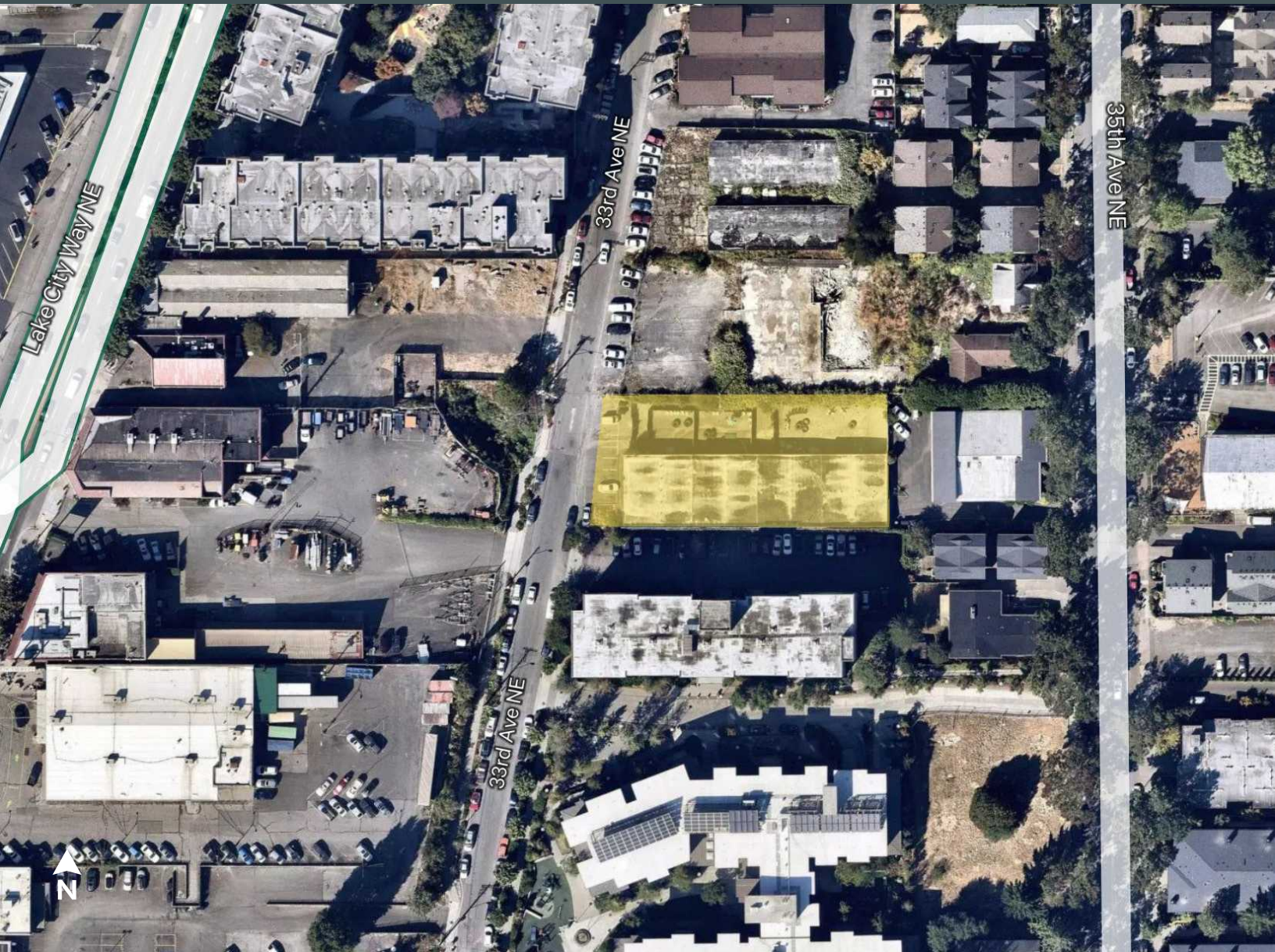


Multifamily Development Opportunity

Lake City, WA

12570 33rd Ave NE
Seattle, WA 98125
www.cbre.com



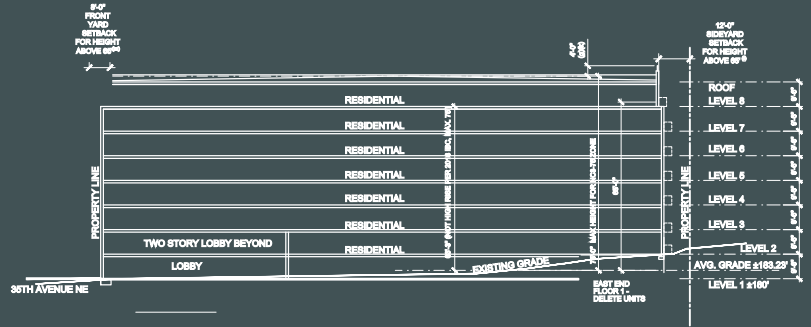
Multifamily Development Opportunity

12570 33rd Ave NE | Seattle, WA 98125

Lake City Multifamily Development Opportunity

Neighborhood

Bordered by Lake Forest Park to the north and Lake Washington to the east, Lake City offers a high quality of life, moderate cost of living and convenient access to desirable retail amenities. Gentrification and diversification in the neighborhood have been prominent over the past decade as land values have skyrocketed in nearby Seattle submarkets. Over 2,000 new housing units are planned or under construction in the neighborhood.



