



QUEEN ANNE

INVESTMENT PROPERTY

2221 Queen Anne Ave N, Seattle, WA

OFFERING MEMORANDUM

FOR SALE (UNPRICED)



PREPARED BY:

AMANDA HAHNEMANN, CCIM

Lee & Associates

Senior Vice President

D 206-852-1640

ahahnemann@lee-associates.com

CANDICE CHEVAILLIER, CCIM

Lee & Associates

Principal

D 206-773-2694

cchevallier@lee-associates.com

LAUREN HENDRICKS

Windermere Midtown Commercial

Commercial Broker

D 206-999-9161

laurenhendricks@windermere.com

TABLE OF CONTENTS

PROPERTY OVERVIEW 3

 Property Information 4

 Property Aerial 5

 Property Photos..... 6

MARKET OVERVIEW 8

 Amenities Map 9

 Demographics Map 10

DISCLAIMER

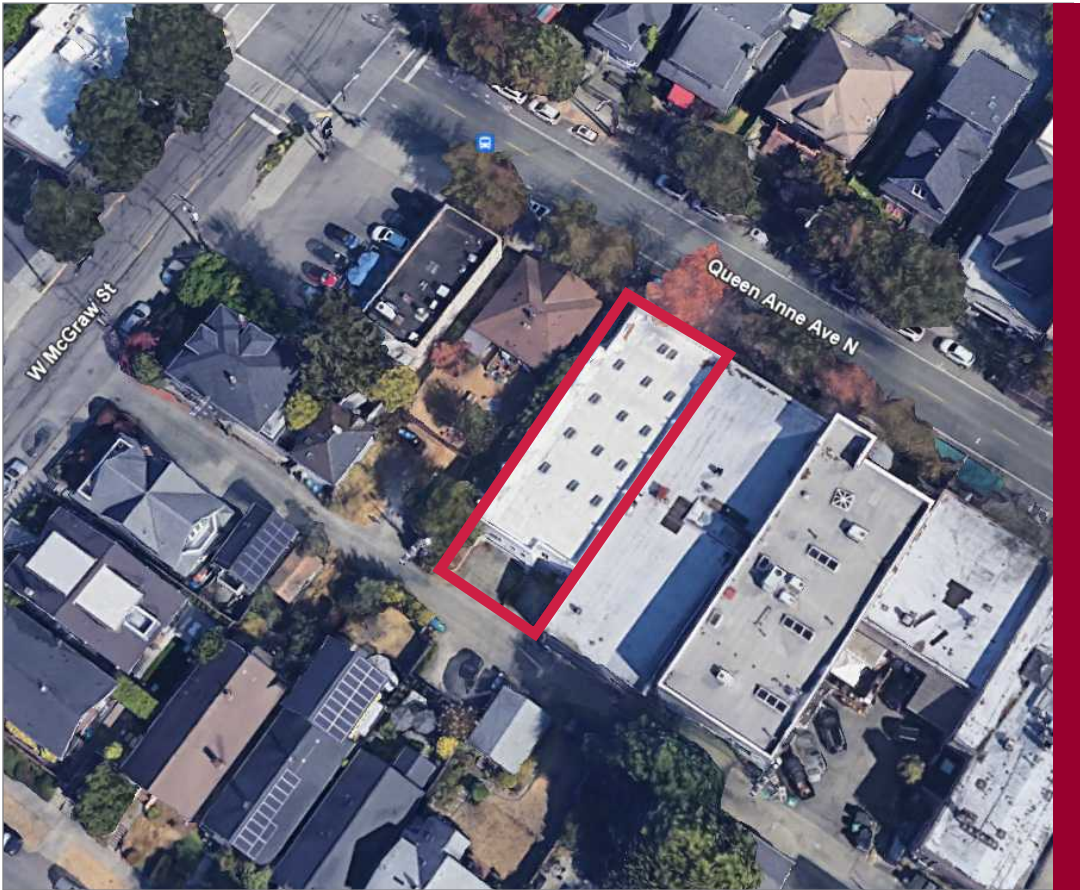
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROPERTY OVERVIEW



PROPERTY INFORMATION

Incredible opportunity to acquire a single-tenant NNN leased property in a prime location on top of Queen Anne Hill. The property features excellent visibility with 45' of frontage on Queen Anne Ave N and benefits from high vehicle and foot traffic. In addition to the leased 3,918 SF retail space there is a 3,918 SF garage with 10 parking spaces and storage space that can be rented for additional income. This well-maintained 7,836 SF building was built by the current owner and sits on a 5,400 SF lot zoned NC2P-55(M).



