



**RETAIL B**  
3,953 SF  
Retail or Service

**RETAIL A**  
4,767 SF Corner Space  
Restaurant or Retail  
CAN BE DEMISED  
DEMISING PLAN ON PAGE 6

# RETAIL FOR LEASE

DELIVERY: Q1 2023

400 QUEEN ANNE AVE N SEATTLE, WA 98109

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## ARTIX APARTMENTS | RETAIL AVAILABLE

**RETAIL A ~ 4,767 SF** CAN BE DEMISED.  
*Prime corner at intersection, Type 1 hood*

**RETAIL B ~ 3,953 SF**  
*Next to residential entrance  
Call for pricing. Project Completion: Q1 2023*

**NNN** Estimated at \$11.00 psf/yr

### PROPERTY

- 8 Floors, 143 Residential Units
- 27 Commercial Parking Stalls

sf

## THE NEIGHBORHOOD

- Prime ground floor retail directly on Queen Anne Ave N and Harrison Street, below 143 new high-end apartment homes at Artix Apartments.
- One half block from Climate Change Arena, home of the Kracken and established headliner concert venue.
- Excellent visibility to Queen Anne Avenue N - the primary arterial to Mercer Street giving access to I-5 N & S.
- 11,705 cars per day pass the site (corner of Queen Anne Ave & Harrison St)
- 96 walkscore makes this an ideal area for pedestrian driven residential and daytime population retail
- Across the street from a proposed 8-story office building for development (401 Queen Anne Ave N).



