

Immediately Available For Lease or Sale GREENLAKE RETAIL/OFFICE/MULTIFAMILY

7301 Aurora Avenue N, Seattle, WA 98103



AVAILABLE FOR LEASE

RETAIL/OFFICE: 2,060 SF
LEASE RATE: \$22.00/SF/Yr NNN

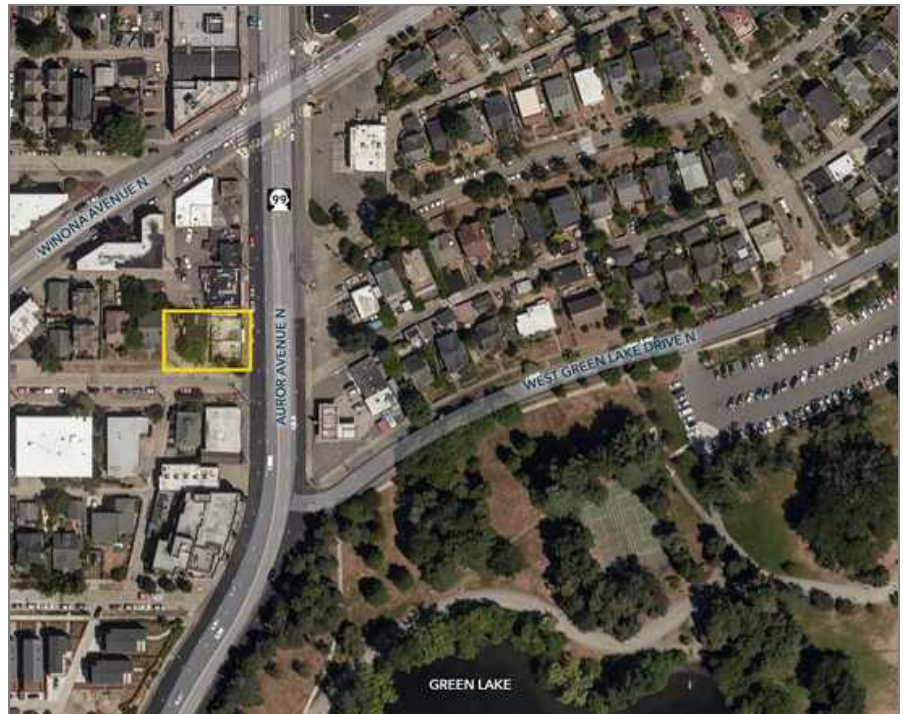
AVAILABLE FOR SALE

SALE PRICE: \$1,950,000
IMPROVEMENTS: Triplex - 2,550 SF
Retail Space - 2,060 SF
PARCEL SIZE: 4,930 SF of Land
ZONING: NC3P-55

COMMENTS

The property is ideally located on the NW corner of Greenlake (corner of Aurora Ave. N & N 73rd St.). The 4,930 SF parcel contains a recently vacated Restaurant / Bar and a fully occupied Triplex.

The highest and best use of the Property is a redevelopment of this parcel along with the neighboring three other parcels for a total of 20,210 SF of NC3P-55 land.



