



RETAIL B
3,953 SF
Retail or Service
CAN BE DEMISED

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

RETAIL FOR LEASE

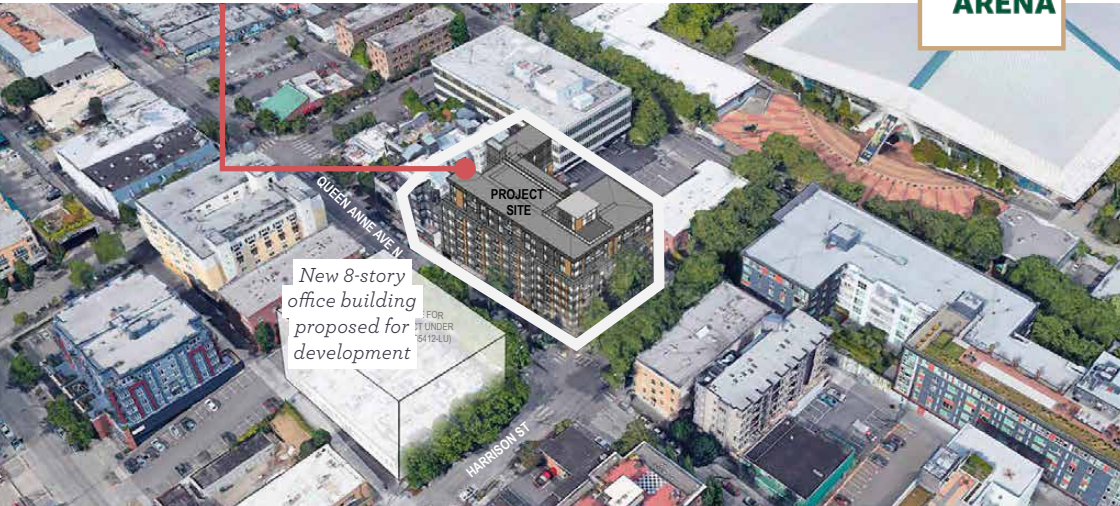
DELIVERY: Q1 2023

400 QUEEN ANNE AVE N SEATTLE, WA 98109

JOHN CHELICO

206.859.4500

johnc@jshproperties.com



ARTIX APARTMENTS | RETAIL AVAILABLE

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

RETAIL B ~ 3,953 SF CAN BE DEMISED.
*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 Pledge Arena, home of the Kraken and established headliner concert venue with over 200 events per year.
- 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



