
- **Adjacent Retail Tenant: McCarthy & Schiering Wine Merchants, contributing to stable customer draw**

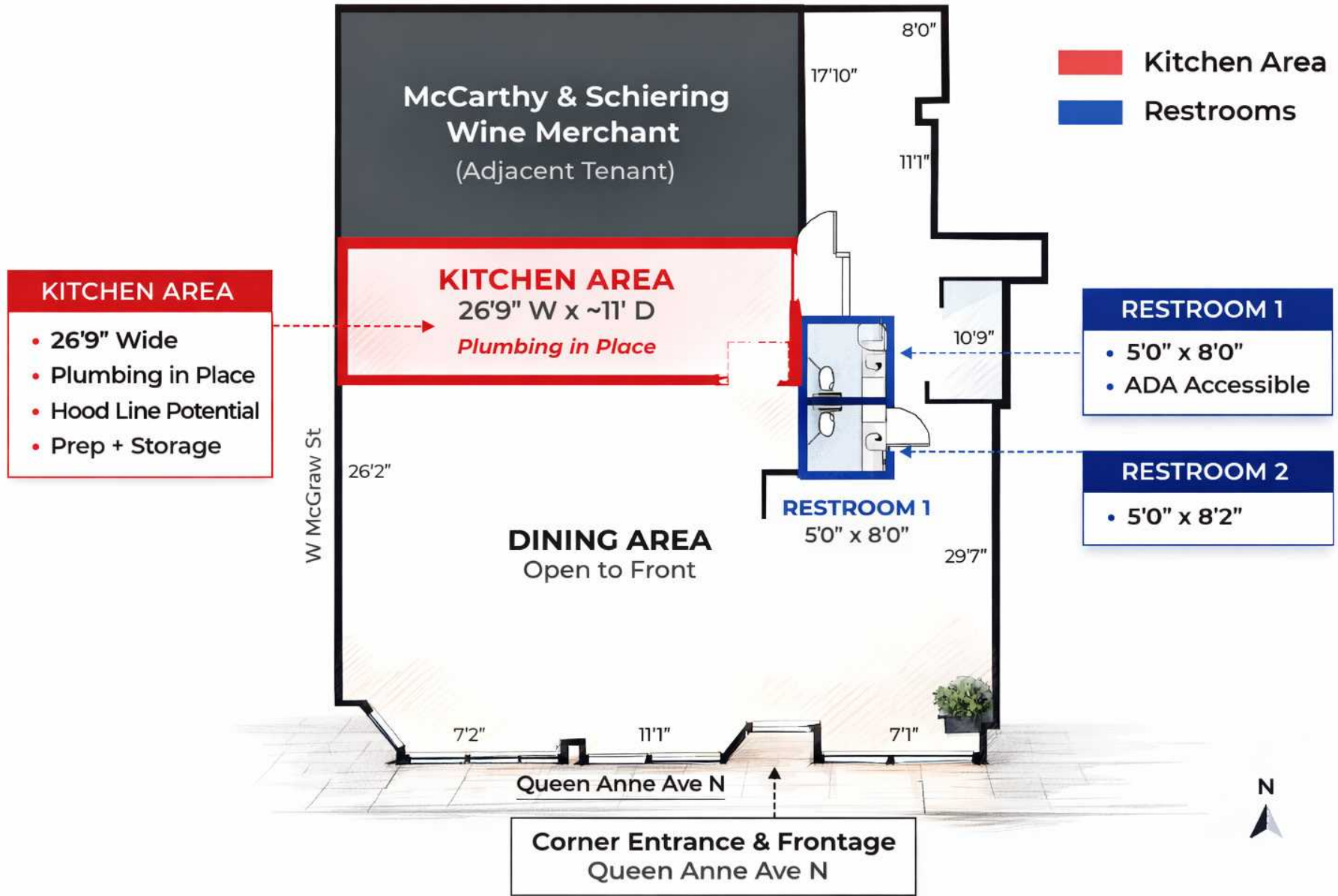


SPACE HIGHLIGHTS

FEATURES & HIGHLIGHTS

- **Rare Queen Anne Vacancy** – prime “Top of Queen Anne Hill” location and space
- **Shell Condition** – delivered in shell condition, providing a blank canvas for a custom buildout; well-suited for restaurant, food service, or retail concepts seeking to design a space tailored to their operational and branding needs
- **Former Butcher Shop** – open layout and high ceilings, operating cooler and smoker onsite
- **Extensive Plumbing Infrastructure** – multiple existing plumbing connections throughout the space
- **Excellent Exposure** – prominent 4-corner signalized intersection with blinking stop light
- **Large Front Windows** – strong natural light and strong street presence
- **Outstanding Frontage** – well-suited for retail, food, or service users; neighboring tenant generates high-traffic business
- **Strong Traffic** – strong traffic counts with excellent visibility (10,000 vehicles per day on Queen Anne Ave / W McGraw St)
- **Parking** – convenient off-street parking available
- **Synergistic Adjacency** – to long-standing neighboring business with shared access pathway and complementary operating hours
- **Affluent Neighborhood Demographic** – upscale surrounding community and established retail corridor (Median Household Income: \$125,000)
- **Walk Score: 93** – Walker’s Paradise
- **Bike Score: 72** – Very Bikeable





*Drawing is approximate for reference purposes only



LOCATION HIGHLIGHTS

LOCATION & ACCESSIBILITY

- Prime Queen Anne Avenue frontage in the heart of Upper Queen Anne with strong daily foot and vehicle traffic