CONTACT

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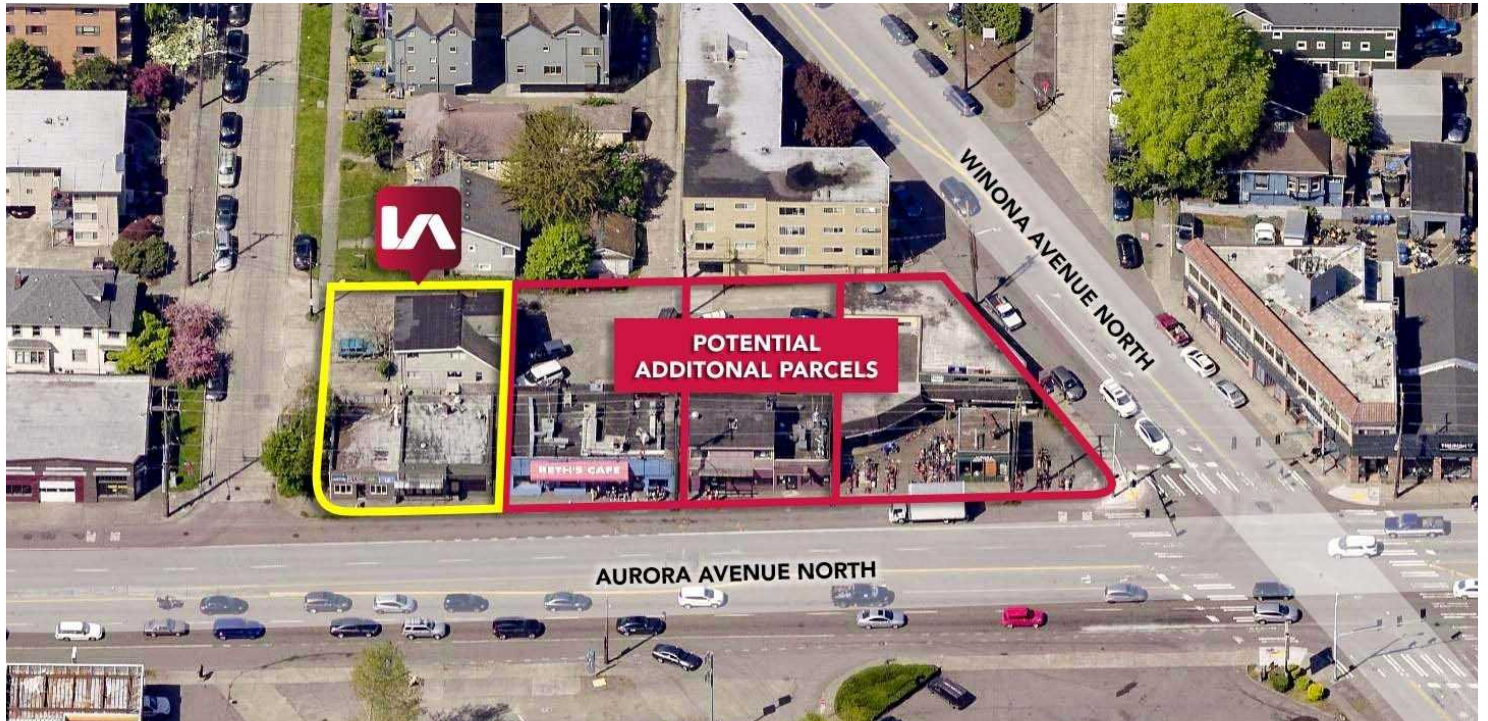
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POTENTIAL ADDITIONAL PARCELS

- Further 15,280 SF of Land Available in Neighboring Parcels
- Total SF of the Subject Plus the Additional 3 Other Parcels is 20,210 SF
- Together the 4 Parcels Allow for Redevelopment, the Property's Highest and Best Use

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EAST ELVEATION STUDY - OPTION 2

HIGHEST & BEST USE: REDEVELOPMENT

Possible Redevelopment Scenario

Lower level parking, plus five stories above with a potential of:

- Residential Area: 48,737 SF
- Retail Area: 9,522 SF
- Total Number of Units: 79

