

**7210  
ROOSEVELT WAY NE  
SEATTLE, WA 98115**

**ROOSEVELT TRANSIT  
ORIENTED  
DEVELOPMENT SITE**

**16,000 SF OF LAND**

**ZONED NC2-55 (M)**

**.40 MILES TO BOTH  
ROOSEVELT LIGHT RAIL  
STATION AND ROOSEVELT  
HIGH SCHOOL**

**MASSING STUDY  
AVAILABLE UPON REQUEST**

**Baylor Gordon**

**WCCR**

West Coast Commercial Realty



# ROOSEVELT TRANSIT ORIENTED DEVELOPMENT SITE

7210 Roosevelt Way NE w Seattle, WA 98115



## THE OPPORTUNITY

Located on a bus line and just 6 blocks from both the new Roosevelt Light Rail Station and Roosevelt High School is a 16,000 SF corner development site zoned to allow for up to 72 residential units and 4,500 SF of ground level retail. In addition to light rail access, the site is across the street from a Safeway and less than 1/2 mile north of Whole Foods. The in-city location is centrally located and allows easy access to downtown, North Seattle, the U-district and the Eastside.

# ROOSEVELT TRANSIT ORIENTED DEVELOPMENT SITE

7210 Roosevelt Way NE w Seattle, WA 98115



## DEMOGRAPHICS

### TOTAL POPULATION

1-Mile: 34,638  
2-Mile: 132,358  
5-Mile: 238,651



### AVERAGE HOUSEHOLD INCOME

1-Mile: \$149,723  
2-Mile: \$132,552  
5-Mile: \$140,843



## TRAFFIC COUNTS

11,052 vehicles per day at  
Roosevelt Way NE and NE 72nd Street S  
(.02 miles from the site)

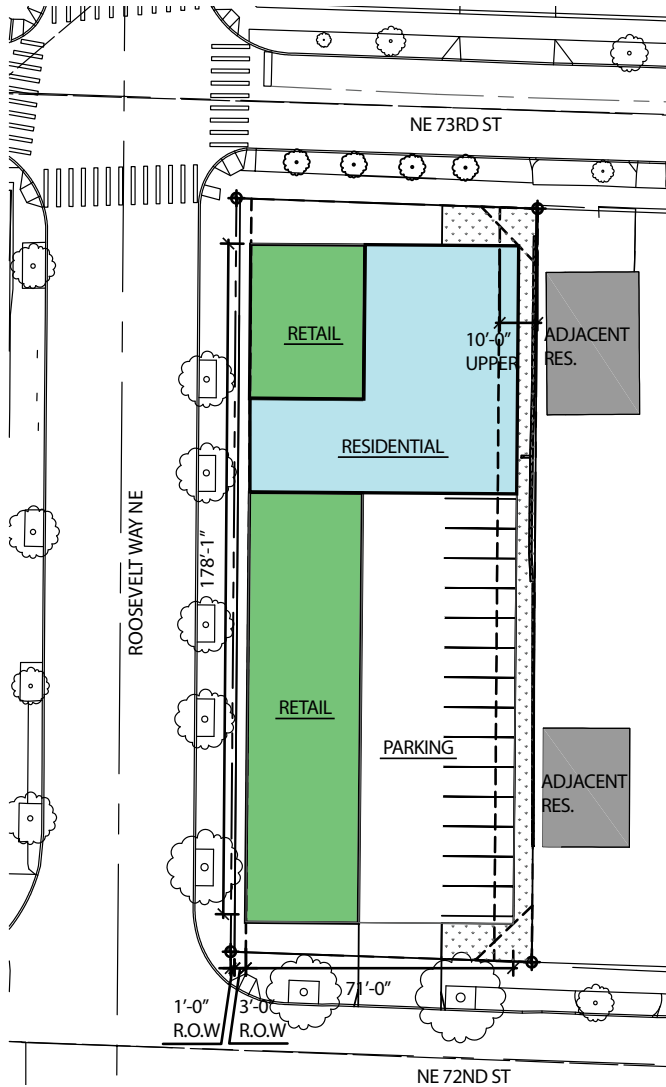
10,896 vehicles per day at  
Roosevelt Way NE and NE 73rd Street S  
(.04 miles from the site)

28,000 vehicles per day at  
NE 74th Street and 5th Avenue NE W  
(.10 miles from the site)

