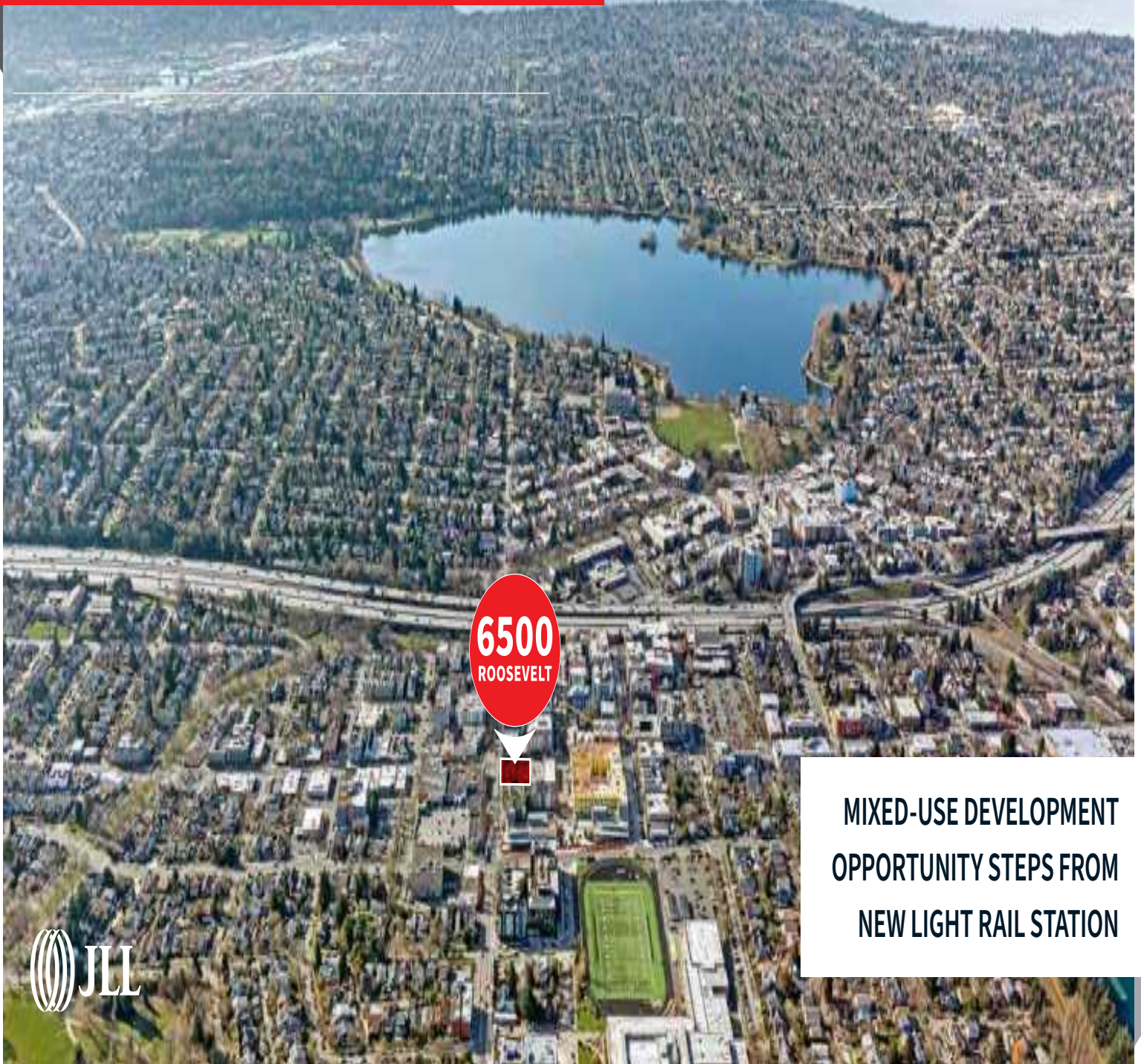


6500 ROOSEVELT

6500 Roosevelt Way NE, Seattle, WA 98115 and
1008 NE 65th Street, Seattle, WA 98115



**MIXED-USE DEVELOPMENT
OPPORTUNITY STEPS FROM
NEW LIGHT RAIL STATION**



The offering

JLL has been exclusively retained for the sale of 6500 Roosevelt (the “Property” or “Site”). Superbly located in Seattle’s highly desirable Roosevelt neighborhood, the Property sits in the same block as the recently opened Roosevelt Light Rail Station. Just minutes from Green Lake Park and the University District, the Property offers ease of access to Northeast Seattle’s top amenities, while its proximity to Interstate-5 and the Roosevelt Light Rail Station provides convenient passage to all major employment and leisure submarkets in the Seattle MSA. Currently home to two, single-story retail buildings, the Property provides investors the opportunity to explore multifamily, office, or hospitality development in one of Seattle’s most desirable submarkets.





◀ **ROOSEVELT SQUARE**
across the street from the Site

ZONING SUMMARY

Address	6500 Roosevelt Way NE, Seattle, WA 98115 and 1008 NE 65th Street, Seattle, WA 98115