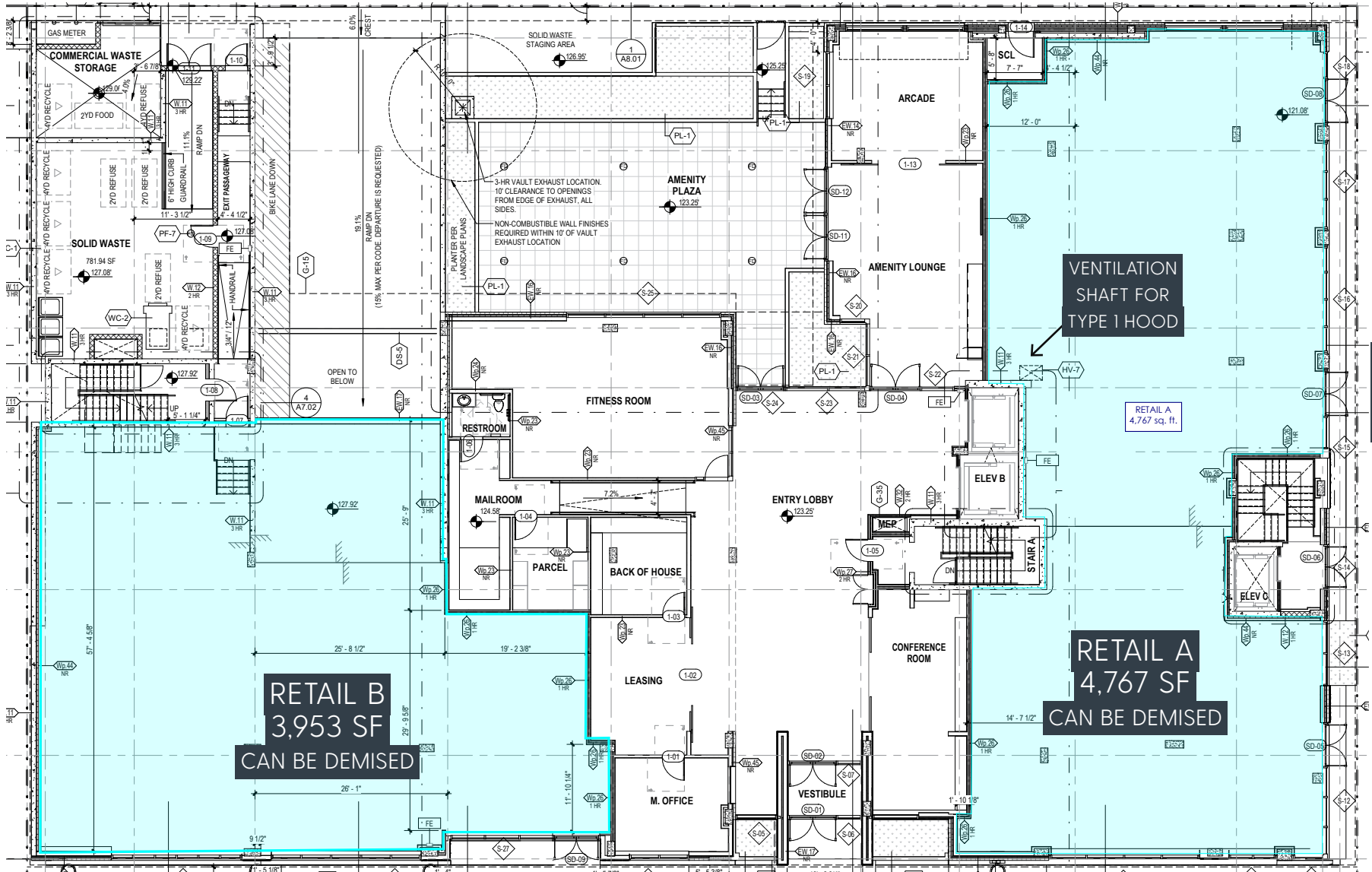


HARRISON STREET



QUEEN ANNE AVE N

CONTROLLED INTERSECTION



HARRISON STREET

ENTRANCE

ENTRANCE

RETAIL B
3,953 SF
CAN BE DEMISED

RETAIL A
4,767 SF
