

UPTOWN COUNTERBALANCE
NEIGHBORHOOD

RETAIL SPACE

FOR SUBLEASE

5 West Roy Street, Seattle, WA 98119

For more information:

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CFRE | COMMERCIAL REAL ESTATE

LEASE OFFERING

AVAILABLE SPACE	5 WEST ROY ST
AVAILABLE SF	908
LEASE RATE	NEGOTIABLE
NNN/CAM EXPENSES	$11.50 / SF
LEASE TYPE	NNN
LEASE TERM	NEGOTIABLE

SPACE HIGHLIGHTS

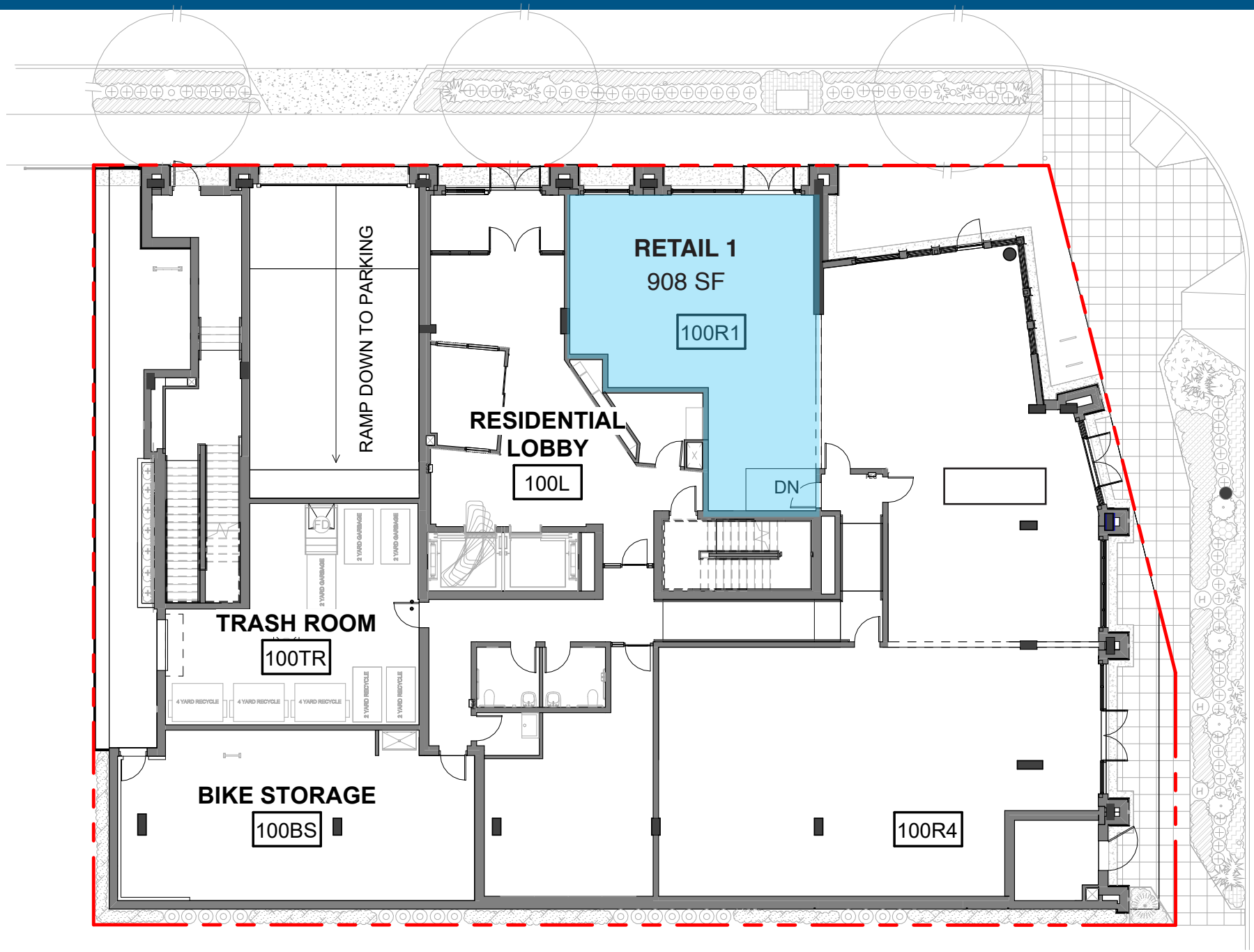
- Ceiling height 9-12 ft.
- Kitchen potential in space 4
- Two (2) restrooms (for tenants only)
- WalkScore: 97 - Walker's Paradise
- TransitScore: 69 - Good Transit

SUMMARY

Roystone features nearly 3,000 sq. ft. of prime street-level space designed for vibrant food, beverage, or hospitality concepts. Positioned beneath 93 modern apartment homes and surrounded by one of Seattle's most energetic neighborhoods, the space offers a built-in audience of residents, visitors, and event-goers just steps away.

