

Offering Memorandum | Pricing: Best Offer

Roosevelt Development Site

FOR SALE | 6220 ROOSEVELT WAY NE SEATTLE, WA 98115



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 **JSH** | PROPERTIES, INC.

Roosevelt Development Site

Investment Summary

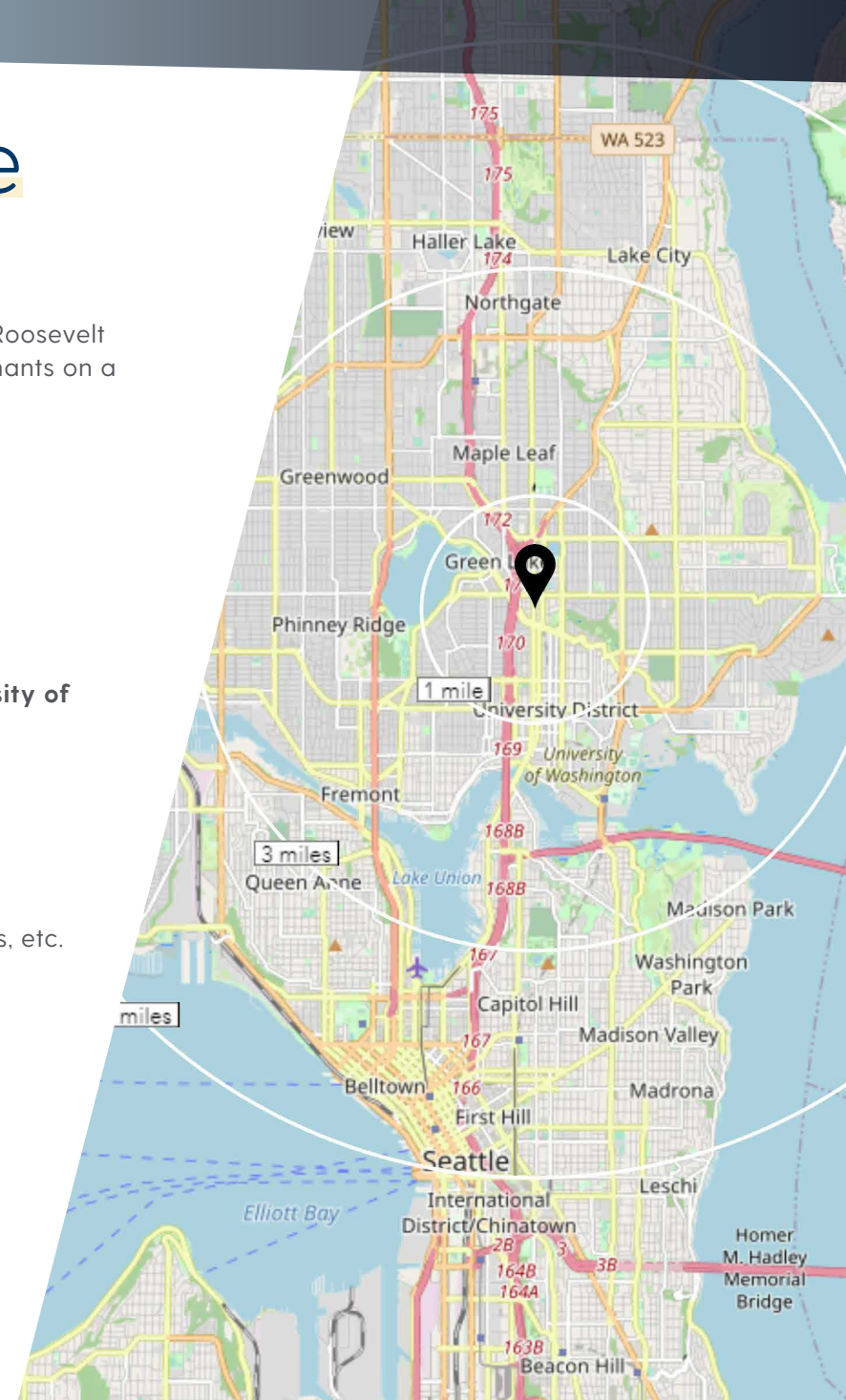
This investment opportunity is to purchase a multifamily development site located in the Roosevelt neighborhood of Seattle, WA. The property is currently leased and occupied by three tenants on a month-to-month basis.

