

FOR LEASE

CORNER RESTAURANT / RETAIL OPPORTUNITY

DESIGN YOUR FLAGSHIP AT THE TOP OF QUEEN ANNE



WESTLAKE
ASSOCIATES

2401 QUEEN ANNE AVENUE N
SEATTLE, WA 98109

FOR LEASE

QUEEN ANNE RETAIL

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SEATTLE, WA 98109

RATE: **\$8,500 / MO**

AVAILABLE SPACE **2,926 SF Available For Lease**

COUNTY	King
MARKET	Seattle - Queen Anne
APN#	265250-1735
ZONING	NC2P-55 (M)
LOT SIZE	7,440 SF 0.17 AC
PRESENT USE	Freestanding Retail
YEAR BUILT	1926 / 1996
# OF BUILDINGS	1
TENANCY	Single
GROSS BLDG SF	4,008 SF
CEILING	16'
EXTERIOR	Wood Frame / Masonry
HEAT	Heat Pump
ROOF	Flat



Located at on of Upper Queen Anne's most recognizable corners, 2401 Queen Anne Avenue N sits within a thriving neighborhood retail and restaurant corridor defined by strong local operators, walkable streets, and affluent residential density. Home to a neighborhood butcher shop for over 63 years, the space carries a legacy of food-focused use and community connection, offering a rare opportunity to design a flagship restaurant within one of Seattle's most established dining corridors.

- **Former Butcher Shop - Serving the neighborhood for 63 years**
- **Corner Exposure with Natural Light**
- **Extensive Plumbing Infrastructure**
- **16' Ceilings**
- **Shell Condition = Design Flexibility**
- **Use: Retail, Restaurant, Upscale Neighborhood Dining/ Bakery**
- **Longstanding Food-Use - providing established infrastructure and community familiarity**
- **Adjacent Retail Tenant: McCarthy & Schiering Wine Merchants, contributing to stable customer draw**

