

**10520 Greenwood Ave N**

Listing #: 39640418 | Status: Hold | Last Modified: 01/27/2024  
For Sale | ListDate: 01/25/2024

**10520 Greenwood Ave N, Seattle, WA 98133**



Property Information	
<b>Location</b>	
Mkt Area:	CBA N. Seattle
Alt Address:	
Zoning:	C1-55 (M)
Cross Street:	
County:	King
<b>Building Information</b>	
Total Building SF:	6,596 SF
Net Rentable Area:	
Office SF:	
Retail SF:	
Industrial SF:	
Residential SF:	
Tax ID #:	8911000360,8911000365
Sprinklers:	No
Security System:	No
# of Buildings:	
# of Floors:	2
# of Units:	
Signage:	None
A/C:	No
Building Status:	Existing
<b>Property Type</b>	
Building Class:	
Property Type:	Land
Sub Use:	Residential Development
Occupancy Type:	
Acres:	0.36 Acres
Lot SF:	15,682 SF
<b>Construction</b>	
Construction Type:	
Year Built:	1955
Year Renovated:	
<b>Commission</b>	
Commission:	2%
SOC Exclusions:	No

Listing Information	
<b>Price</b>	
Listing Price:	\$4,000,000
Rentable \$/SF:	\$262.36 Per SF
Asking Price Lot Per SQFT:	\$255.07
Listing Status:	Hold
Terms:	Cash, Convention Commercial
Asset Class:	Land, Multi-Family
<b>Listing Information</b>	
Condo:	No
Available SF:	15,246 SF
Condo Fees:	
List Date:	01/23/2024
Days On Market:	0
Last Modified:	01/27/2024
<b>Investment Information</b>	
Investment Type:	Unknown
Investment Prop:	Yes
1031 Exchange:	No
Gross Income:	
Vacancy Rate:	
Operating Expenses:	\$23,077.00
Net Operating Income:	
Cap Rate:	0
<b>Property Special Features</b>	
<b>Green Building</b>	
LEED Certification:	No
LEED Level:	N/A
Energy Star Certification:	No
<b>Parking Information</b>	
Total Parking:	0
Covered:	0
Uncovered:	0
Parking Ratio:	

Agent Information	
Showing Instructions:	Call broker

**Realty One Group Enterprise**  
425-213-7880



**Kevin Zellmer**  
425-213-7880  
kevin.zellmer71@gmail.com

Owner Information	
Legal Owner:	AMERICAN DREAM REALTY INVS GRP
True Owner:	

**Public Comments:** Perfect Location for Builder/Developer and Multi-Family Investors. Gorgeous 20 Unit Townhome development where you can build to sell 230 fee simple Townhomes, build to lease or combination of Lease & Sell. Good size double lot with MUP approval. Two tax parcels sold together (parcel # 8911000365, 8911000360). Unit mix range from 1,130 - 2,091 SQFT, 2-4 Bedrooms, 2-2.5 Bathrooms, Rooftop Decks, 20 covered parking spots with underground parking. Please see Memoranda for detailed Overview and Estimated Financials. Great commuter location to DT Seattle, Zoo & Green Lake, DT Seattle, Northgate Mall & UW Medical Center & Walk Score 85. Walking distance to bus stop. Building Permits approved issued to buyer with fee paid.

**Member Listing Comments:** Perfect Location for Builder/Developer and Multi-Family Investors. Gorgeous 20 Unit Townhome development where you can build to sell 230 fee simple Townhomes, build to lease or combination of Lease & Sell. Good size double lot with MUP approval. Two tax parcels sold together (parcel # 8911000365, 8911000360). Unit mix range from 1,130 - 2,091 SQFT, 2-4 Bedrooms, 2-2.5 Bathrooms, Rooftop Decks, 20 covered parking spots with underground parking. Please see Memoranda for detailed Overview and Estimated Financials. Great commuter location to DT Seattle, Zoo & Green Lake, DT Seattle, Northgate Mall & UW Medical Center & Walk Score 85. Walking distance to bus stop. Building Permits approved issued to buyer with fee paid.