CAN BE DEMISED

VENTILATION
SHAFT FOR
TYPE I HOOD

QUEEN ANNE AVE N

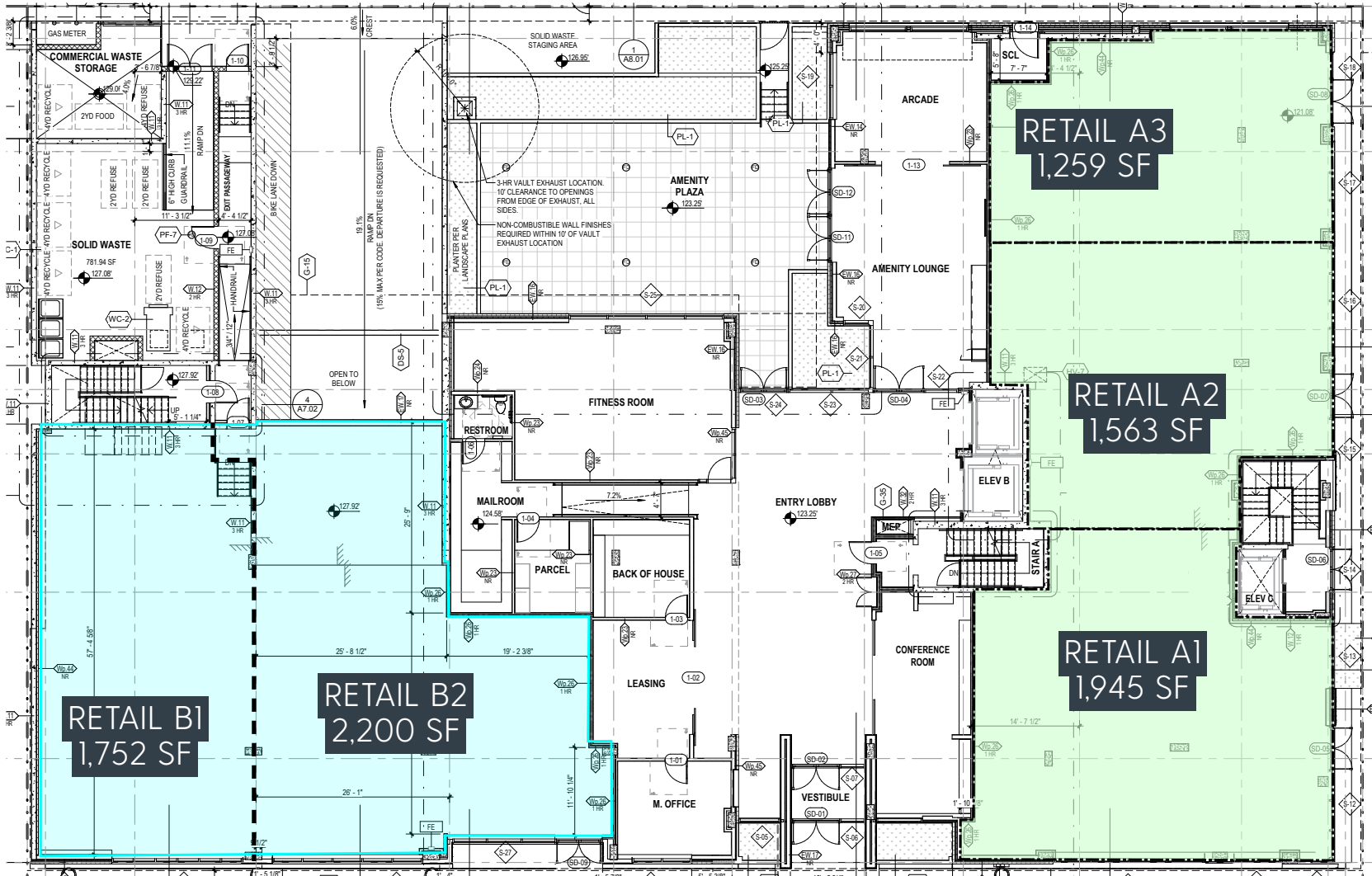
ENTRANCE

RESIDENTIAL
ENTRANCE

CONTROLLED
INTERSECTION

DEMISING PLAN OPTIONS

HARRISON STREET