- Zoned NC2-75 (M1) which allows multi-family developments to 75' high
- Occupancy: Three month-to-month tenants paying total rent of \$5,700/month

Investment Highlights

Incredible location with dense retail and close to Greenlake, area schools, and University of Washington:

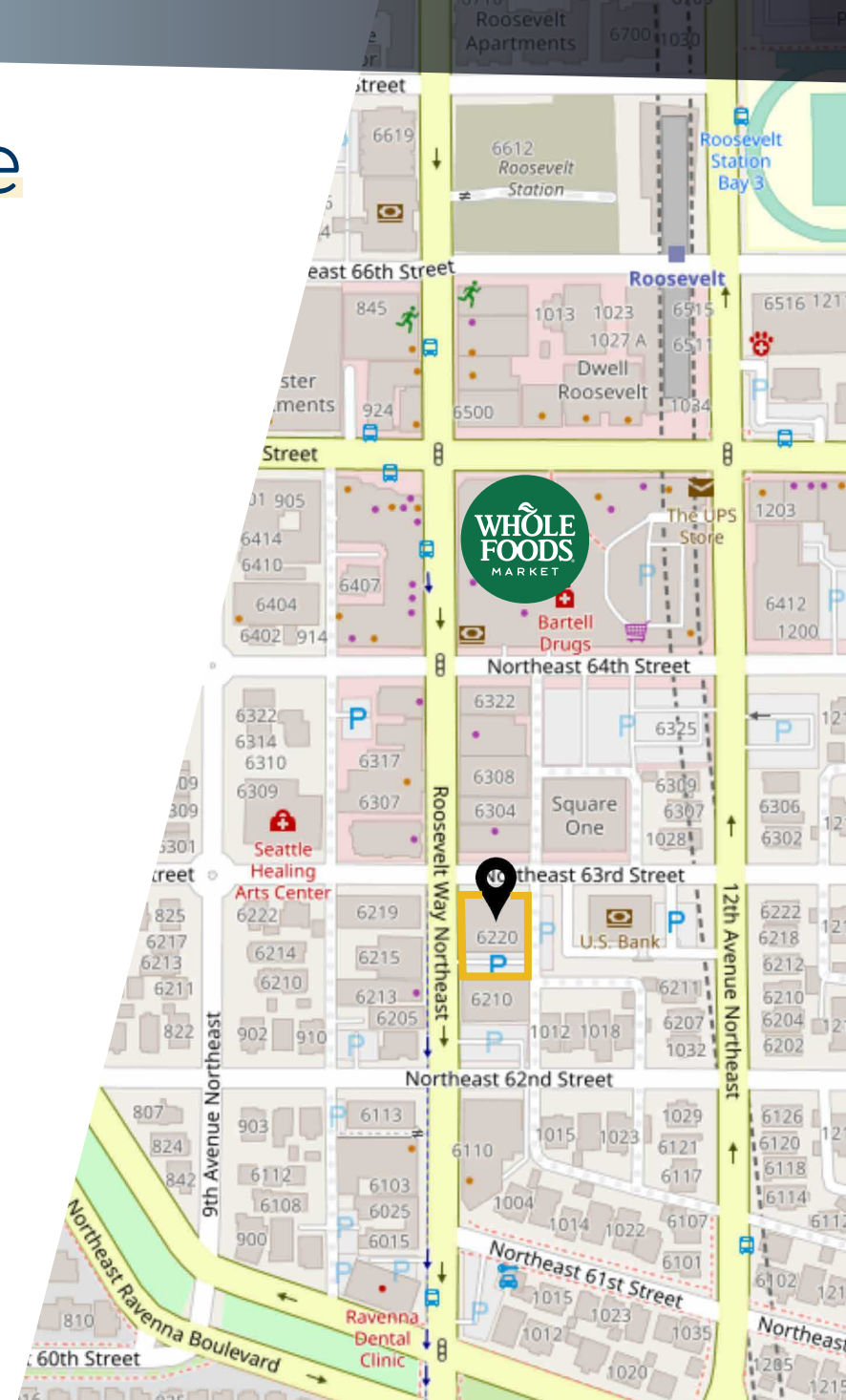
- 3 blocks south of Roosevelt Light Rail Station
- 4 blocks from Roosevelt High School
- 3 Blocks from the Roosevelt Station (light rail)
- 2 Blocks from Roosevelt Square, with retailers such as Whole Foods, LA Fitness, Bartells, etc.
- 5 Blocks from Cowen Park
- Less than 1 mile / 4 minute drive to Greenlake Park
- 1.3 miles / 6 minute drive to University of Washington / UW Light Rail Station
- 5.6 miles / 10 minute drive to Downtown Seattle