Parcels	365870-0065: 9,180 square feet 0.21 acres 365870-0080: 6,120 square feet 0.14 acres
Total site size	15,300 square feet 0.35 acres
Zoning	Neighborhood Commercial: NC3P-95 (M)
Maximum floor area ratio (FAR)	6.25 (Roosevelt Station Area Overlay District)
Maximum height	95 feet
Allowable uses	Residential, office, retail, lodging, R&D/ laboratories, medical services
Parking requirement	No parking requirement
MHA requirement	Medium
MHA payment option	Residential: \$17.51 Commercial: \$9.45
MHA performance option	Residential: 6% Commercial: 5% (some street-level commercial uses exempt)

Investment highlights



In the same block as the recently opened Roosevelt Light Rail Station



10 minutes or less via Light Rail to the core of Seattle's economic engine and Seattle's largest higher learning institution



Outstanding neighborhood demographics



Residential neighborhood with unique urban appeal



Approximately 1/2 mile to many of Seattle's best parks including Green Lake Park



Strong local public schools

► ROOSEVELT LIGHT RAIL STATION ENTRANCE

1 min. walk from 6500 Roosevelt



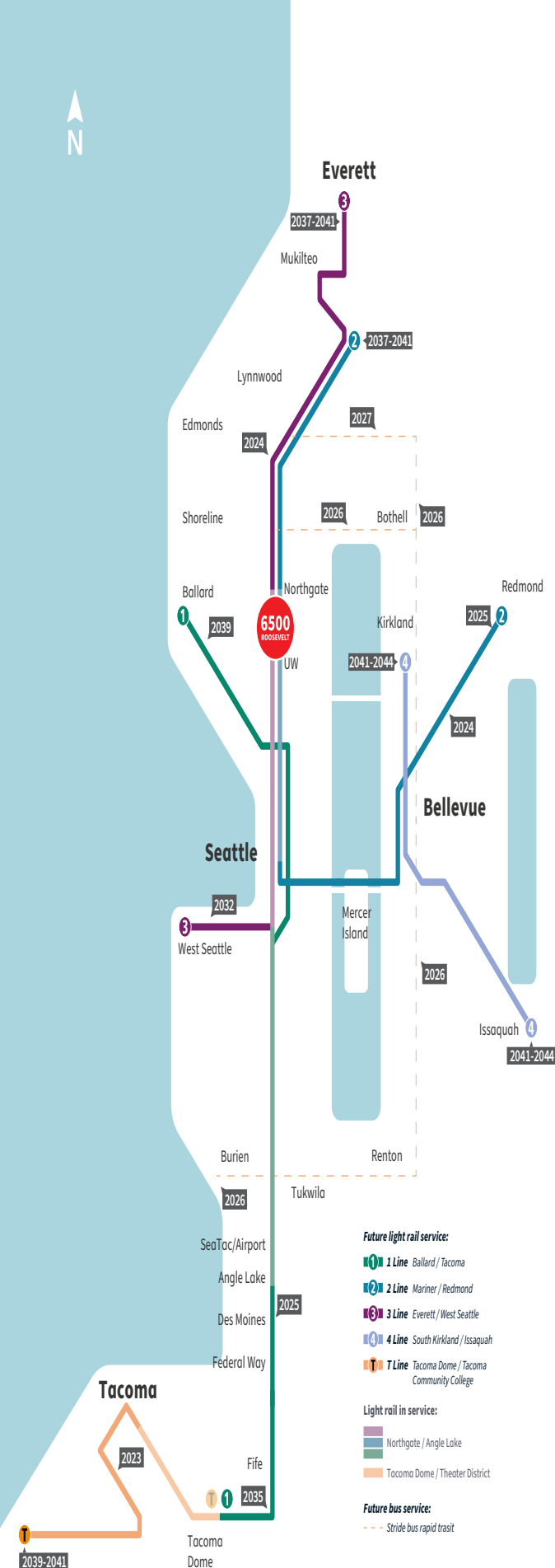
300 feet from brand new light rail station