VIEW FROM HARRISON

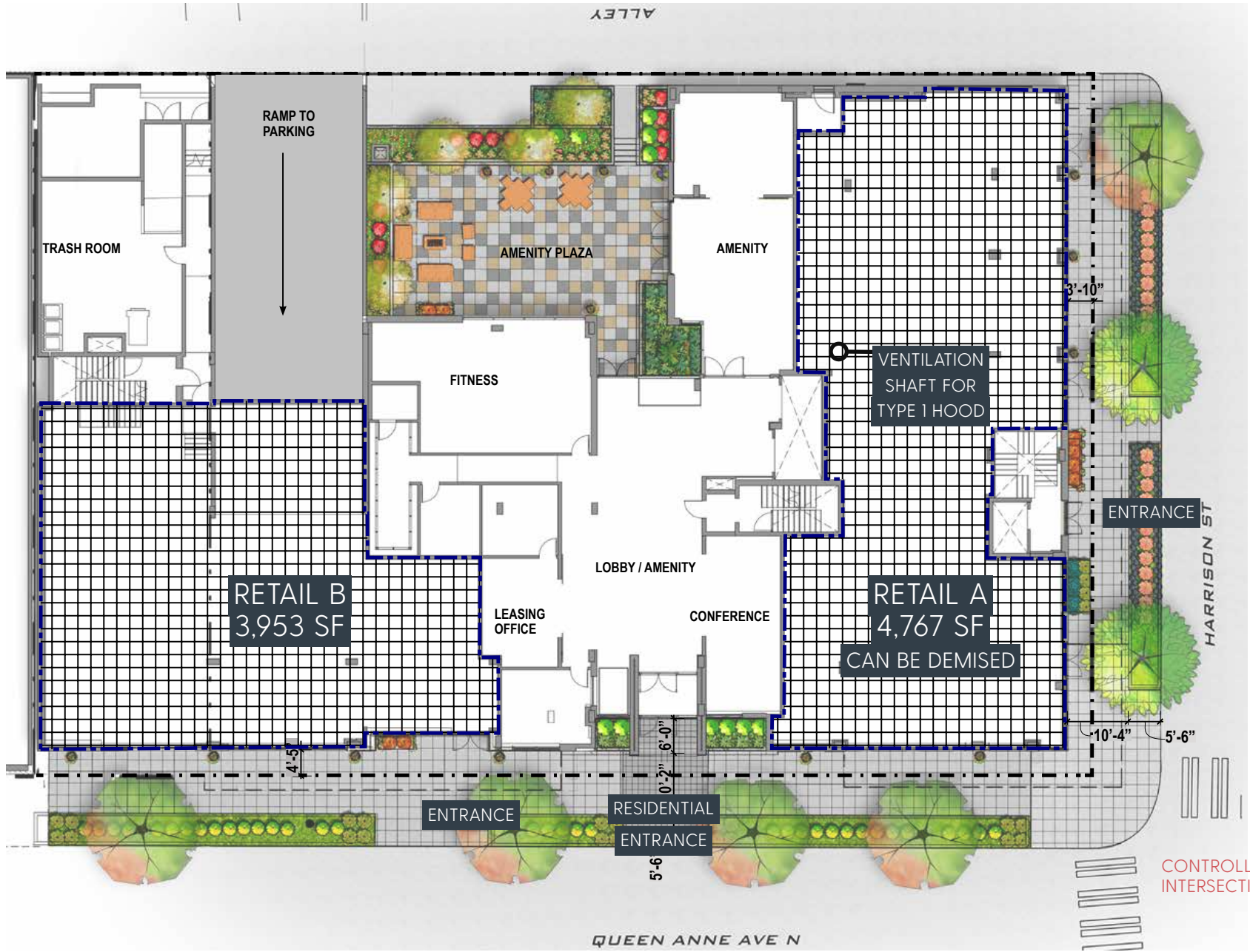


VIEW FROM QUEEN ANNE AVE N





HARRISON STREET



QUEEN ANNE AVE N

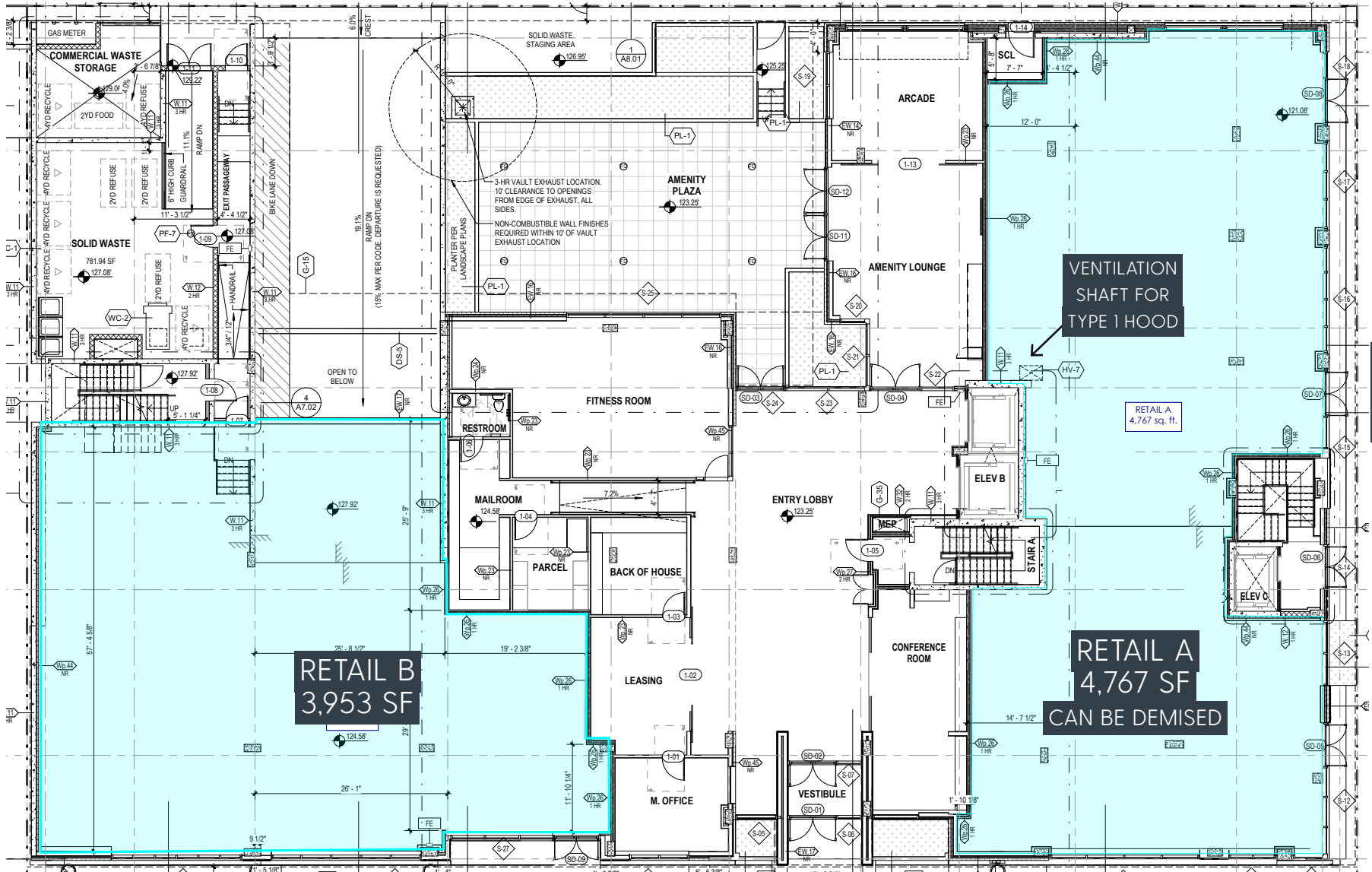


HARRISON STREET

ENTRANCE