Conceptual image not to design or scale

Conceptual image not to design or scale



Property Information

- + Price: \$4.5 million
- + Tax Parcel: 145360-1021
- + ±21,500 SF site
- + Up to 154 units
- + Zoned NC3-75 (M), City of Seattle
- + All major utilities to site
- + ±9,600 SF warehouse (to be demolished)

Area Information

84

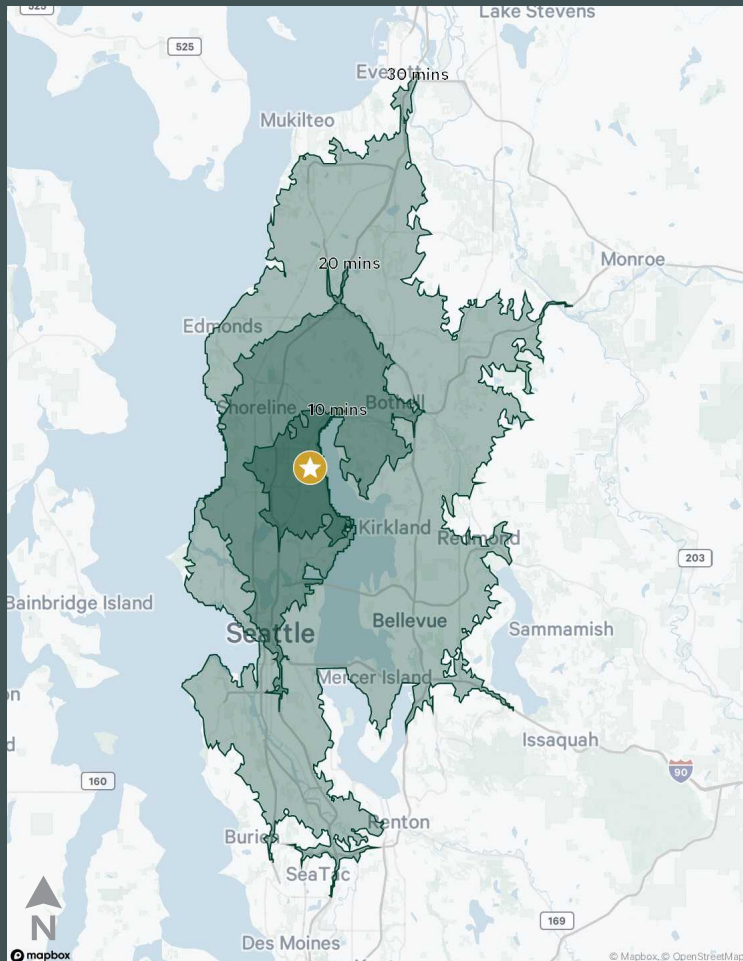
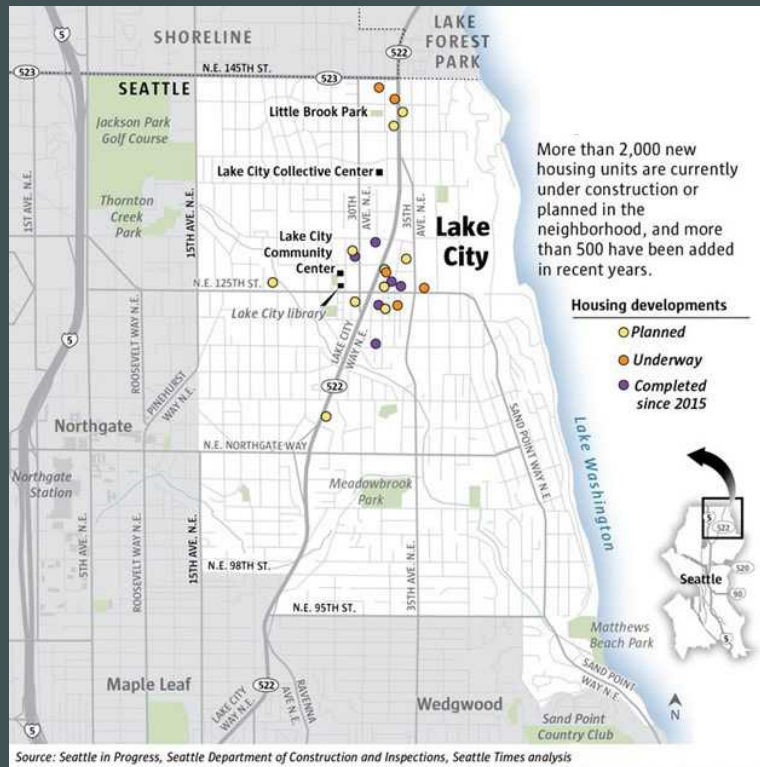
Walk Score