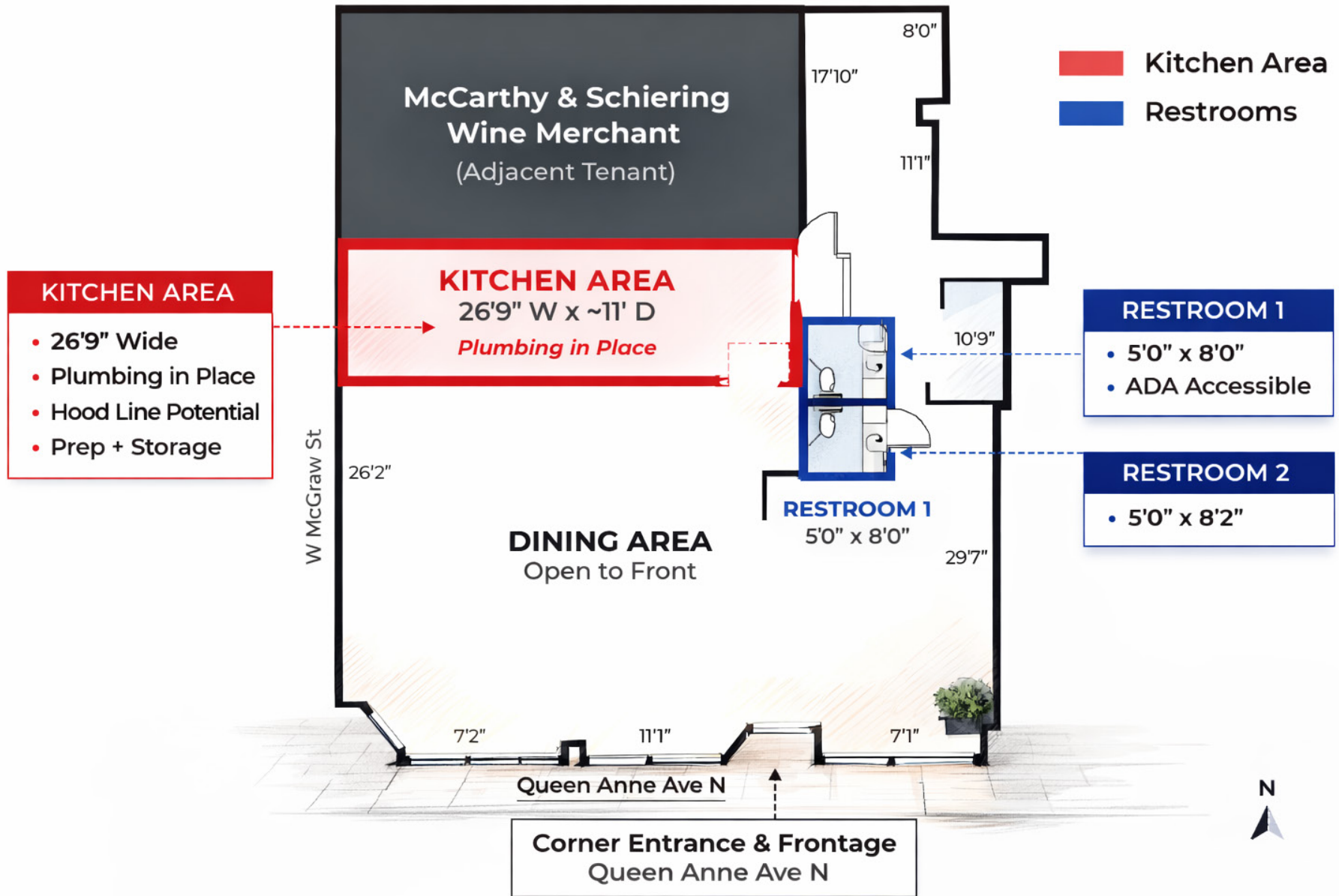


SPACE HIGHLIGHTS

FEATURES & HIGHLIGHTS

- **Rare Queen Anne Vacancy** – prime “Top of Queen Anne Hill” location and space
- **Shell Condition** – delivered in shell condition, providing a blank canvas for a custom buildout; well-suited for restaurant, food service, or retail concepts seeking to design a space tailored to their operational and branding needs
- **Former Butcher Shop** – open layout and high ceilings, operating cooler and smoker onsite
- **Extensive Plumbing Infrastructure** – multiple existing plumbing connections throughout the space
- **Excellent Exposure** – prominent 4-corner signalized intersection with blinking stop light
- **Large Front Windows** – strong natural light and strong street presence
- **Outstanding Frontage** – well-suited for retail, food, or service users; neighboring tenant generates high-traffic business
- **Strong Traffic** – strong traffic counts with excellent visibility (10,000 vehicles per day on Queen Anne Ave / W McGraw St)
- **Parking** – convenient off-street parking available
- **Synergistic Adjacency** – to long-standing neighboring business with shared access pathway and complementary operating hours
- **Affluent Neighborhood Demographic** – upscale surrounding community and established retail corridor (Median Household Income: \$125,000)
- **Walk Score: 93** – Walker’s Paradise
- **Bike Score: 72** – Very Bikeable





*Drawing is approximate for reference purposes only



LOCATION HIGHLIGHTS

LOCATION & ACCESSIBILITY

- Prime Queen Anne Avenue frontage in the heart of Upper Queen Anne with strong daily foot and vehicle traffic
- Surrounded by established neighborhood retail, restaurants, and dense residential

STRONG RESIDENTIAL GROWTH

- New Construction Nearby - Including 8 newly constructed urban homes
- Close to additional established multifamily housing
- Higher median household income area directly supports neighborhood retail through increased local spending power

NEARBY FOOD & RETAIL ANCHORS

- Grappa (popular local restaurant)
- How to Cook a Wolf (highly rated neighborhood dining)
- Trader Joe's
- Safeway
- Salt & Straw - Newly constructed and leased

SCHOOLS & INSTITUTIONS

- McClure Middle School
- Queen Anne Pool
- West Queen Anne Playfield
- Seattle Pacific University



SITE AMENITIES & DEMOGRAPHICS



SCHOOLS & SERVICES

- Coe Elementary
- McClure Middle School
- Queen Anne Pool
- West Queen Anne Playfield
- Queen Anne Bowl
- Seattle Public Library
- John Hay Elementary
- Seattle Pacific University
- Seattle Fire Station 8



SHOPPING

- Safeway
- Ken's Market
- Trader Joe's
- CVS Pharmacy
- Queen Anne Dispatch
- Storied at Home
- MILLIE
- Blue Highway Games
- GNC
- Paper Source



FOOD & DRINK

- Queen Caphe
- B&Z Family Mexican
- Grappa
- Caffe Ladro
- Salt & Straw
- Orrapin Thai
- How to Cook a Wolf
- Ikiiki Sushi Bar
- Starbucks
- Cafe Hagen
- Bounty Kitchen
- Cornelly
- Hilltop Ale House
- El Mezcalito
- Issarn Thai
- Desi Pizza Kitchen
- Menchie's FroYo
- Big Max Burger
- Bar Miriam
- Macrina Bakery

POPULATION

	1 - MILE	3 - MILE	5 - MILE
Total Population	66,396	289,199	520,332
Growth 2024 - 2029 (est.)	2.32%	2.13%	1.69%
Median Age	34.7	34.8	35.8

HOUSEHOLDS & INCOME

	1 - MILE	3 - MILE	5 - MILE
Total Households	41,212	156,993	259,596
Median HH Income	\$125,971	\$111,563	\$117,520
Renter Occupied Housing	80.72%	74.15%	64.63%





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Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals. Westlake currently has 25 brokers.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

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