With the opening of the Roosevelt Light Rail Station in 2021, part of the 4.3-mile Northgate Link Extension, the accessibility of the region to and from Roosevelt has greatly improved. Between now and the end of 2025, the light rail will add:

19 NEW STATIONS

34 MILES OF LIGHT RAIL

SERVICE TO MERCER ISLAND, BELLEVUE, REDMOND, SHORELINE, KENT, FEDERAL WAY, AND LYNNWOOD



Source: Sound Transit

Expanding tech giants, biotech, and life sciences **accessible in 10 minutes via light rail**



Google

6-minute drive

7K+ Seattle area employees

3K Fremont Employees

630K SF recently
developed South Lake
Union office campus

4M SF of office space
in the Seattle area

Meta

7-minute drive

875K SF occupied in
South Lake Union

Nearly **8K** Seattle
area employees

Amazon

8-minute drive

12.6M SF occupied in
Seattle with majority
in South Lake Union

55K employees in Seattle

New **3 days** per week in office
requirement began May 1st

Apple

8-minute drive

Apple plans to increase
Seattle presence to **2K**
employees by 2024

New **660K** SF office
space at 333 Dexter



10-minute drive

140K SF occupied
in Fremont



12-minute drive

1.4M SF \$900M headquarters
redevelopment

4K employees



8-minute drive

521K SF occupied
in Fremont

1.2K+ employees

Sources: JLL research, GeekWire, Daily Journal of Commerce, Seattle Times



ADOBE - FREMONT

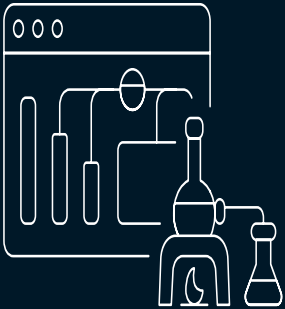


TABLEAU - FREMONT



LIFE SCIENCE | BIOTECH | HEALTHCARE

Accessible in <15 minutes via light rail



Within proximity to Washington's largest hospitals and healthcare operations, Seattle has garnered an expanding presence of life science research institutions. Drawing from Seattle's young and highly educated workforce, these institutions function on the cutting edge of biomedical and clinical breakthroughs.



University of Washington

35K employees | 5-minute drive

The University of Washington (UW) is a world-renowned hub for innovation and research. The University operates a satellite campus for the UW School of Medicine in South Lake Union where researchers work to develop life-changing therapies and medical breakthroughs.

UW Medicine

#1

ranked hospital
in Washington

35K

employees

Fred Hutchinson Cancer Care Research Center

5.7K employees | 6-minute drive

1.6M SF

campus in South Lake Union

Seattle Cancer Care Alliance

7.5K employees | 7-minute drive

Top 30

Best Hospitals for Adult Cancer
Treatment in the U.S.