56

Transit Score

74

Bike Score



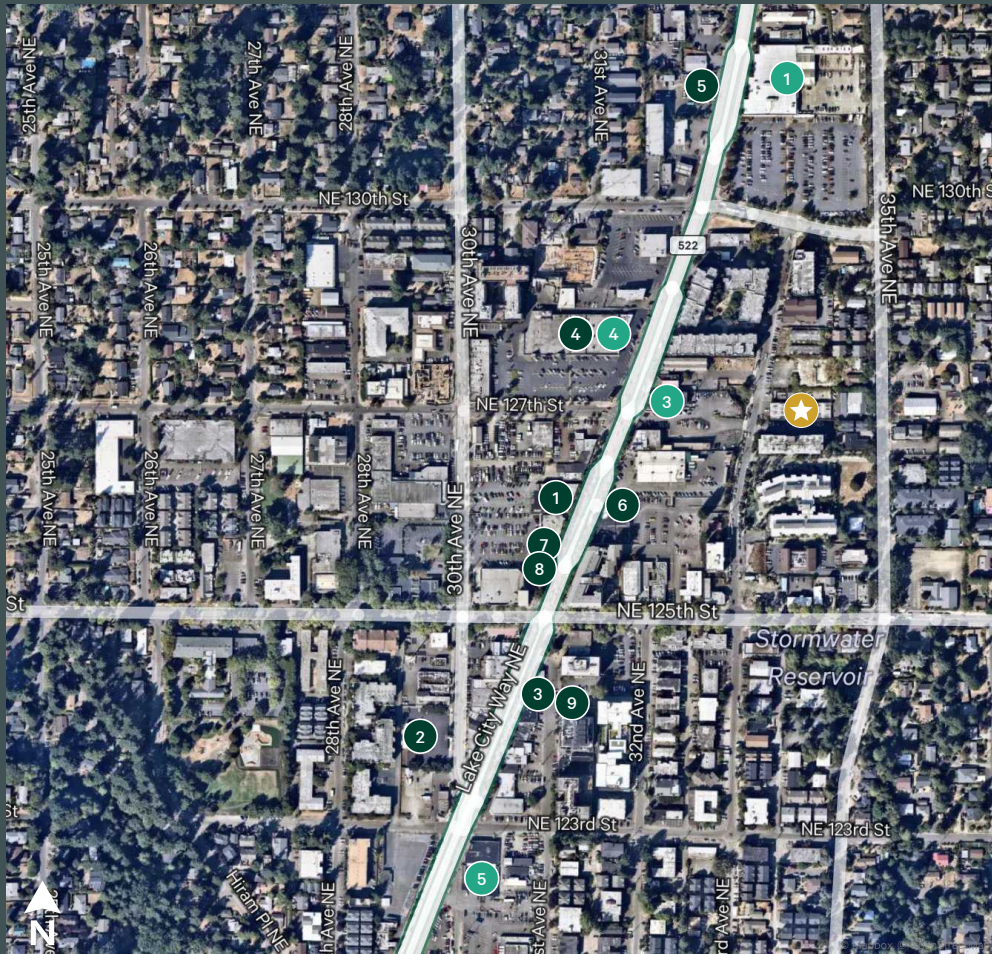
Travel Distance and Times

Location	Distance	Time
Lake Washington	1 mile	4 minutes
Northgate Light Rail Station	2.8 miles	10 minutes
Interstate 5	3.2 miles	8 minutes
University of Washington Seattle	4.5 miles	14 minutes
Green Lake Park	4.9 miles	12 minutes
Downtown Seattle	9.0 miles	20 minutes
Downtown Bellevue	14.6 miles	25 minutes
SeaTac Airport	21.5 miles	29 minutes

Multifamily Development Opportunity

12570 33rd Ave NE | Seattle, WA 98125

For Sale



Legend

Stores	Restaurants
1. Fred Meyer	1. Elliott Bay Public House & Brewery
2. Grocery Outlet	2. Dick's Drive-In
3. Thriftology	3. Lil' Tiger Ice Cream
4. O'Reilly Auto Parts	4. Chipotle Mexican Grill
5. Lake City Power-sports	5. Hellbent Brewing Company
	6. Mount&Bao
	7. Kaffeeklatsch Seattle
	8. Panda Express
	9. Jalisco Mexican Restaurant

Demographics

	1 Mile	3 Miles	5 Miles
Population 2022	23,259	148,571	48,611
Population 2027 Est	23,835	151,455	438,631
Avg Income 2022	\$129,695	\$154,556	\$162,504
Avg Income 2027 Est	\$156,592	\$181,325	\$189,989
2022 Housing Units	11,007	65,237	187,670

Contact Us

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