Roosevelt Development Site

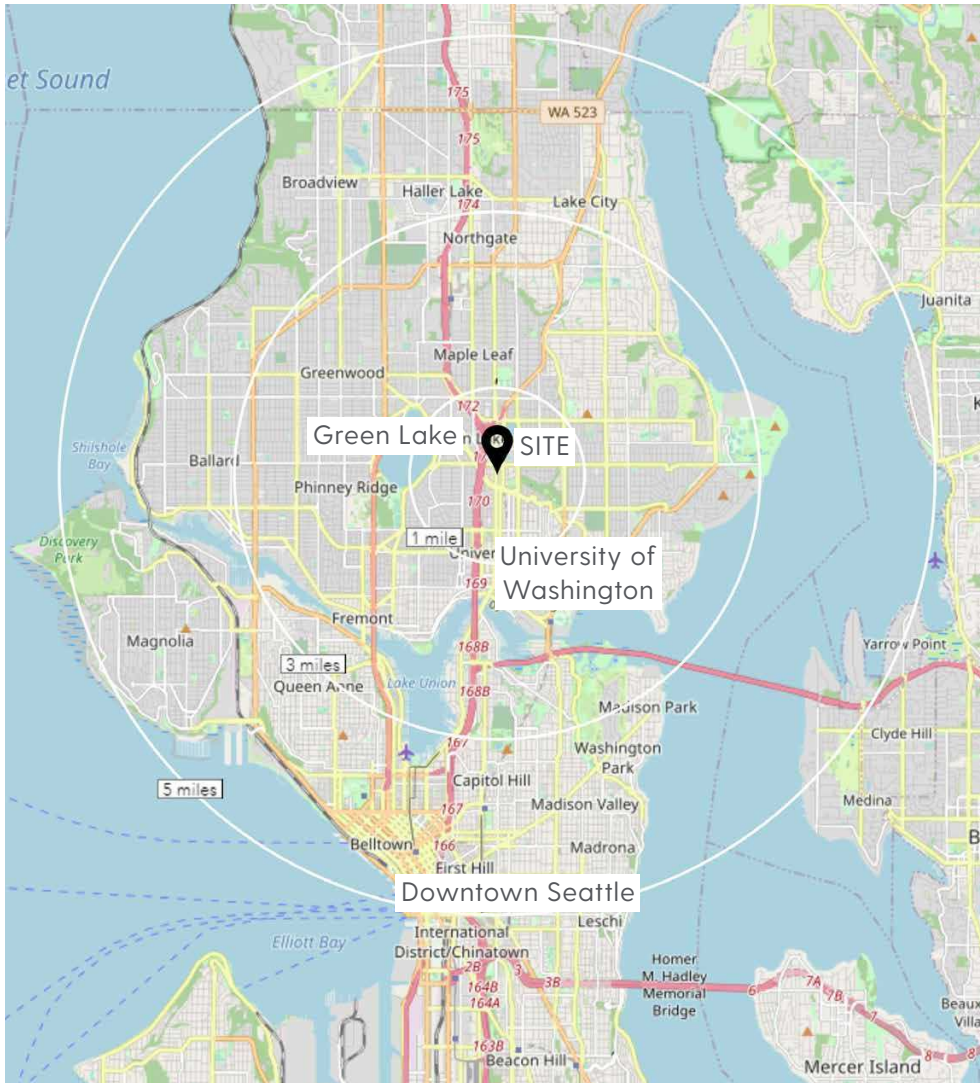
Property Overview

ADDRESS	6220 Roosevelt Way NE Seattle, WA 98115
BUILDING SIZE	8,000 SF
LAND AREA	12,000 SF
NOI	Three Month-to-month tenants paying \$5,700/mo gross
PARCEL NUMBER	272605-9109
TENANT(S)	Cello Technologies Seattle, Hawthorne Stereo & Chin Construction
YEAR BUILT	1948
BUILDINGS	1
STORIES	1
LAND AREA	12000
ZONING	NC2-75 (M1)
ASSESSED VALUE	\$5,041,000



Roosevelt Development Site

Demographics



6220 Roosevelt Way NE
Seattle, WA 98115

1 MILE 3 MILES 5 MILES

POPULATION

2021 Population	48,853	254,581	544,193
2026 Population	53,598	273,642	593,758
2021-2026 Annual Growth	1.87%	1.45%	1.76%

HOUSEHOLD

2021 Households	21,187	112,644	268,223
2026 Households	23,384	121,186	294,520
2021-2026 Annual Growth	1.99%	1.47%	1.89%

INCOME

2021 Average Household Income	\$127,682	\$153,543	\$149,901
2026 Average Household Income	\$145,323	\$173,072	\$169,508

MISCELLANEOUS

2021 Average Home Value	\$998,879	\$1,016,180	\$1,042,206
2021 Median Age	30.0	34.9	37
2021 Population with Bachelor's or Higher	78.9%	74.8%	71.7%