U.S. NEWS & WORLD REPORT 2022

Seattle Children's Hospital

9.5K employees | 8-minute drive

607K SF

facility in South Lake Union

392K

annual patient visits

Top-Ranked

pediatric hospital in Washington
and the Pacific Northwest



Bill & Melinda Gates Foundation

1.8K employees | 8-minute drive

900K SF

campus in South
Lake Union

\$67.3B

foundation trust
endowment

Swedish Medical Center

13K employees | 10-minute drive

#112

best hospital in the U.S.
NEWSWEEK, 2023

1.2K

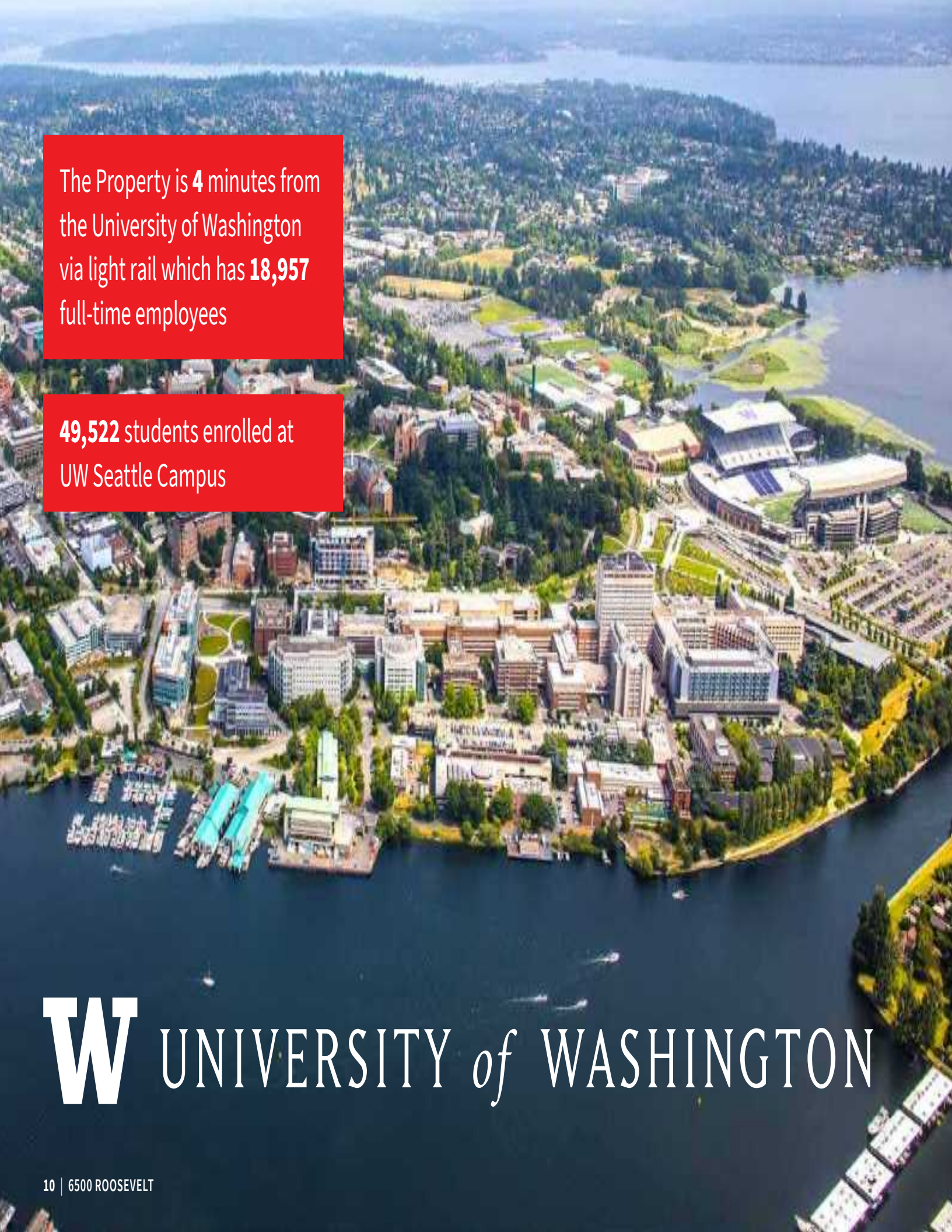
licensed beds

1.2K

emergency room visits annually



Sources: Discover South Lake Union, GeekWire, Seattle Times, Puget Sound Business Journal, University of Washington, Swedish Medical Center, Fred Hutchinson, US News & World Report, Bill and Melinda Gates Foundation, Allen Institute, Seattle Children's Hospital