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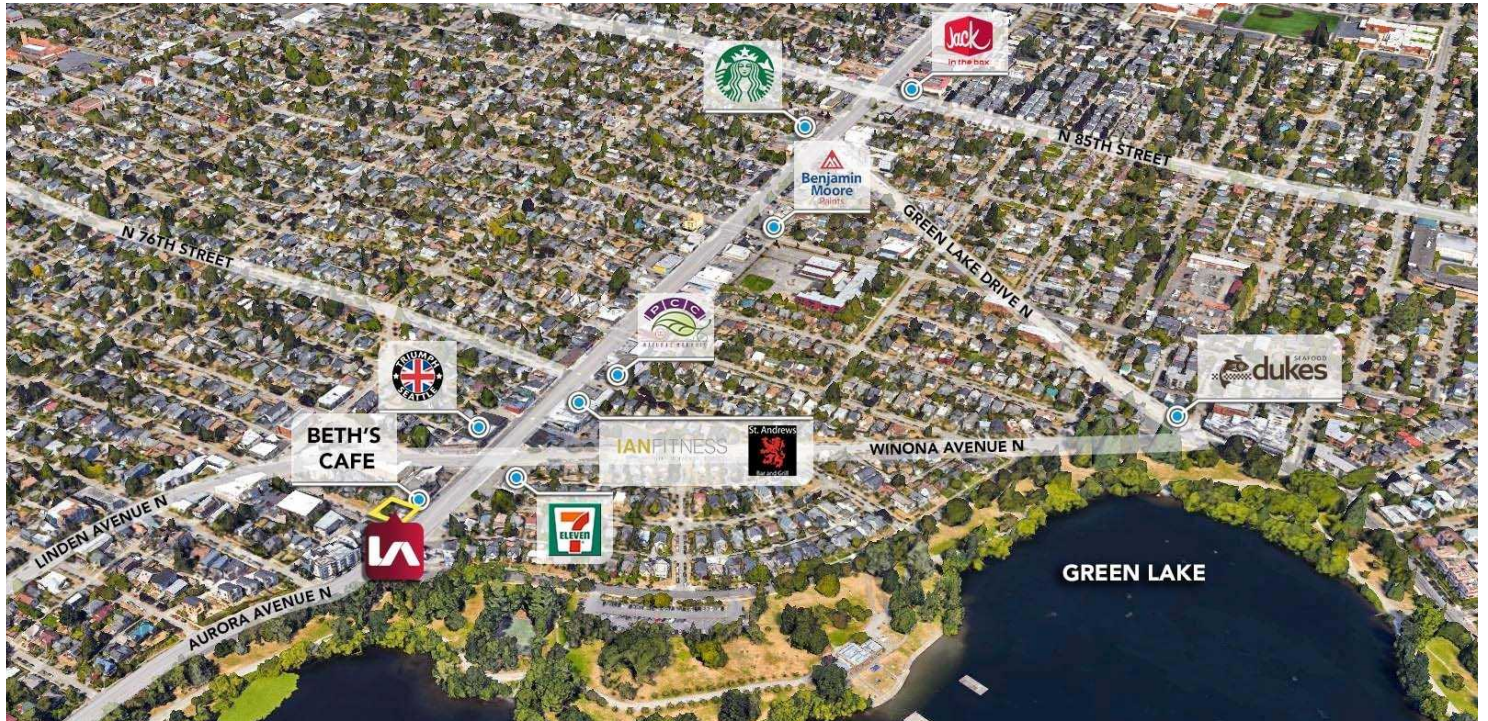
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POPULATION

	1 MILE	2 MILES	3 MILES
2020	29,743	270,774	505,324
2025 (Projection)	31,477	289,789	543,764

HOUSEHOLDS

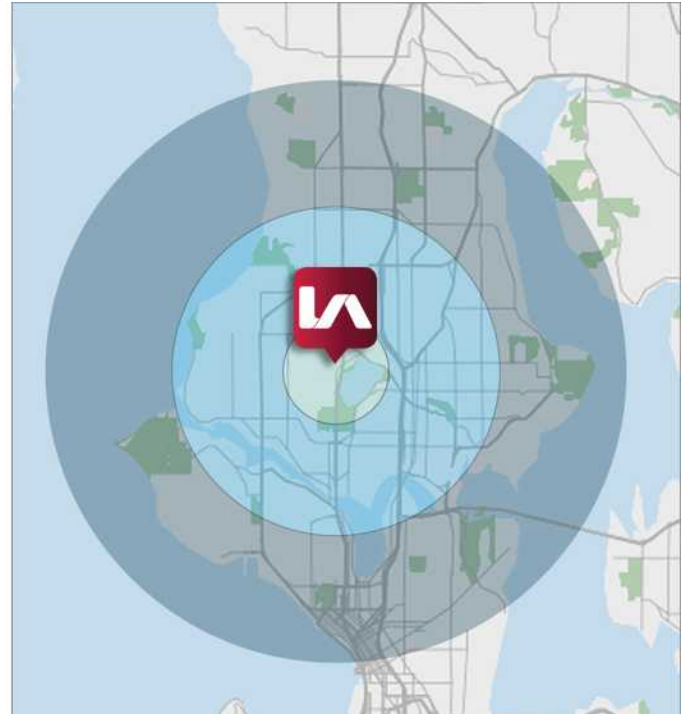
	1 MILE	2 MILES	3 MILES
2020	13,457	119,237	238,566

MEDIAN HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES
2020	\$115,038	\$94,622	\$98,771

TRAFFIC COUNTS

	STREET / CROSS STREET	VOLUME	DISTANCE
	Aurora Avenue N / N 77th Street	39,075	0.05 miles
	Aurora Avenue N / N 80th Street	39,075	0.17 miles



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