QUEEN ANNE AVE N

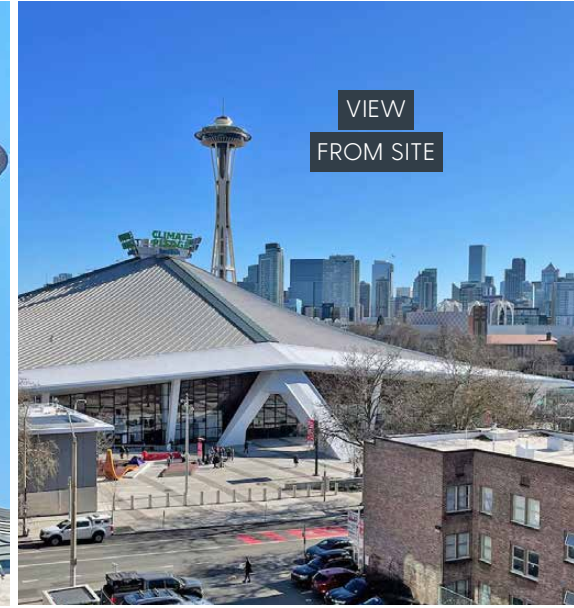
ENTRANCE

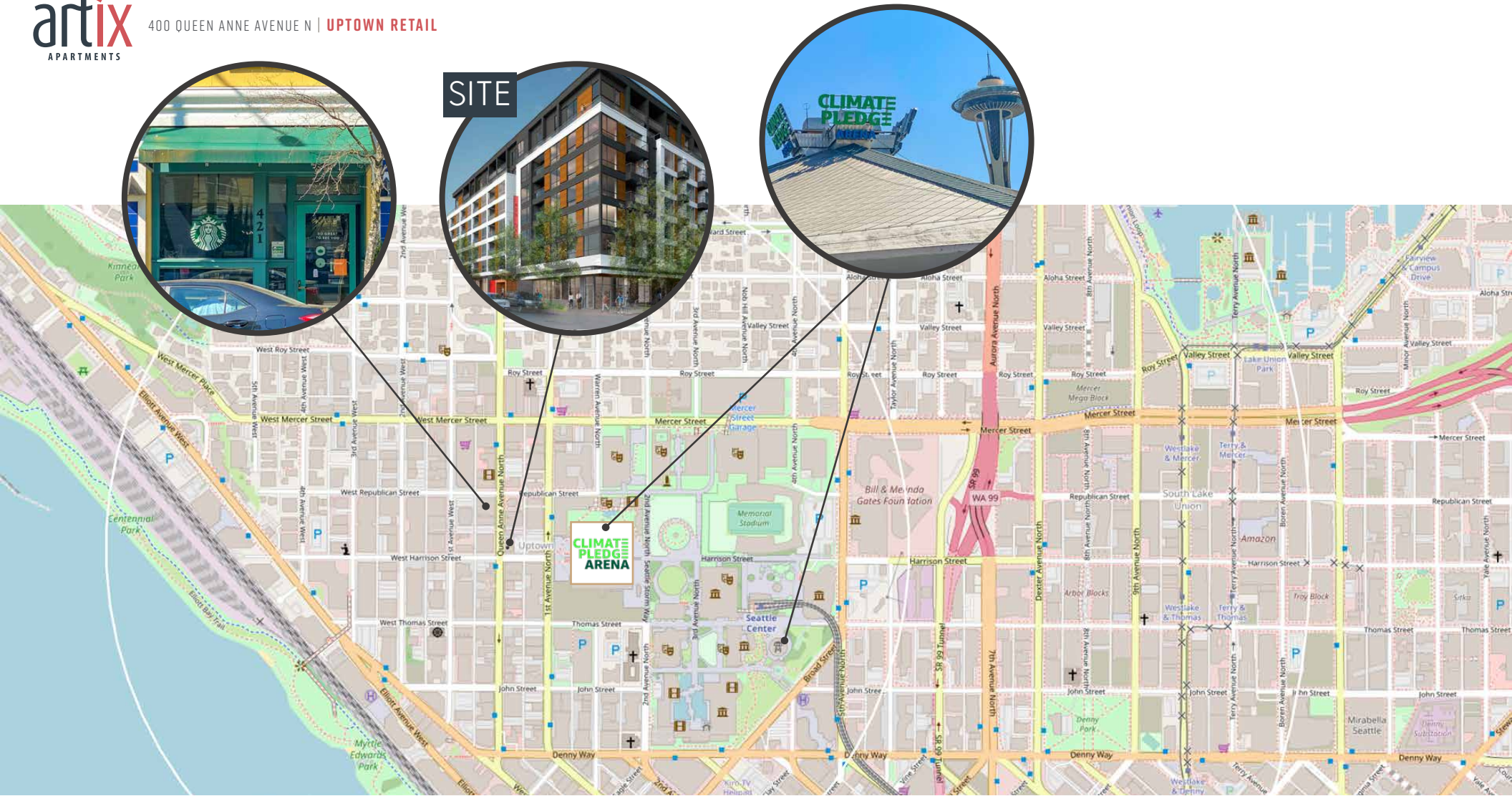
RESIDENTIAL
ENTRANCE

ENTRANCE

ENTRANCE

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