The Property is **4** minutes from
the University of Washington
via light rail which has **18,957**
full-time employees

49,522 students enrolled at
UW Seattle Campus

W UNIVERSITY *of* WASHINGTON

Under 20-minute commute

to 18.2M SF of office planned and under construction on the Eastside

AMAZON 14-minute drive

- **10K+** employees on the Eastside
- **2** new offices in Bellevue that will provide space for over 2K employees
- **6.8M** SF office space on the Eastside

GOOGLE 14-minute drive

- Created **\$39.4B** of economic activity in Washington
- Seattle is their largest hub outside of the Bay Area
- **1.4M** SF office space on the Eastside
- **760K** SF new office campus expected to be completed by 2025

META 14-minute drive

- **6.4K** future Bellevue employees
- **1.9M** total SF Spring District and Eastside office space

MICROSOFT 16-minute drive

- As many as **8K** future employees
- **47K** current employees in Redmond
- **3M** SF new office and campus upgrade expected to be completed by 2025
- **13.9M** SF of office space on the Eastside



3.4M of the **4.4M** SF under construction is pre-leased

13.8M SF planned office development

Total **18.2M** SF office development pipeline on the Eastside





EASTSIDE TECH EMPLOYMENT BOOM

Amazon: Will have 12K employees in Bellevue by the end of 2023
Microsoft: HQ expansion underway, room for 8K additional employees
Meta: Expansion space with room for 6.4K employees by 2024
Google: Room for 14K employees in Seattle MSA, recent expansion in Kirkland



DOWNTOWN SEATTLE
341K daytime employees

FIRST HILL

SWEDISH MEDICAL CENTER
UW Medicine
Virginia Mason
THE POLYCLINIC

REDFIN Zillow hulu
NORDSTROM Dropbox
ORACLE Disney

SEATTLE CENTER
CLIMATE PLEDGE ARENA
space needle

SOUTH LAKE UNION

Seattle Children's Amazon
Google KREI BILL & MELINDA GATES foundation
FRED HUTCH ALLEN INSTITUTE Apple
Meta

