

FOR SALE | MIXED-USE INVESTMENT OPPORTUNITY
1621 Queen Anne Avenue North
Seattle, WA 98109 • Upper Queen Anne



7,714
Building

0.19 AC
Lot Size

11
Units

91.7%
Occupied

Property Overview

1621 Queen Anne Avenue North presents a rare opportunity to acquire this mixed-use investment property in the heart of Upper Queen Anne's vibrant retail district.

Positioned on a 0.19-acre site along the neighborhood's primary commercial corridor, the property features three ground-floor retail spaces and eight residential units, providing diversified, in-place income with near-term upside through the lease-up of the available retail suite, and potential long-term upside through redevelopment. Its prime location, established neighborhood fundamentals, and balanced mix of commercial and residential uses create a compelling investment opportunity in one of Seattle's most desirable and supply-constrained neighborhoods.

Property Type:	Mixed-Use (Retail + Multifamily)
Building Size:	7,714 SF
Parcel Number:	4232901398
Lot Size:	0.19 Acres (8,100 SF)
Year Built:	1948
Occupancy:	91.7%
Asking Price:	Contact Broker for Pricing



Investment Highlights:

- Prime location on Queen Anne Avenue in Upper Queen Anne's main retail corridor
- Walk Score® of 96 — a Walker's Paradise
- Diversified income stream: 8 residential units plus 3 commercial tenants
- Value-add opportunity: 1,708 SF retail suite (Suite 1) available for lease-up
- Long-standing commercial tenants including Oak Street Optical and Telmac/Sully's
- Convenient rear parking for retail customers plus ample street parking
- Surrounded by a dense, affluent residential population and established local businesses
- Easy access to downtown Seattle via major bus lines
- Near multiple parks and iconic Seattle landmarks, drawing both locals and tourists



Location:

Nearby

- Trader Joe's, Safeway, Metropolitan Market, QFC & Whole Foods nearby
- Macrina Bakery, Molly Moon's, Menchie's and Queen Anne Dispatch
- Seattle Pacific University and Queen Anne Boulevard Climate Pledge Arena, MoPOP, Chihuly Garden and Glass, and the Space Needle
- Kerry Park — one of Seattle's most iconic skyline viewpoints



Demographics



Average Household Income:

1-Mile: \$153,584

2-Mile: \$142,174

5-Mile: \$148,113



Population:

1-Mile: 43,959

3-Mile: 300,731

5-Mile: 519,434



Households:

1-Mile: 23,894

3-Mile: 163,494

5-Mile: 258,968



Interior — Suite 1 (Vacant, 1,708 SF):



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