ENTRANCE

CONTROLLED INTERSECTION



**RETAIL B  
 3,953 SF**

**RETAIL A  
 4,767 SF  
 CAN BE DEMISED**

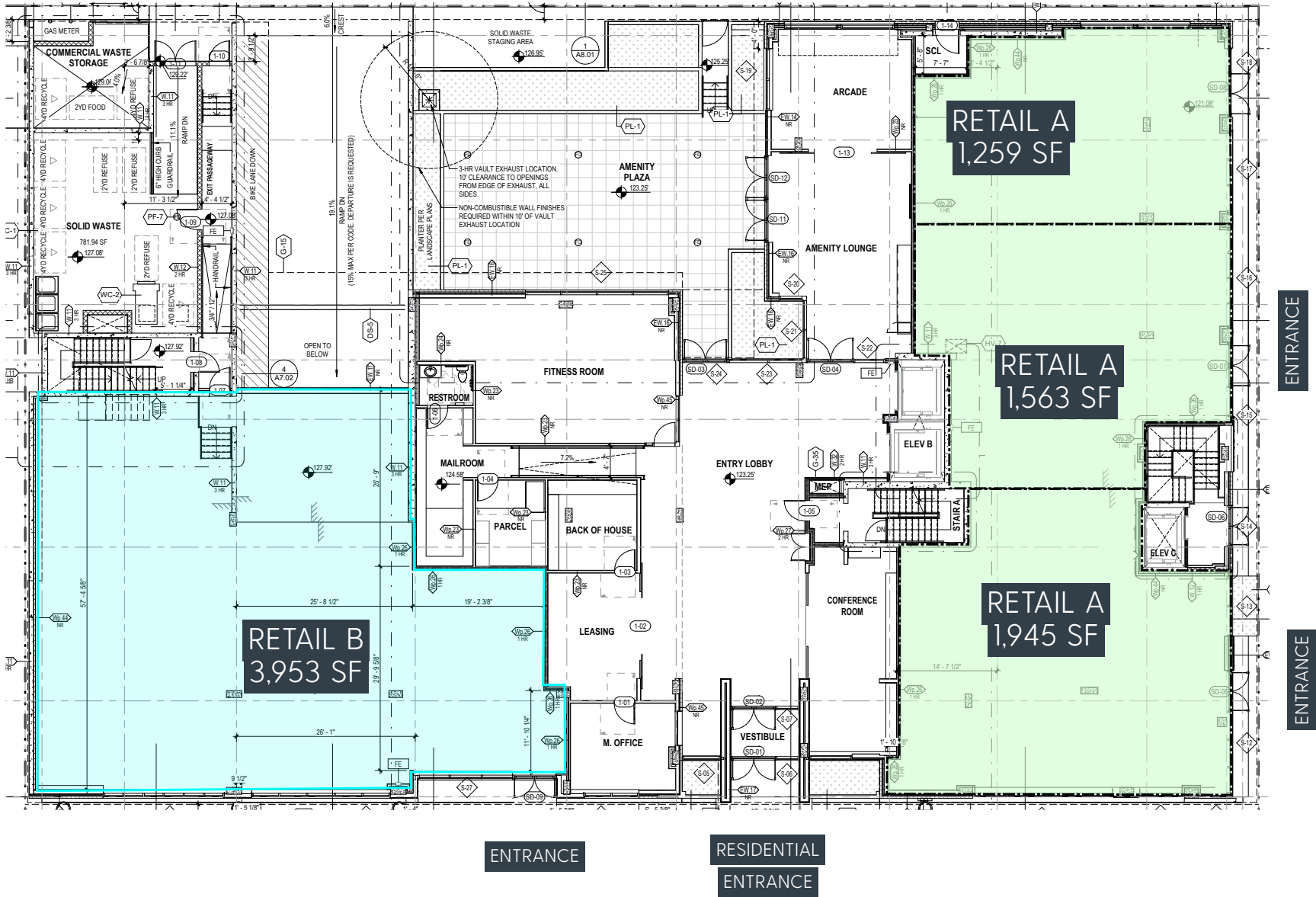
**VENTILATION  
 SHAFT FOR  
 TYPE I HOOD**

