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84-5444

RETAIL SPACE FOR LEASE

EXPO QUEEN ANNE

510 1st Avenue N, Seattle, WA 98109



For more information please contact:

LAURA MILLER

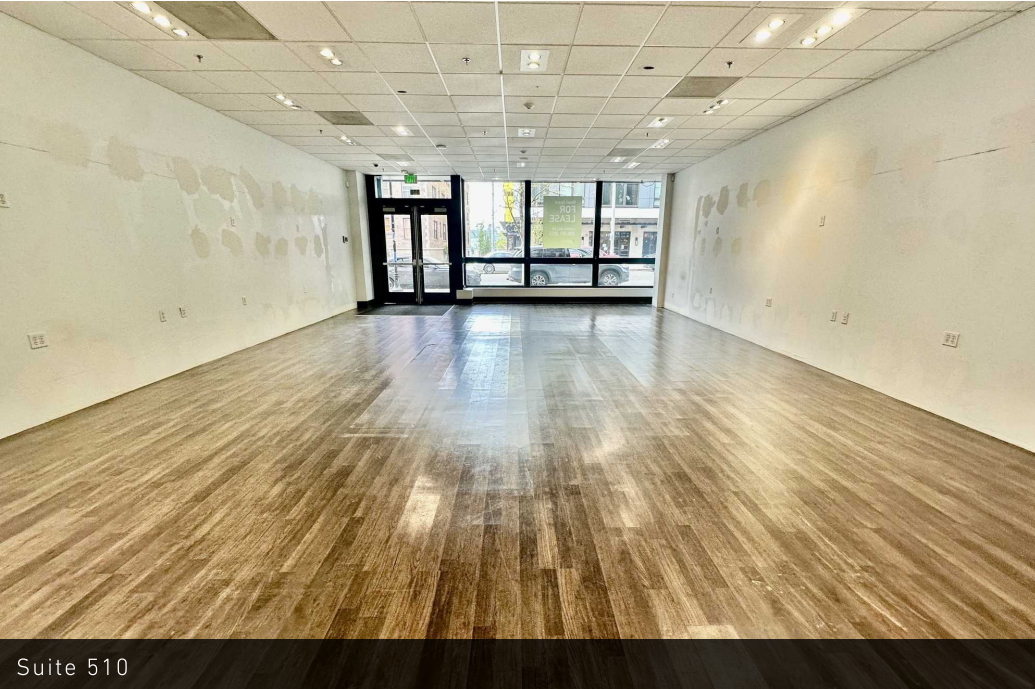
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 **GIBRALTAR**  
INVESTMENT PROPERTY SOLUTIONS

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
- 1,383 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) = \$6,007 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



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