

Eden Hill Queen Anne

Prime corner, 2nd generation restaurant space available at Main and Main of Upper Queen Anne. Adjacent to CVS and across from high volume Trader Joe's and new 50,000 sf Safeway.



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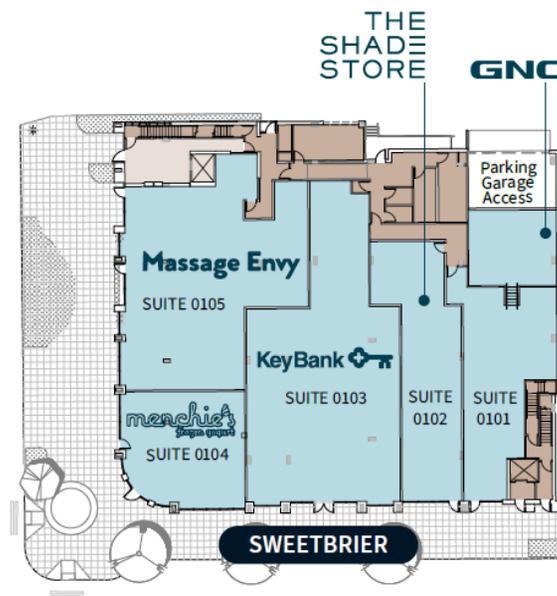
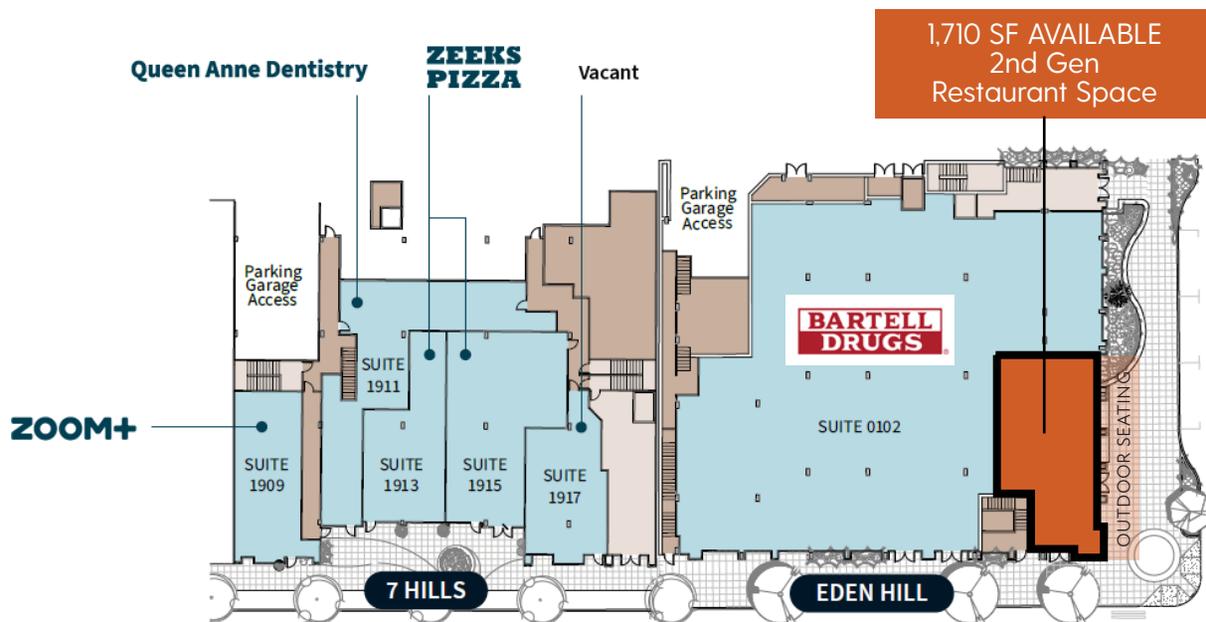
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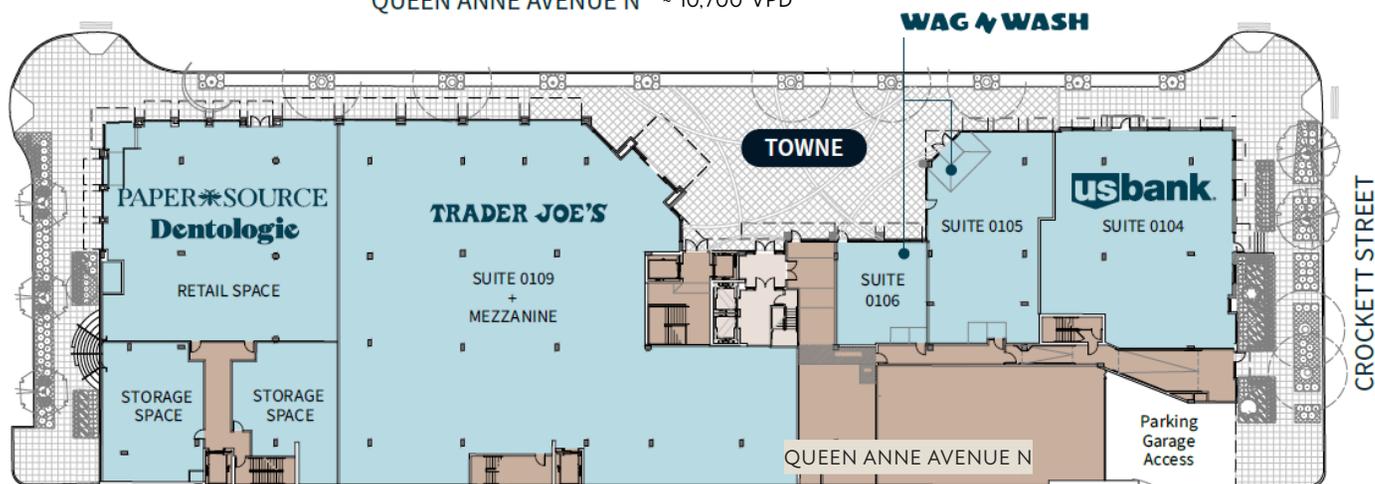
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 JSH | PROPERTIES, INC.