QUEEN ANNE AVE N

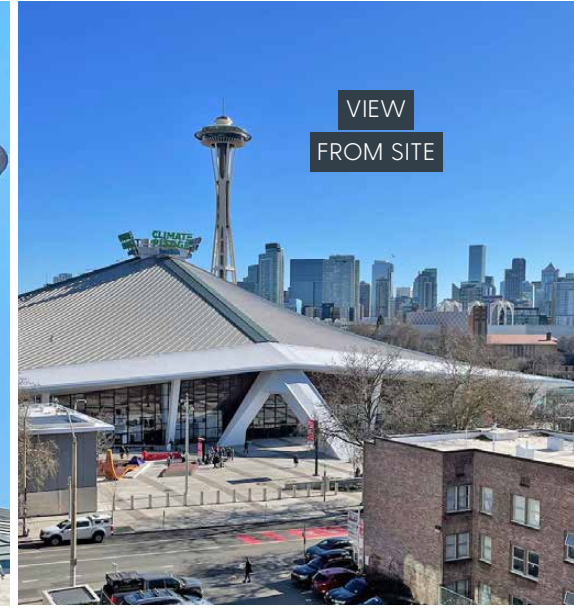
ENTRANCE

RESIDENTIAL  
 ENTRANCE

DEMISING PLAN OPTIONS



LOCATED ONE BLOCK FROM **CLIMATE PLEDGE ARENA**, DESIGNED TO HOLD UP TO 18,100 GUESTS. SEATTLE CENTER SERVES **OVER 12-MILLION VISITORS** EACH YEAR.





**VEHICLES PER DAY  
QUEEN ANNE AVE N**  
**9,450**



**WALKER'S  
PARADISE**  
**96**



**EXCELLENT  
TRANSIT**  
**73**



**VERY  
BIKEABLE**  
**81**



**BACHELOR'S  
DEGREE OR HIGHER**  
**77%**

**DEMOGRAPHICS**

|                       | 0.5 MILE  | 1 MILE    | 3 MILE    |
|-----------------------|-----------|-----------|-----------|
| Population            | 16,125    | 50,239    | 252,650   |
| Daytime Population    | 22,788    | 72,408    | 392,977   |
| Households            | 11,267    | 33,604    | 140,545   |
| Avg. Household Income | \$148,115 | \$157,885 | \$146,866 |