



**FOR LEASE**

605 Queen Anne Avenue  
Seattle, Washington



**FORMER RESTAURANT**

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11621 97th Lane NE, Kirkland, Washington 98034



# 605 QUEEN ANNE AVENUE

## 3,528 SF

- Rare opportunity In the heart of Seattle’s vibrant Queen Anne neighborhood
- Queen Anne is known for stylish shops, cafes and local chef restaurants
- Strong walk score of 97 and a transit score of 83
- Home to the new NHL Team Seattle Kraken - season to start 2021
- Two blocks from Seattle Center; home to multiple music festivals and cultural events
- Landlord has permits to construct new restrooms

**QUEEN ANNE** is a long established quaint neighborhood with a highly educated population (67% Bachelor’s degree or higher) and high incomes (Median Household Income 1 mile=\$94,672). In comparison Queen Anne is disproportionately populated by unmarried, young adults than Seattle as a whole. Also known as Uptown, Queen Anne continues to see strong growth in multifamily apartments, condominiums and retail projects. Lower Queen Anne is home to Seattle Center which experiences over twelve million annual visitors a year.

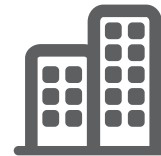
### NEIGHBORS:



Population



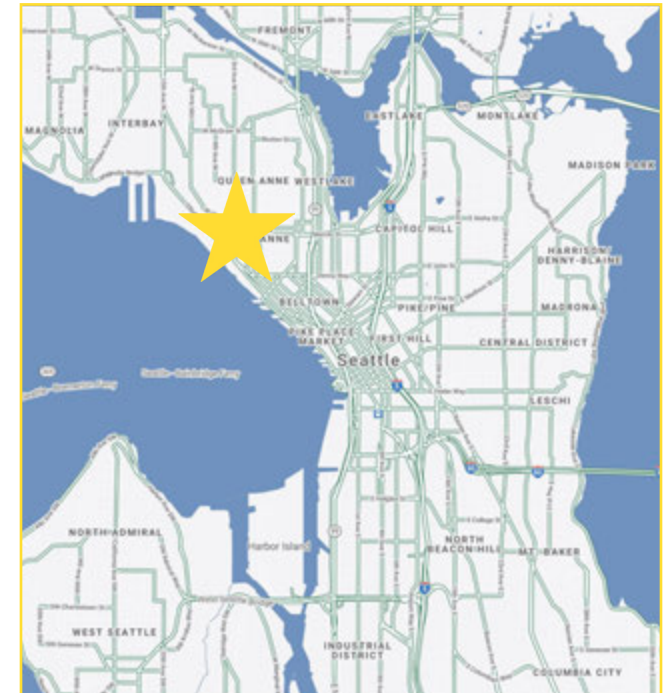
Average HH Income



Daytime Population

Regis - 2020

	Population	Average HH Income	Daytime Population
Mile 1	49,548	\$148,180	45,155
Mile 3	264,311	\$130,636	328,304
Mile 5	506,456	\$136,437	421,270







260,687 Households  
5 Mile Radius



13,523 ADT  
Queen Anne Ave

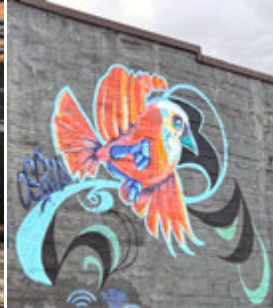
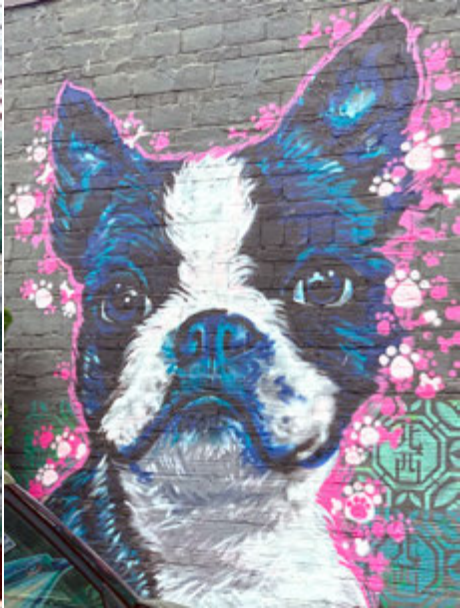


92  
Walk Score



Moments from  
Downtown Seattle





**SEATTLE, WA** is a multi-faceted city located in the Pacific Northwest. An extremely multicultural influenced by the Pacific Rim in art and architecture, the city offers residents a pace of life that can be either relaxed or fast paced & entrepreneurial. Seattle is home to many successful startup businesses such as Microsoft, Starbucks, Eddie Bauer, Nintendo, Amazon.com, and REI. Water is everywhere and the city's maritime heritage is very noticeable.



KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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