Port of Seattle

Elliott Bay

East Link Light Rail Extension

Capitol Hill Light Rail Station

Westlake Light Rail Station
10 mins away

University of Washington Light Rail Station

UW Medicine

U District Light Rail Station
Opened 2021

W
UNIVERSITY of WASHINGTON
18,957 full-time employees

UNIVERSITY VILLAGE

University Playground

McDonald Elementary School

Ravenna Park

Cowen Park

6500 ROOSEVELT

Roosevelt High School

Roosevelt Light Rail Station
Opened 2021

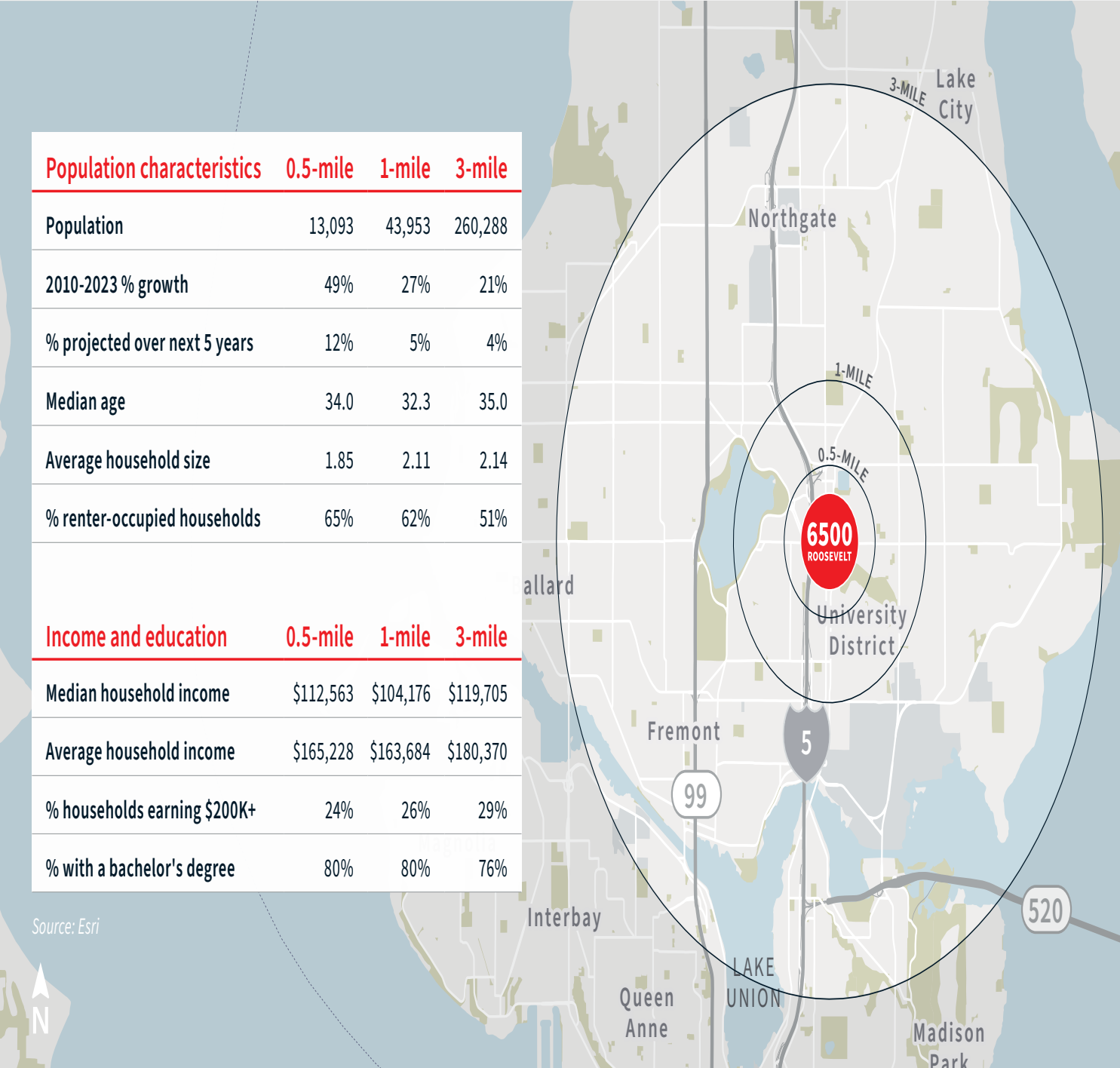
Daniel Bagley Elementary School

Outstanding neighborhood demographics

 **GROWING POPULATION**

 **WELL-EDUCATED**

 **HIGH EARNERS**



Residential neighborhood with unique urban appeal

Since regional voters endorsed the South Transit 2 ballot measure in 2008, density for residential development in Roosevelt has increased. This has resulted in a walkable urban neighborhood appealing to Seattle's more affluent renters.

Green space and outdoor recreation venues surround the area. The combination of wide sidewalks and density of neighborhood businesses make Roosevelt a Walker's Paradise. With approximately 500 retail and entertainment amenities within a 10-minute walk of the Property, Roosevelt's storefront lined streets are occupied by cafes, bars, restaurants, boutiques, and grocery stores. Additionally, Roosevelt Square, located directly across the street from the Property, boasts the first Whole Foods Market in the Pacific Northwest.