Located near Climate Pledge Arena, the Space Needle, and Seattle Center, Roystone delivers unmatched visibility, heavy foot traffic, and excellent signage opportunities. Completed in 2021 with modern storefront design and strong curb appeal, it's the perfect opportunity for restaurants, cafés, or specialty hospitality operators seeking to anchor themselves in a high-demand, walkable community.

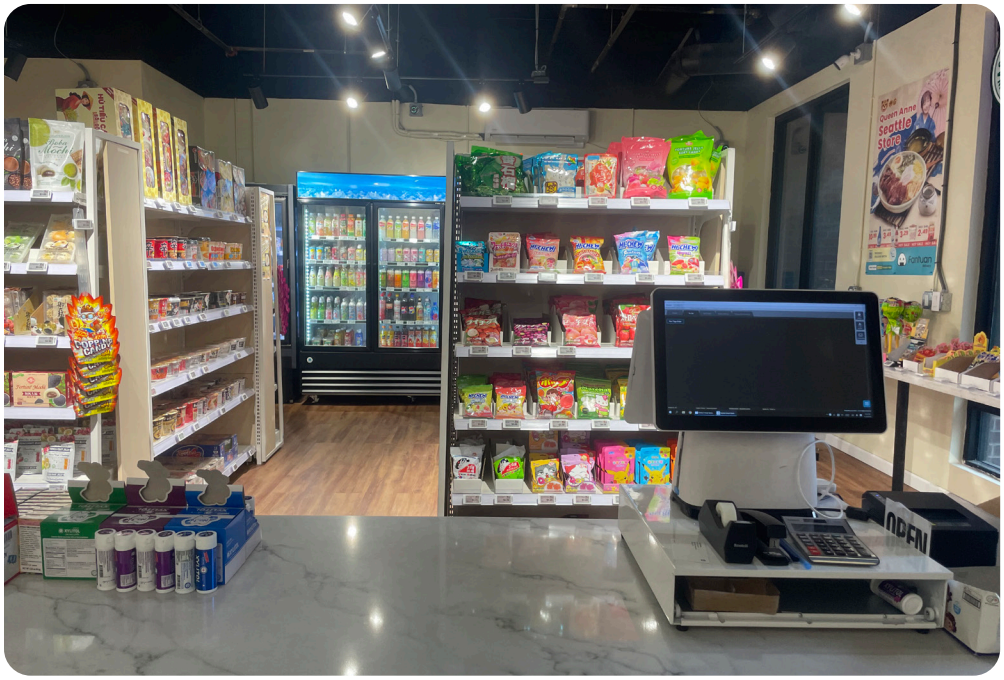



RETAIL 1
908 SF
100R1
RAMP DOWN TO PARKING
RESIDENTIAL
LOBBY
100L
DN
TRASH ROOM
100TR
BIKE STORAGE
100BS
100R4






EXIT
Queen Anne
Seattle
Store


Queen Anne
Seattle
Store
OPEN

POPULATION	1-MILE	5-MILE	10-MILE
Total Population	53,754	521,186	1,106,923
% Growth 2025-2029	1.9	1.2	1.0
Median Age	33.6	34.7	37.3

HH & INCOME	1-MILE	5-MILE	10-MILE
Total Households	33,063	261,046	498,293
Median HH Income	148,599	136,261	138,052

BUSINESS & WORKERS	1-MILE	5-MILE	10-MILE
Total Businesses	2,984	28,113	48,969
Total Employees	41,675	417,202	652,321

97
Walker's Paradise

69
Good Transit

87
Very Bikeable

FOOD & DRINK

Toulouse Petit
Caffe Ladro
Dicks Burgers
Athina
GoldinBlack Cafe

RETAIL

CVS
Safeway
Royal Records
Metropolitan Market
Golden Hope
UPS
Love June - Hair Salon
Queen Anne Nails

AREA EMPLOYERS

Climate Pledge Arena
Space Needle
Seattle Center
Google
Facebook
Amazon/AWS
Microsoft



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