Roosevelt Development Site

Demographics 1 Mile Radius

KEY FACTS



48,853

Population



30.0

Median Age



2.1

Average Household Size



127,682

2021 Average Household Income (Esri)

EDUCATION



16%

Some College



79%

Bachelor's/Grad/Prof Degree

BUSINESS



1,530

Total Businesses



12,566

Total Employees

EMPLOYMENT



84%

White Collar



6%

Blue Collar



10%

Services

INCOME



127,682

2021 Average Household Income (Esri)



91,564

2021 Average Disposable Income (Esri)

ANNUAL HOUSEHOLD SPENDING



\$3,118

Apparel & Services



\$258

Computers & Hardware



\$5,644

Eating Out



\$7,347

Groceries



\$7,393

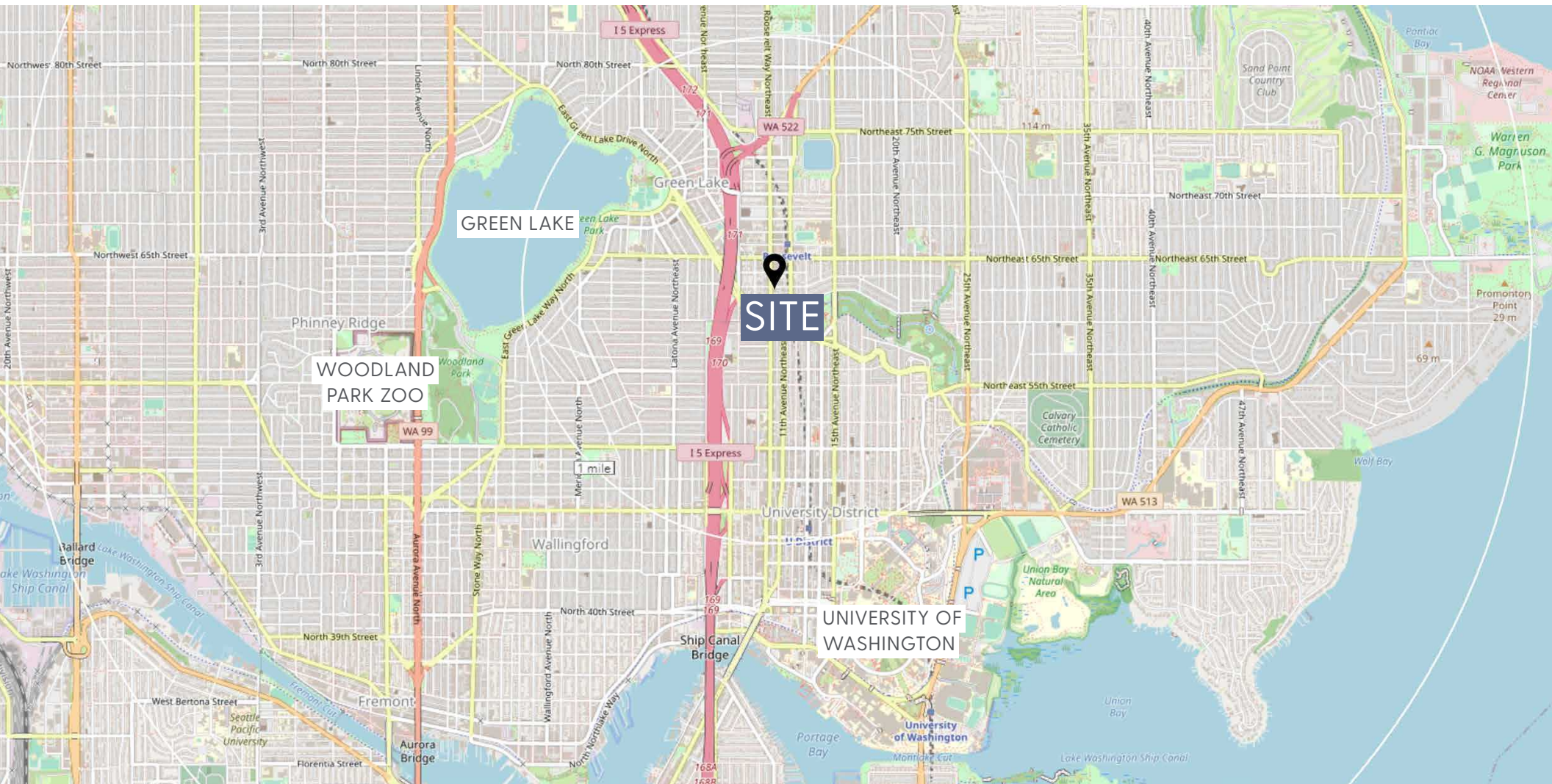
Health Care

Source: This infographic contains data provided by Esri, Esri and Data Axle, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2021, 2021, 2021, 2021.

Roosevelt Development Site

Site Map

[Google Map »](#)



Roosevelt Development Site