500

RETAIL AND ENTERTAINMENT
AMENITIES WITHIN A 10-MINUTE WALK



98

WALK SCORE



Source: Seattle Times



Strong local public schools



A+ Roosevelt High School

A Bryant Elementary School

A McDonald Elementary School

A Eckstein Middle School

A- Daniel Bagley Elementary School

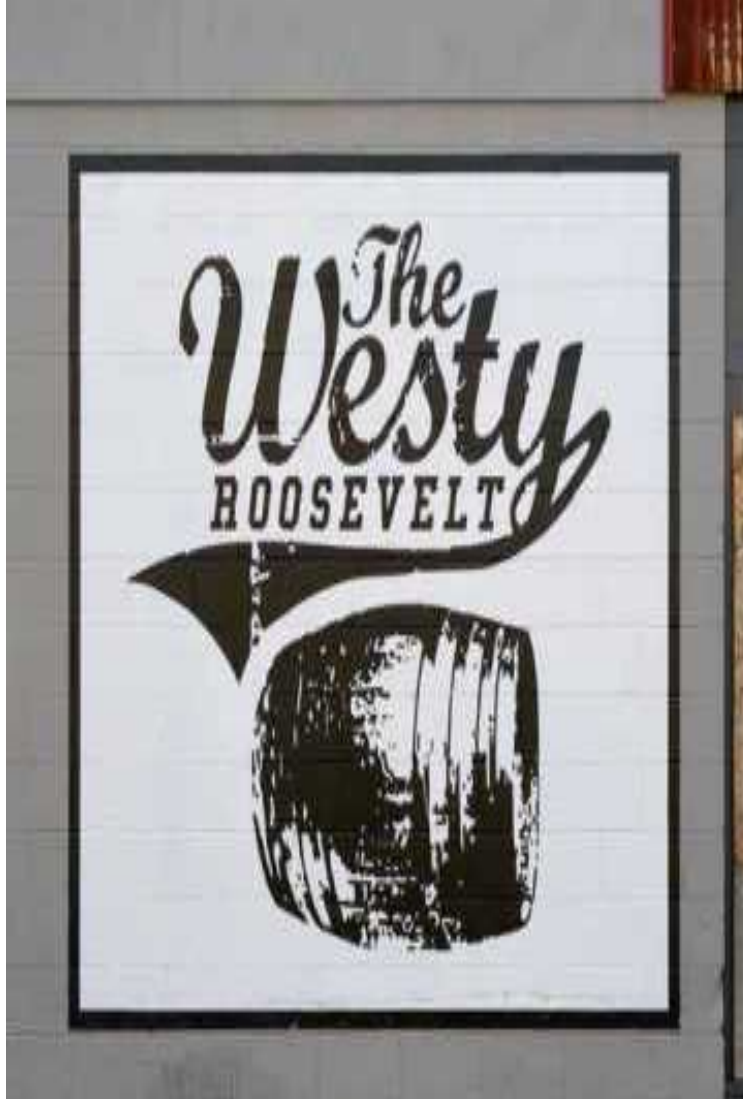
A- Loyal Heights Elementary School

A- Green Lake Elementary School

► **ROOSEVELT HIGH SCHOOL**
2 min. walk from 6500 Roosevelt



Source: Niche Ratings



Neighborhood amenities and recreation

GROCERY

WHOLE FOODS
MARKET



SAFEWAY

TRADER JOE'S

RESTAURANTS AND BARS



poke fresh

STARBUCKS

BROADCAST
COFFEE ROASTERS

portage bay

nextlevel



• JUNE BABY •

SUNLIGHT CAFE

duècucina

RAIN CITY BURGERS





► **GREEN LAKE PARK**
12 min. walk from the Site



WOODEN CITY TAVERN
10 min. walk from the Site

ENTERTAINMENT AND SHOPS

MUDBAY

**BARTELL
DRUGS**

ten
thousand
villages.