QUEEN ANNE AVENUE N ~ 10,700 VPD



New Seven-Story Mixed-Use Building with 324 Residential Units and a new 50,000 SF Safeway.



QUEEN ANNE COLLECTION
245 Residential Units

- usbank
- PAPER SOURCE
- TRADER JOE'S

TOWNE MULTI-FAMILY

DIRECTLY ACROSS FROM
New Seven-Story Mixed-Use Building with 324 Residential Units and a new 50,000 SF Safeway.

- SAFeway
- Starbucks COFFEE

GABLES MULTI-FAMILY

7 HILLS MULTI-FAMILY

1,710 SF RETAIL AVAILABLE

- everard city smoothie
- DOWNTOWN BAKERY
- CVS pharmacy
- ZEEKS PIZZA
- ZOOM+care

EDEN HILL MULTI-FAMILY

- Amichia's
- Massage Envy
- THE SHADE STORE
- KeyBank

SWEETBRIER MULTI-FAMILY

- DESI
- Yakima State Brewery
- isarn SOUL KITCHEN
- Cafe Hagan
- SALT & STRAW
- Lauro

Market Strengths

Affluent Population: Median household income is around \$128,000, significantly above the Seattle average.

Highly Educated Demographic: Over 70% have at least a bachelor's degree; almost 95% are employed in white-collar professions — ideal for premium goods and services.