Parcel Map



Roosevelt Development Site

Neighborhood Retail



Restaurants/Bars:

65th St Cafe & Restaurant

- An Nam Pho
- Atlantic Crossing
- Bengal Tiger Cuisine of India
- Berling Pizza
- Bus Stop Espresso & Gyros
- C & a Foods
- Casa Patron
- Counter At Old Ballard Ctrng
- Die Bierstube
- Dish Cafe

G & F Grocery

- Gumbo Caf
- India Bistro
- Krittika Noodles & Thai
- Latona Pub
- Olympic Pizza & Pasta
- One Bite Seattle
- Poke Fresh
- Portage Bay Cafe
- Pub At Third Place
- Rain City Burgers

Royal Palm

- Salvatore Ristorante Italiano
- Santo Coffee Co
- Starbucks
- Sunlight Cafe
- Sushi Tokyo
- Taco Del Mar
- Taqueria
- Teddy's Tavern
- Thaprachan Thai Cuisine

Toronado

- Triple R Brewery Alley Tavern
- Tsui Sushi Bar
- Urban Luxe Cafe
- Wayward Coffeehouse
- Wayward Vegan Cafe
- Westy Sports & Spirits
- Wfm Coffee Bar
- Whole Foods Market

ROOSEVELT DEVELOPMENT SITE **FOR SALE** | 8 |