barre3

ride bicycles
BIKE SHOP

title nine

**WOODLAND
PARK ZOO**

LA | FITNESS

Health Mutt

**Guitar
Center**

THIRD PLACE BOOKS



PARKS

Green Lake Park

Ravenna Park

Cowen Park

Woodland Park

NE 60th St Park

Meridian Playground

Rainbow Point



Amenity map

GREEN LAKE



RESTAURANT | GROCERY

1. Poke Fresh
2. The Atlantic Crossing
3. Broadcast Coffee
4. Rain City Burgers
5. BOL
6. Portage Bay Cafe
7. Bus Stop Espresso and Gyros
8. Wayward Vegan Cafe
9. Casa Patron
10. India Bistro
11. Distant Worlds Coffeehouse
12. Sunlight Cafe
13. Triple R Brewing Alley Tavern
14. Taco Del Mar
15. Whole Foods Market
16. Next Level Burger
17. The Westy Roosevelt
18. Caffe Ladro Ravenna
19. Santo Coffee
20. Rising Sun Produce
21. El Camion
22. Eight Bells Winery
23. Die Bierstube
24. Salvatore Ristorante Italiano
25. Taste of India
26. Persepolis Grill
27. Herkimer Coffee
28. Armistice Coffee Roaster
29. Brunello Ristorante
30. Safeway
31. Frelard Tamales
32. Smile Thai Cuisine
33. Cafe Lulu
34. Latona Pub
35. Nell's
36. Tacos Guaymas
37. Spud Fish and Chips
38. Retreat
39. Local Bigger Burger
40. O'Ginger Bistro
41. Thai Ocean
42. Tapas Lab
43. Starbucks
44. Little Red Hen
45. Greenlake Grill
46. Rosita's Mexican Restaurant
47. PCC Community Markets

SHOPPING | SERVICES

1. Mud Bay
2. Bartell Drugs
3. Mattress Firm
4. Ride Bicycles Bike Shop
5. Jay's Dry Cleaners
6. Health Mutt
7. Hawthorne Stereo
8. Guitar Center
9. Cello Technologies
10. U.S. Bank
11. PrintWithMe Print Kiosk
12. The Trading Musician
13. Pro Mountain Sports
14. Roosevelt Station Vet Care
15. Holman's Body and Fender Shop
16. Blue Sky Bridal
17. Moonlight Tattoo
18. Green Lake Animal Hospital
19. KeyBank
20. Title Nine
21. Gregg's Greenlake Cycle
22. Bartell Drugs
23. HomeStreet Bank
24. Super Jock 'n Jill

HEALTH | WELLNESS

1. Emerald City Boxing Gym
2. Barre3
3. The Roosevelt Barbershop
4. Derby Salon
5. Community Fitness
6. Euro-Esthetique European Day Spa
7. Ravenna Dental Clinic
8. Noah Salon
9. Sugar Sugar
10. Greenlake Primary Care
11. Blue Haven Medical Spa
12. Green Lake Strength and Conditioning
13. Pure Barre
14. Spavia Day Spa
15. GreekLake Fitness



Contacts

INVESTMENT SALES & ADVISORY

JORDAN LOUIE

Senior Director

+1 206 971 7007

jordan.louie@jll.com

Licensed in WA

MICHAEL LYFORD

Director

+1 206 336 5433

michael.lyford@jll.com

Licensed in WA

COREY MARX

Senior Managing Director

+1 206 607 1726

corey.marx@jll.com

Licensed in WA

DAVID YOUNG

Senior Managing Director

+1 206 607 1719

david.young@jll.com

Licensed in WA

REED CURTIS

Director

+1 206 336 5445

reed.curtis@jll.com

Licensed in WA

DEBT ADVISORY

JAKE WISNESS

Managing Director

+1 206 336 5431

jake.wisness@jll.com

EQUITY PLACEMENT

CHRIS ROSS

Senior Director

+1 425 533 1954

chrisp.ross@jll.com

Licensed in WA

UNDERWRITING INQUIRIES

SLATER SMITH

Associate

+1 425 999 5024

slater.smith@jll.com

Licensed in WA



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