

FOR SALE

BELLEME AT NORMANDY PARK

18449

1ST AVENUE SOUTH

Normandy Park, Washington 98418

PROPERTY SUMMARY

PRICE	\$1,900,000
TOTAL SQ. FT.	±72,280 SF (1.66 acres)
ZONING	(MU), City of Normandy Park
PARCEL NUMBER	3123049083 & 3123049217



THE OFFERING

CBRE is pleased to offer Belleme at Normandy Park, a fully entitled new mixed-use development project with permits in hand at closing. The development is for 23 fee simple zero lot line townhouses and a separate mixed-use building with six one-bedroom units above ground floor commercial. Each townhouse style unit averages 1,200 sq. ft. with two-bedrooms/two bathrooms and an attached two-car garage.

The median household income in Normandy Park is \$84,706, 31% higher than the average in the state. Market rents for two-bedroom units in the submarket are currently \$1.41 per sq. ft. with an average rent of \$1,670. This market will continue to thrive over the next several years due to very limited development in the surrounding submarkets.



For more information, please visit:

www.cbremarketplace.com/Belleme

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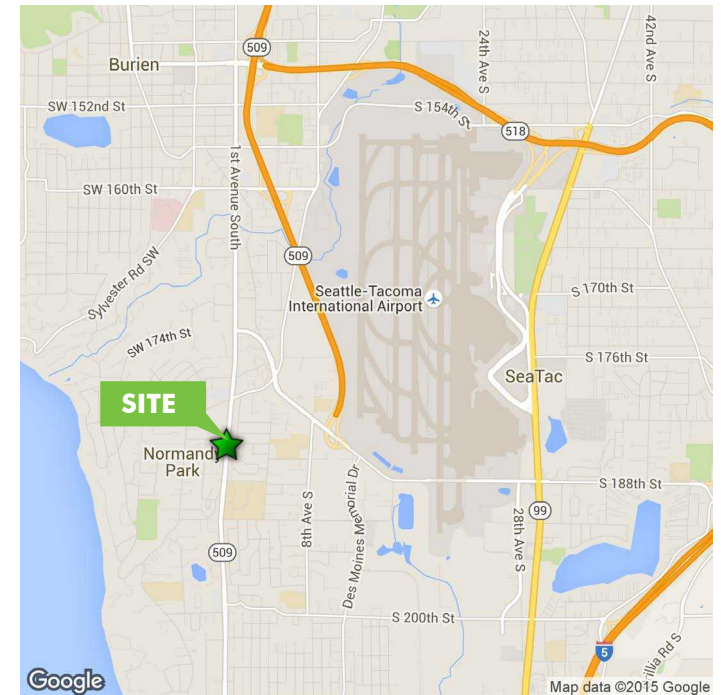
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AREA OVERVIEW

Located on the shores of Puget Sound south of SeaTac, the City of Normandy Park offers a quiet, close-knit refuge away from the busy industrial and metropolitan centers of Renton, Kent and Seattle for residents to raise their families. Bounded by Burien to the North and Des Moines to the Southeast, the city offers easy access to the airport, downtown Seattle and Tacoma via Highway 509 and I-5. Normandy Park has a number of nature trails and parks that loop around the city's 2.5 square miles. At the southernmost edge of the city, Marine View Park, consisting of 27.37 acres of heavily wooded bluffs and ravines, gives residents access to a saltwater beach and excellent views of Puget Sound.

UNIT MIX		
Unit Type	# of Units	(±RSF)
RETAIL	2	1,272
1BD/1 BA	6	1,000
Townhouses Type 1	10	1,295
Townhouses Type 2	6	1,358
Townhouses Type 3	5	1,295
Townhouses Type 4	2	1,600
TOTALS	31	39,317



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