PROPERTY ADDRESS:	2221 Queen Anne Ave N Seattle, WA 98109
PARCEL NUMBER:	179450-0130
TOTAL LAND SIZE:	5,400 SF
TOTAL BUILDING SIZE:	7,836 SF Retail Store 3,918 SF Garage 3,918 SF
YEAR BUILT:	1990
ZONING:	NC2P-55 (M)
PRICE:	Contact Broker
LEASE STATUS:	Fully leased through 7/31/2029 + 5 year option

PROPERTY AERIAL

Situated in one of Seattle's most coveted neighborhoods, this property provides everything a buyer wants: current income, the ability to generate additional revenue and future development potential. Please don't disturb current retail tenant.



PROPERTY PHOTOS



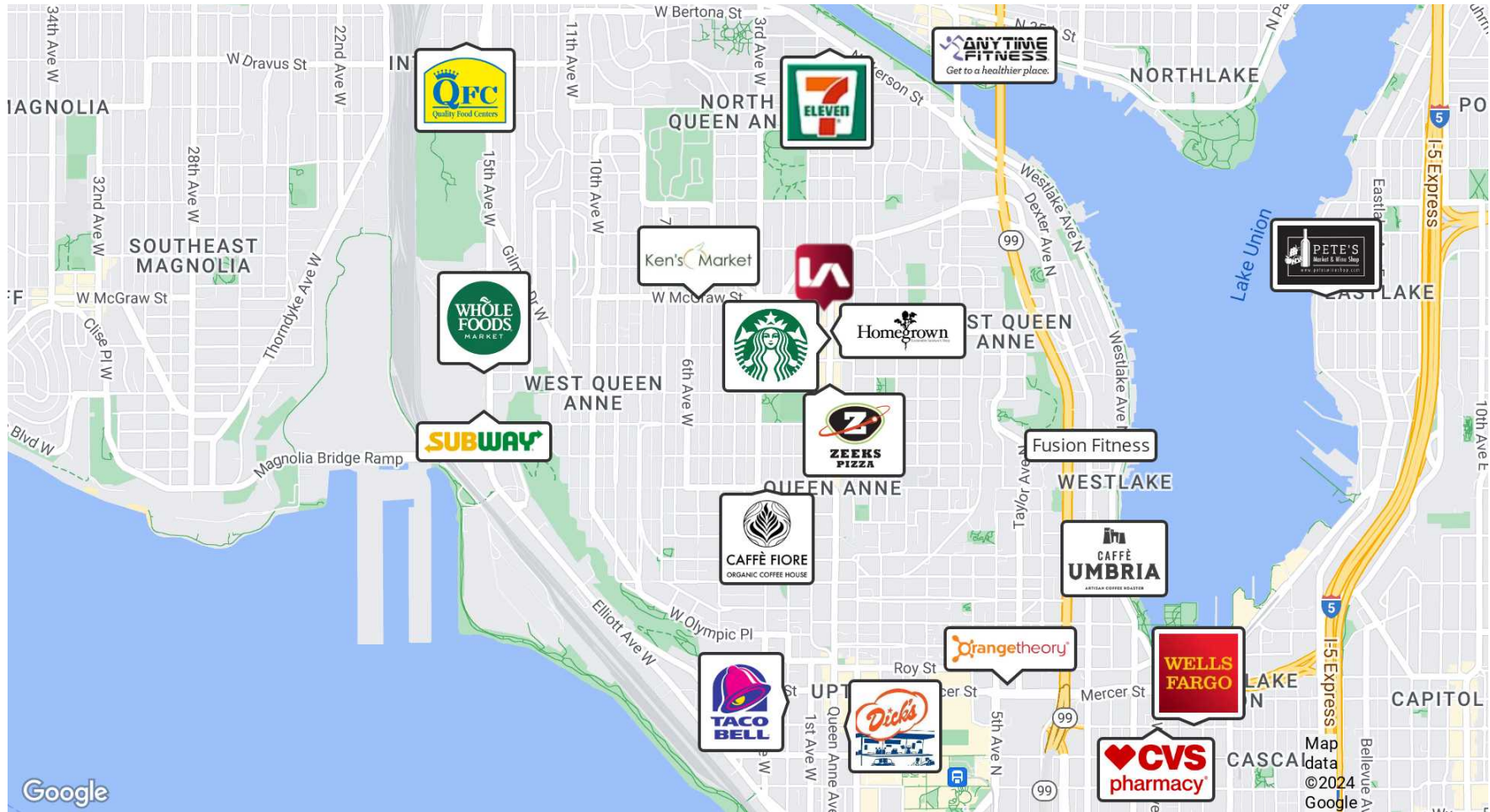
PROPERTY PHOTOS



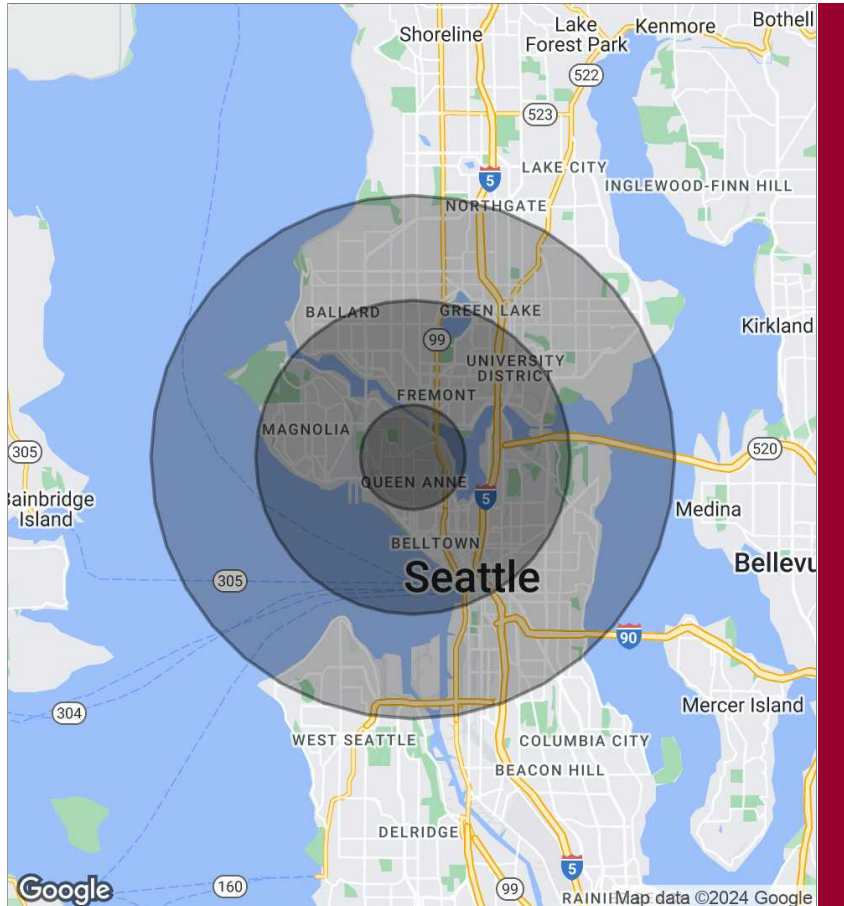
MARKET OVERVIEW



AMENITIES MAP



DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	41,223	307,855	521,498
Median age	39	38	39
Median age (Male)	39	38	38
Median age (Female)	39	38	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	20,739	162,998	257,714
# of persons per HH	2	1.9	2
Average HH income	\$201,711	\$177,659	\$186,004
Average house value	\$1,306,667	\$1,135,534	\$1,157,997

* Demographic data pulled from 2020 ACS - US Census



COMMERCIAL REAL ESTATE SERVICES



Windermere
COMMERCIAL

AMANDA HAHNEMANN, CCIM

Lee & Associates
Senior Vice President
D 206-852-1640
ahahnemann@lee-associates.com

CANDICE CHEVAILLIER, CCIM

Lee & Associates
Principal
D 206-773-2694
cchevallier@lee-associates.com

LAUREN HENDRICKS

Windermere Midtown Commercial
Commercial Broker
D 206-999-9161
laurenhendricks@windermere.com

170 120th Ave NE Suite 203, Bellevue, WA 98005
O 425-454-4242 | lee-nw.com

99 Blanchard St, Seattle, WA 98121
P 206-999-9161 | commercialsattle.com