- Surrounded by established neighborhood retail, restaurants, and dense residential

STRONG RESIDENTIAL GROWTH

- New Construction Nearby - Including 8 newly constructed urban homes
- Close to additional established multifamily housing
- Higher median household income area directly supports neighborhood retail through increased local spending power

NEARBY FOOD & RETAIL ANCHORS

- Grappa (popular local restaurant)
- How to Cook a Wolf (highly rated neighborhood dining)
- Trader Joe's
- Safeway
- Salt & Straw - Newly constructed and leased

SCHOOLS & INSTITUTIONS

- McClure Middle School
- Queen Anne Pool
- West Queen Anne Playfield
- Seattle Pacific University



SITE AMENITIES & DEMOGRAPHICS



SCHOOLS & SERVICES

- Coe Elementary
- McClure Middle School
- Queen Anne Pool
- West Queen Anne Playfield
- Queen Anne Bowl
- Seattle Public Library
- John Hay Elementary
- Seattle Pacific University
- Seattle Fire Station 8



SHOPPING

- Safeway
- Ken's Market
- Trader Joe's
- CVS Pharmacy
- Queen Anne Dispatch
- Storied at Home
- MILLIE
- Blue Highway Games
- GNC
- Paper Source



FOOD & DRINK

- Queen Caphe
- B&Z Family Mexican
- Grappa
- Caffe Ladro
- Salt & Straw
- Orrapin Thai
- How to Cook a Wolf
- Ikiiki Sushi Bar
- Starbucks
- Cafe Hagen
- Bounty Kitchen
- Cornelly
- Hilltop Ale House
- El Mezcalito
- Issarn Thai
- Desi Pizza Kitchen
- Menchie's FroYo
- Big Max Burger
- Bar Miriam
- Macrina Bakery

POPULATION

	1 - MILE	3 - MILE	5 - MILE
Total Population	66,396	289,199	520,332
Growth 2024 - 2029 (est.)	2.32%	2.13%	1.69%
Median Age	34.7	34.8	35.8

HOUSEHOLDS & INCOME

	1 - MILE	3 - MILE	5 - MILE
Total Households	41,212	156,993	259,596
Median HH Income	\$125,971	\$111,563	\$117,520
Renter Occupied Housing	80.72%	74.15%	64.63%



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