

UN 13
JUL 2
JUL 28
84-5444

RETAIL SPACE FOR LEASE

EXPO QUEEN ANNE

510 1st Avenue N, Seattle, WA 98109



For more information please contact:

LAURA MILLER

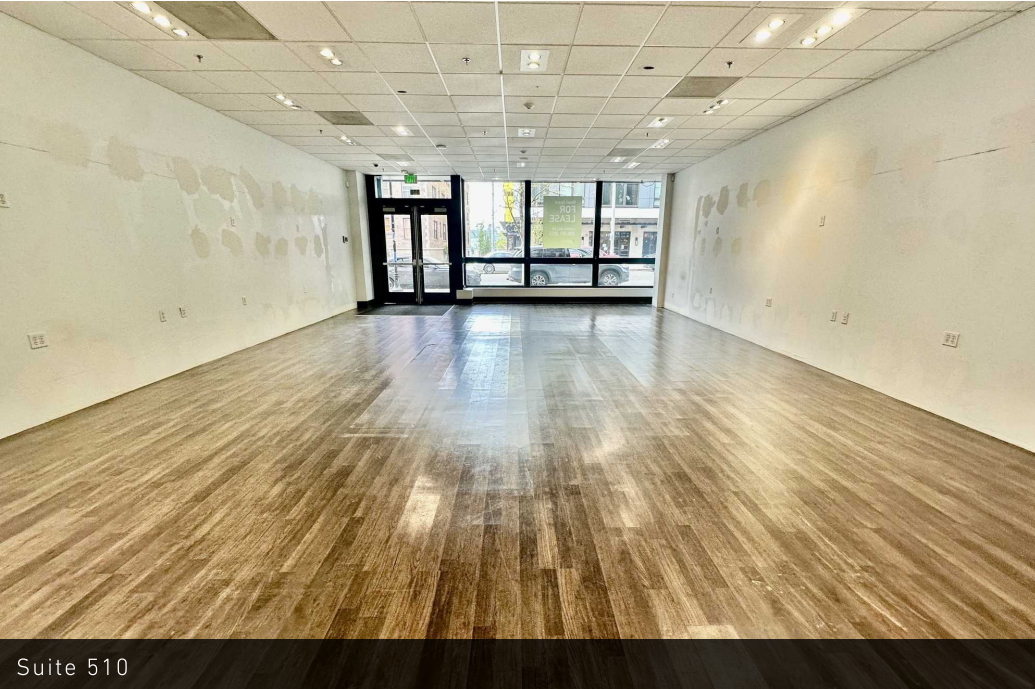
laura@gibraltarusa.com

206.351.3573

 **GIBRALTAR**
INVESTMENT PROPERTY SOLUTIONS

510 1ST AVENUE N, SEATTLE, WA 98109

LOWER QUEEN ANNE RETAIL FOR LEASE



Suite 510



Suite 510

PROPERTY HIGHLIGHTS

- Rare retail vacancy in EXPO BUILDING, a 275-unit apartment community with 18,200 SF of ground level retail
- Vanilla shell ideal for a retail, fitness, health/wellness, shipping store, professional service office
- 1,424 SF
- 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
- Retail Parking: 54 stalls at hourly rates (can be validated at Tenant's cost)
- Monthly parking available for staff in secure garage at \$250/stall.
- Rental Rate \$40.00/SF plus 2026 NNN (\$12.12) = \$6,184.91 per month



75

EXCELLENT TRANSIT



96

WALKER'S PARADISE



88

VERY BIKEABLE



158,655

TOTAL POPULATION



95,257

TOTAL HOUSEHOLDS



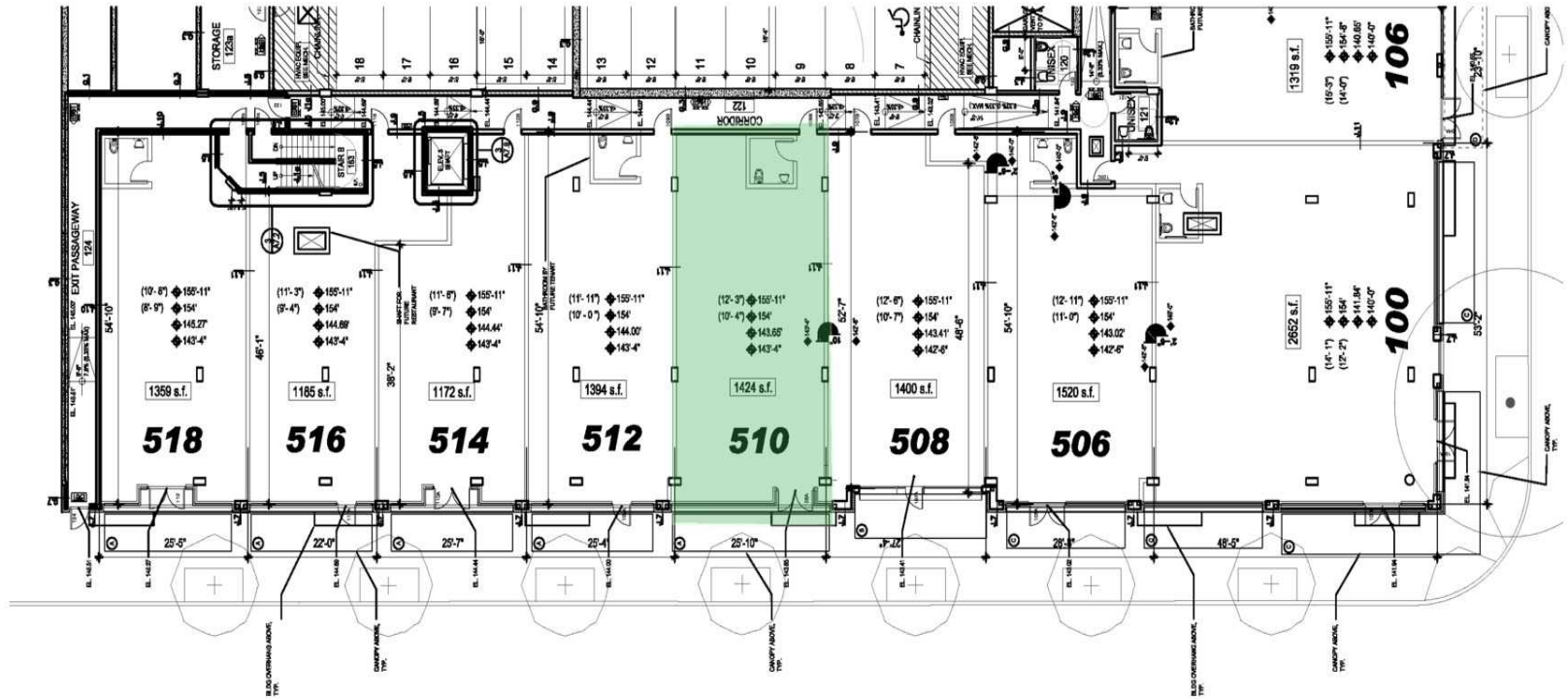
\$114,725

AVERAGE HH INCOME

* Estimated 2025 demographics based on 2 mile radius

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