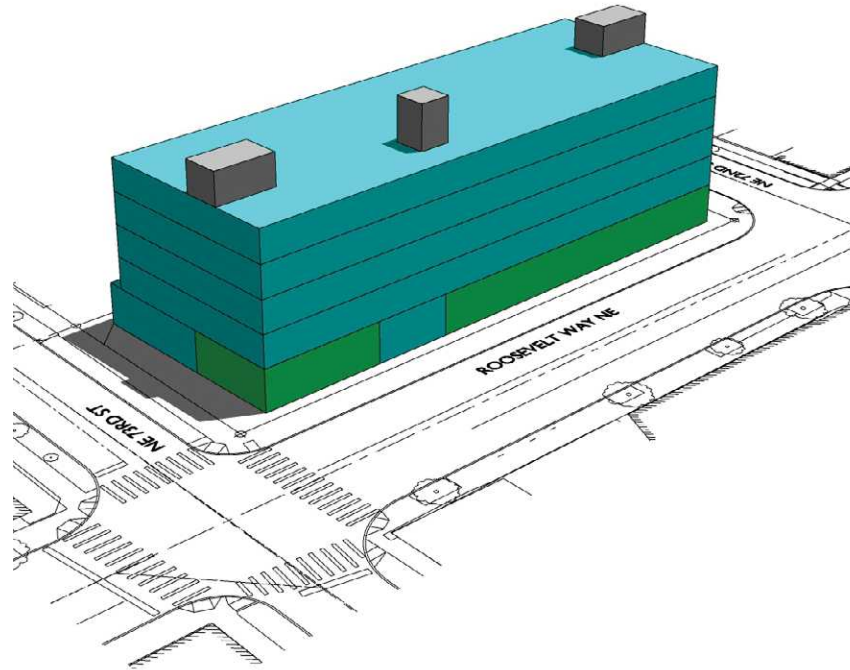
29,316 vehicles per day at  
Roosevelt Way NE and State Highway 522 NE  
(.10 miles from the site)

# ROOSEVELT TRANSIT ORIENTED DEVELOPMENT SITE

7210 Roosevelt Way NE w Seattle, WA 98115



Scale: 1/32" = 1'-0"



**PROJECT DATA**

Zoning: NC2-55(M)  
 Use: Mixed-Use Building  
 Building SF: 55,617 (Parking Excluded)  
 Retail: 4,673 SF (Approx.)  
 Residential SF per Floor: 11,877 SF  
 Approximate Unit Count: 72 Units  
 Parking Required: None  
 Parking Provided: 14 Stalls (4,773 SF)  
 Building Height: 53'  
 Ground Floor: 13'  
 FAR: 55,617 / 16,000 = 3.5  
 Allowed = 3.75

**ASSUMPTIONS**

1. Green Factor Requirements will be met.
2. Upper Level Setback along the East Property Line is due to Adjacent Zoning.
3. A Roof Deck will be provided.

A21-240 YIELD STUDY - OPTION 1 (4 OVER 1 MIXED-USE)  
 7210 ROOSEVELT WAY NE | SEATTLE, WASHINGTON | 8.30.2023



**Baylor Gordon**

(206) 283-5212

www.wccommercialrealty.com

**WCCR**

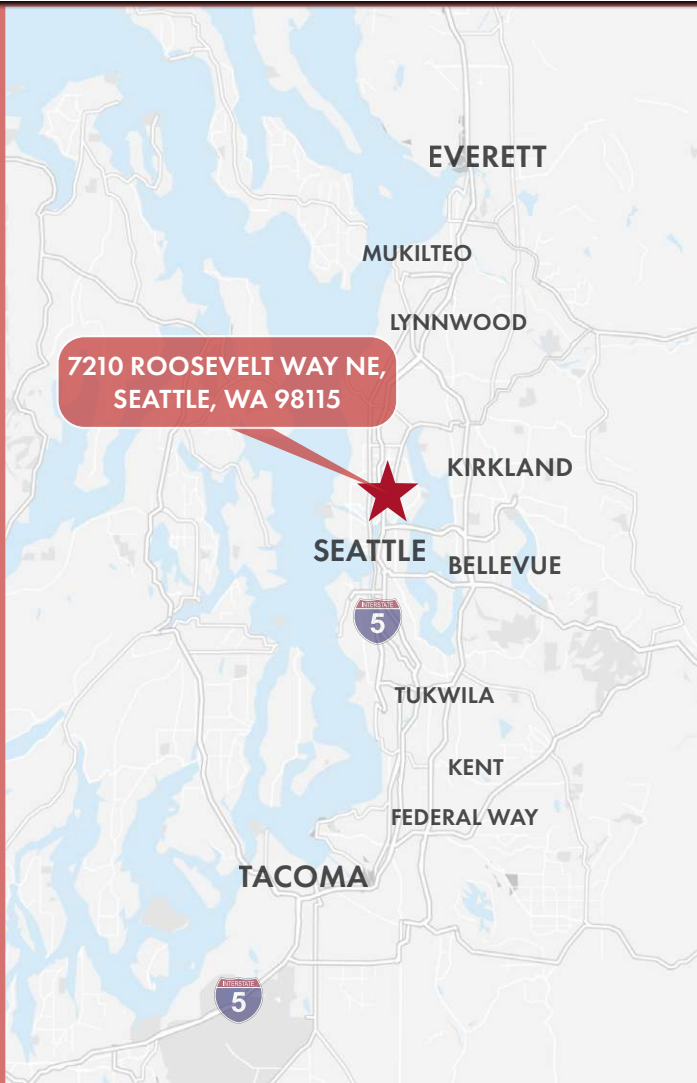
West Coast Commercial Realty

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

# ROOSEVELT TRANSIT ORIENTED DEVELOPMENT SITE

7210 Roosevelt Way NE w Seattle, WA 98115

LAKE CITY



## DRIVE TIMES: from 7210 Roosevelt Way NE

- to Downtown Seattle      ⌚ 12 minutes
- to Downtown Bellevue    ⌚ 15 minutes
- to Downtown Tacoma      ⌚ 40 minutes



**Baylor Gordon**

**(206) 283-5212**

[www.wccommercialrealty.com](http://www.wccommercialrealty.com)

**WCCR**

West Coast Commercial Realty

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC