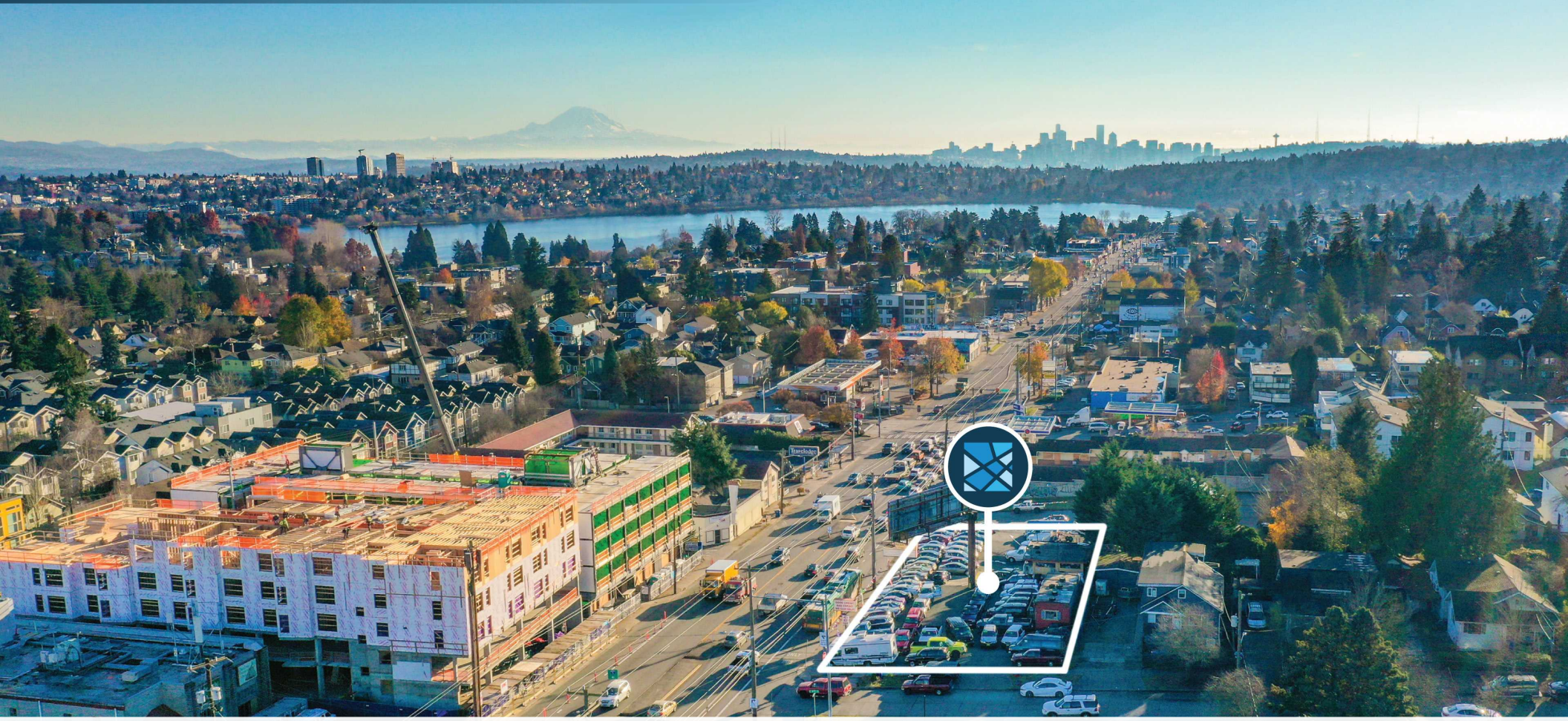


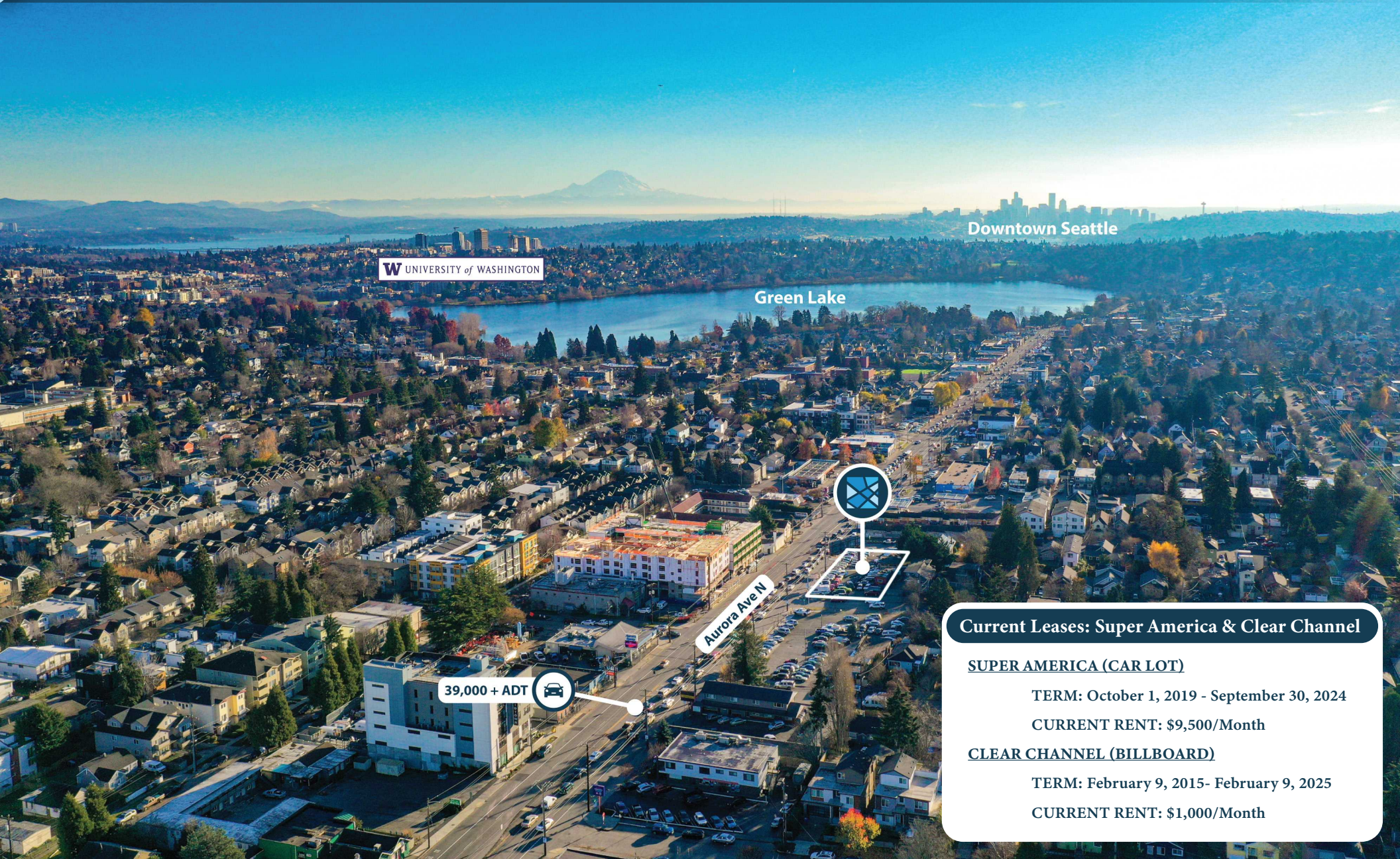
Investment Opportunity Future Development Potential



THE
REMLINGER
GROUP

8601 - 8615 Aurora Ave N
Seattle, WA

Perspective View



UNIVERSITY of WASHINGTON

Green Lake

Downtown Seattle

Aurora Ave N

39,000 + ADT

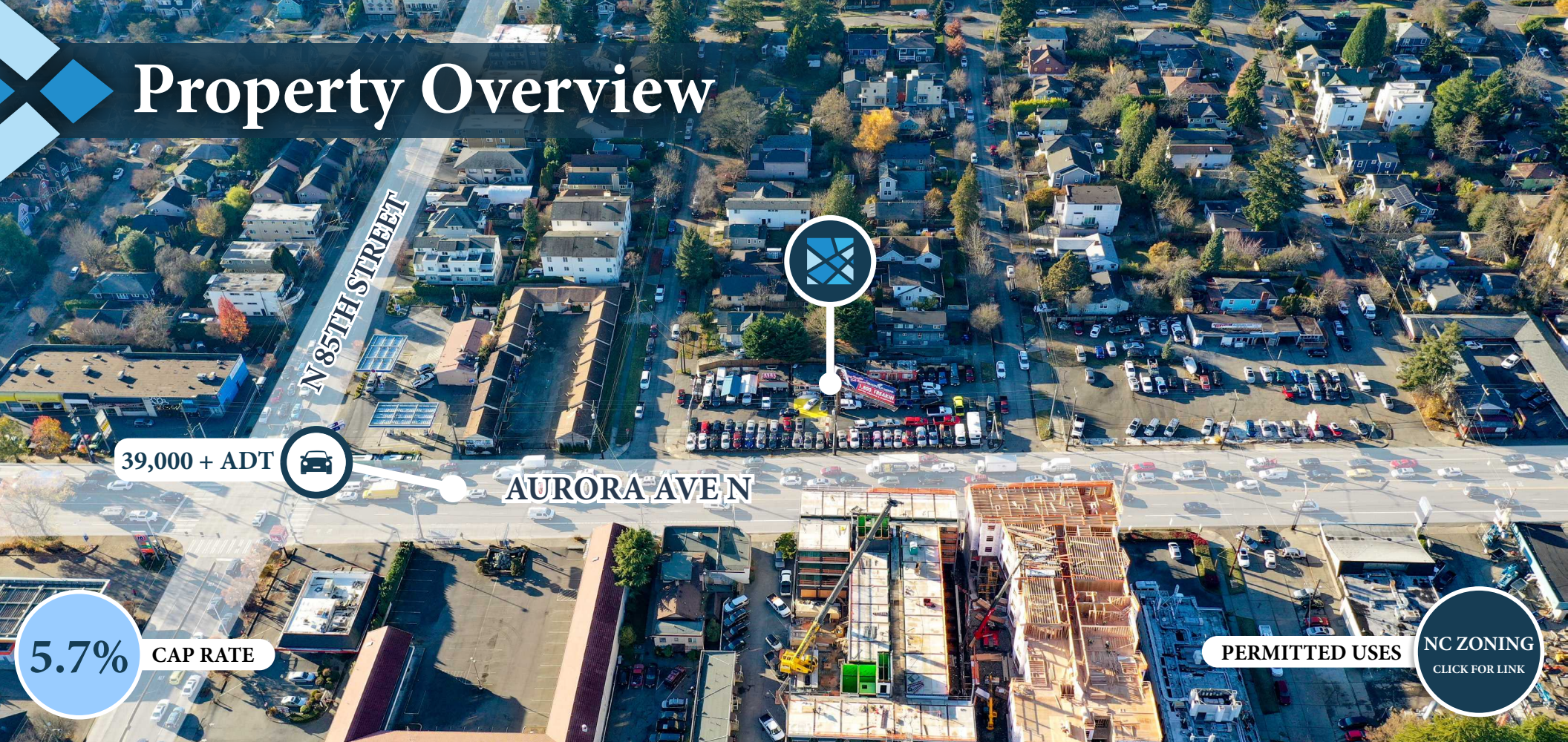


Current Leases: Super America & Clear Channel

SUPER AMERICA (CAR LOT)
TERM: October 1, 2019 - September 30, 2024
CURRENT RENT: \$9,500/Month

CLEAR CHANNEL (BILLBOARD)
TERM: February 9, 2015 - February 9, 2025
CURRENT RENT: \$1,000/Month

Property Overview



39,000 + ADT



5.7% CAP RATE

PERMITTED USES
NC ZONING
CLICK FOR LINK

Address: 8601-8615 Aurora Ave N, Seattle, WA

Parcel Numbers: 604640-0785 & 604640-0765

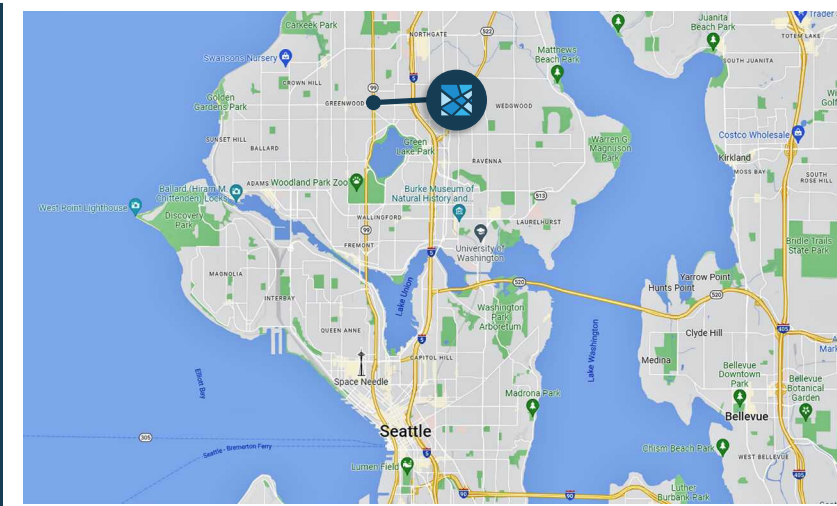
Land Area: 17,340 SF (0.40 Acres)

Annual NOI: \$126,000 (\$10,500/Month)

Daily Exposure: 39,000 + Average Daily Vehicles

Zoning: NC3P-65 (M1)

Urban Village: Aurora-Licton Springs Residential



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www.RemlingerGroup.com

Two Adjacent Parcels



Parcel Number: 604640-0765
Land Area: 0.20 Acres (8,670 SF)

Parcel Number: 604640-0785
Land Area: 0.20 Acres (8,670 SF)



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