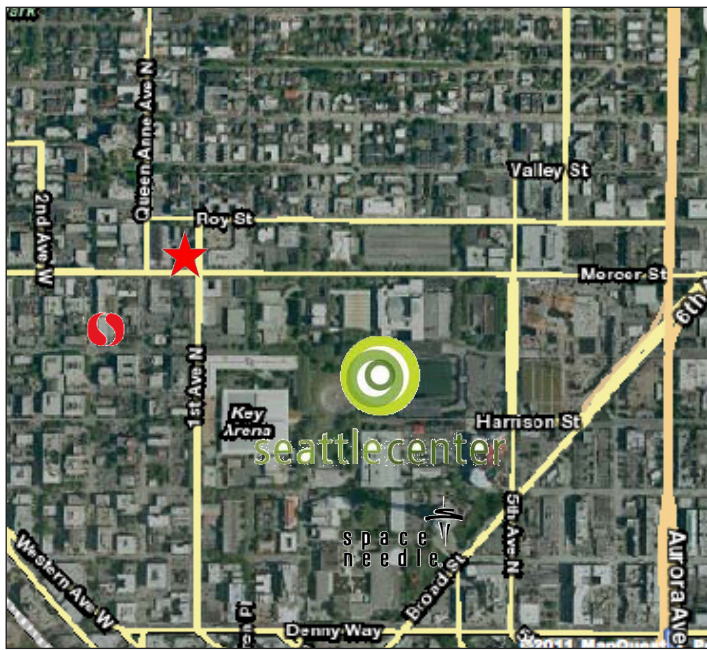


QUEEN ANNE RETAIL 20 MERCER STREET SEATTLE, WASHINGTON 98109



RETAIL SPACE FOR LEASE

Approx. 6,000 SF Building - Divisible

- ◆ Strategic Corner Location at Mercer Street and 1st Ave N.
- ◆ Existing 'Pylon Signage' and 16 Parking Stalls for Customer Use.
- ◆ Approx. 15,680 vehicles per day on 1st Ave and 14,411 vpd on Mercer Street.
- ◆ Over 29,000 People within One Mile.
- ◆ Avg. Household Income Over \$95,000.

For Information Contact:

David Behar (206) 972-3983
dbehar@emeraldcommercial.com

*Discretion Requested with Current Tenant.

EMERALD COMMERCIAL
REAL ESTATE SERVICES

QUEEN ANNE RETAIL
20 MERCER STREET
SEATTLE, WASHINGTON 98109



Located Directly Across the Street from the
METROPOLITAN MARKET/BARTELL DRUGS retail complex.

◆
Prominent Queen Anne Location Presents Rare Opportunity to Access Significant Vehicular and Pedestrian Traffic, in One of the Most Vibrant and Highly Demanded Residential and Commercial Sub-Markets in Seattle.

◆
Proximate to Key Arena, McCaw Hall, Seattle Center, Popular Restaurants and a Variety of Prominent Local, Regional and National Retailers.

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