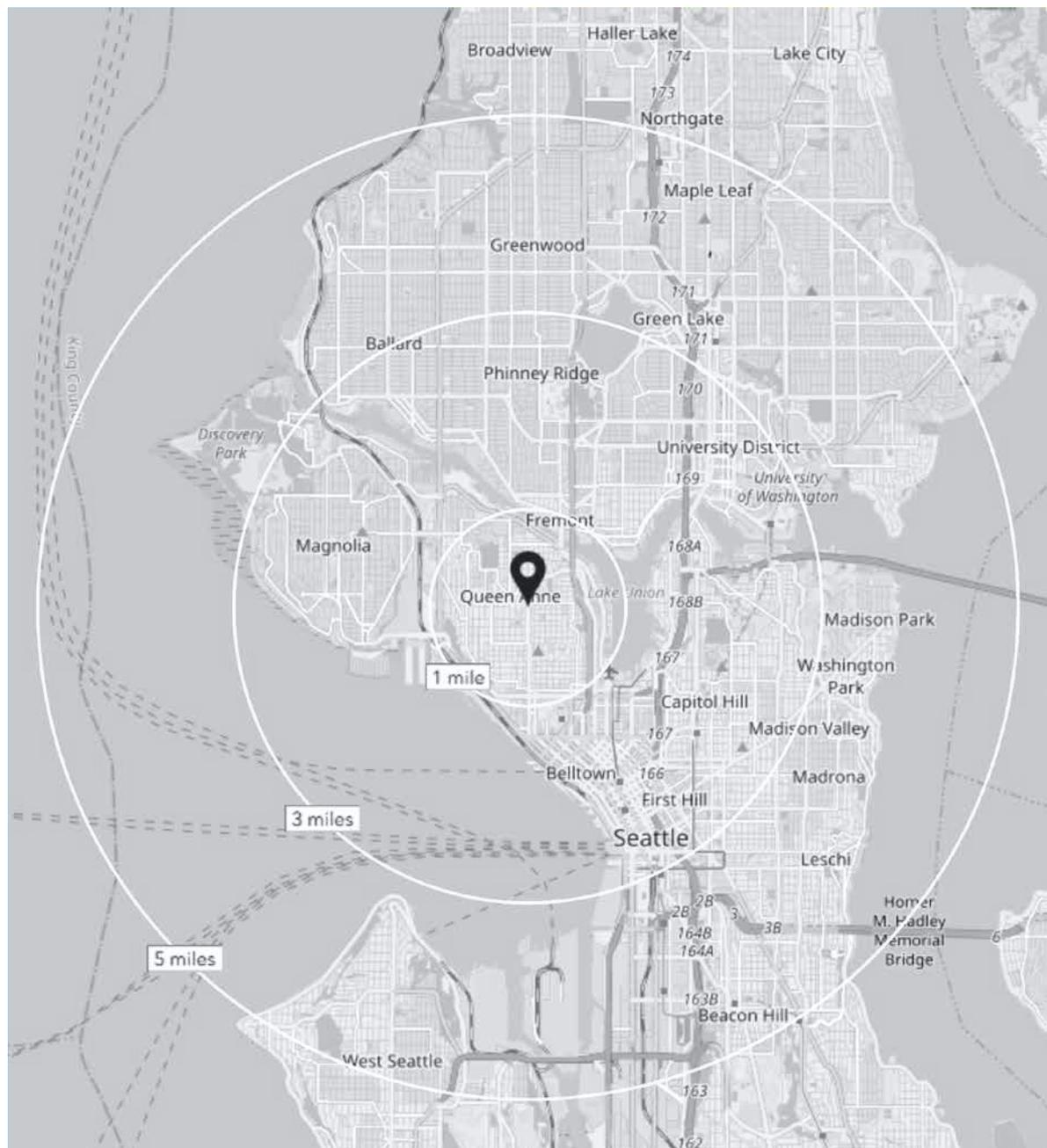
Strong Ridership & Connectivity: About half of local residents commute by car, 26% walk, and 19% use public transit — ideal for businesses targeting foot traffic and public accessibility.

Young & Expanding Market: Median age is 32, with a high proportion of 25–44-year-olds — a demographic core for retail, dining, and fitness brands.

Diverse, Stylish Community: Queen Anne maintains a reputation for lifestyle, culture, and fashion, illustrated by local trendy boutique Millie at nearby 2213 Queen Anne Ave N.

Demographic Density: North Queen Anne alone houses ~10,700 residents with ~5,897 households and 70 % renter occupancy, offering rich local food & service spend potential.

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	42,619	310,326	532,147
Daytime Population	40,272	500,781	723,930
Households	22,481	166,562	264,185
Avg. HH Income	\$200,509	\$186,567	\$194,635





Queen Anne Seattle, WA

Queen Anne is one of Seattle's most iconic and sought-after neighborhoods, known for its walkable retail corridors, historic architecture, and sweeping views of downtown and Elliott Bay. It's proximity to Kerry Park, the Space Needle, Climate Pledge Arena, South Lake Union tech hub, and Seattle Center adds to its appeal as both a residential and commercial destination.

A diverse mix of families, young professionals, and long-term residents fuels demand for premium retail, dining, and lifestyle services. With over 60% renter occupancy, Queen Anne maintains a steady stream of foot traffic and loyal local shoppers.

Offering the perfect balance of neighborhood charm and urban vitality, Queen Anne continues to be a top choice for retailers.