**Property Comments Public:**



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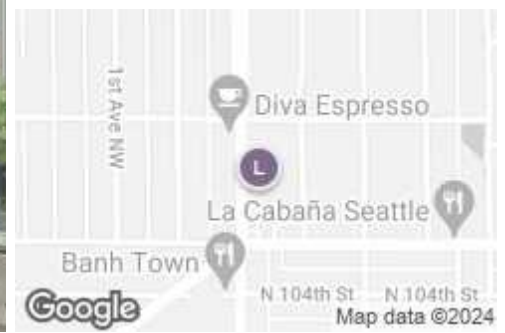


## 10520 - 10512 Greenwood Ave N

10520 Greenwood Ave N, Seattle, WA, 98133

Land: Residential Development For Sale (Hold)

Prepared on January 29, 2024



### Listing Details | Land For Sale (Hold)

Secondary Uses	<b>Multi-Family</b>	Signage	<b>None</b>
Total Available Space	<b>0.36 Acres</b>	Show Instructions	<b>Call broker</b>
Asking Price	<b>\$4,000,000</b>	Available Date	<b>1/23/2024</b>
Listing Price Per SF	<b>\$258.67</b>	Date Listed	<b>1/23/2024</b>
List Price Per Acre	<b>\$11,267,606</b>	Last Modified	<b>1/27/2024</b>
Cap Rate (Actual)		Listing ID	<b>39640418</b>
Total Expenses	<b>\$23,077</b>	Parking Spaces	-
Terms	<b>Cash, Convention Com...</b>	Electric Service	-
Investment	<b>Yes</b>	Water	-
Possession	<b>Closing</b>	Sanitary Sewer	-

### Description

Perfect Location for Builder/Developer and Multi-Family Investors. Gorgeous 20 Unit Townhome development where you can build to sell 230 fee simple Townhomes, build to lease or combination of Lease & Sell. Good size double lot with MUP approval. Two tax parcels sold together (parcel # 8911000365, 8911000360). Unit mix range from 1,130 - 2,091 SQFT, 2-4 Bedrooms, 2-2.5 Bathrooms, Rooftop Decks, 20 covered parking spots with underground parking. Please see Memoranda for detailed Overview and Estimated Financials. Great commuter location to DT Seattle, Zoo & Green Lake, DT Seattle, Northgate Mall & UW Medical Center & Walk Score 85. Walking distance to bus stop. Building Permits approved issued to buyer with fee paid.

### Property Details

Zoning	<b>C1-55 (M)</b>	Legal Owner	<b>American Dream Realty...</b>
Building Status	<b>Existing</b>	Submarket	<b>CBA N. Seattle</b>
Building Size	<b>6,596 SF</b>	County	<b>King</b>
Floors	<b>2</b>	Water	-
Year Built	<b>1955</b>	Natural Gas	-
Parcels	<b>8911000360, 89110003...</b>	Sanitary Sewer	-

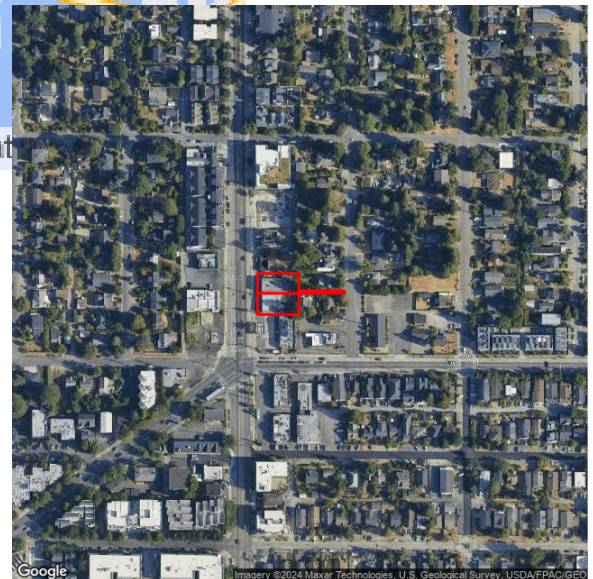
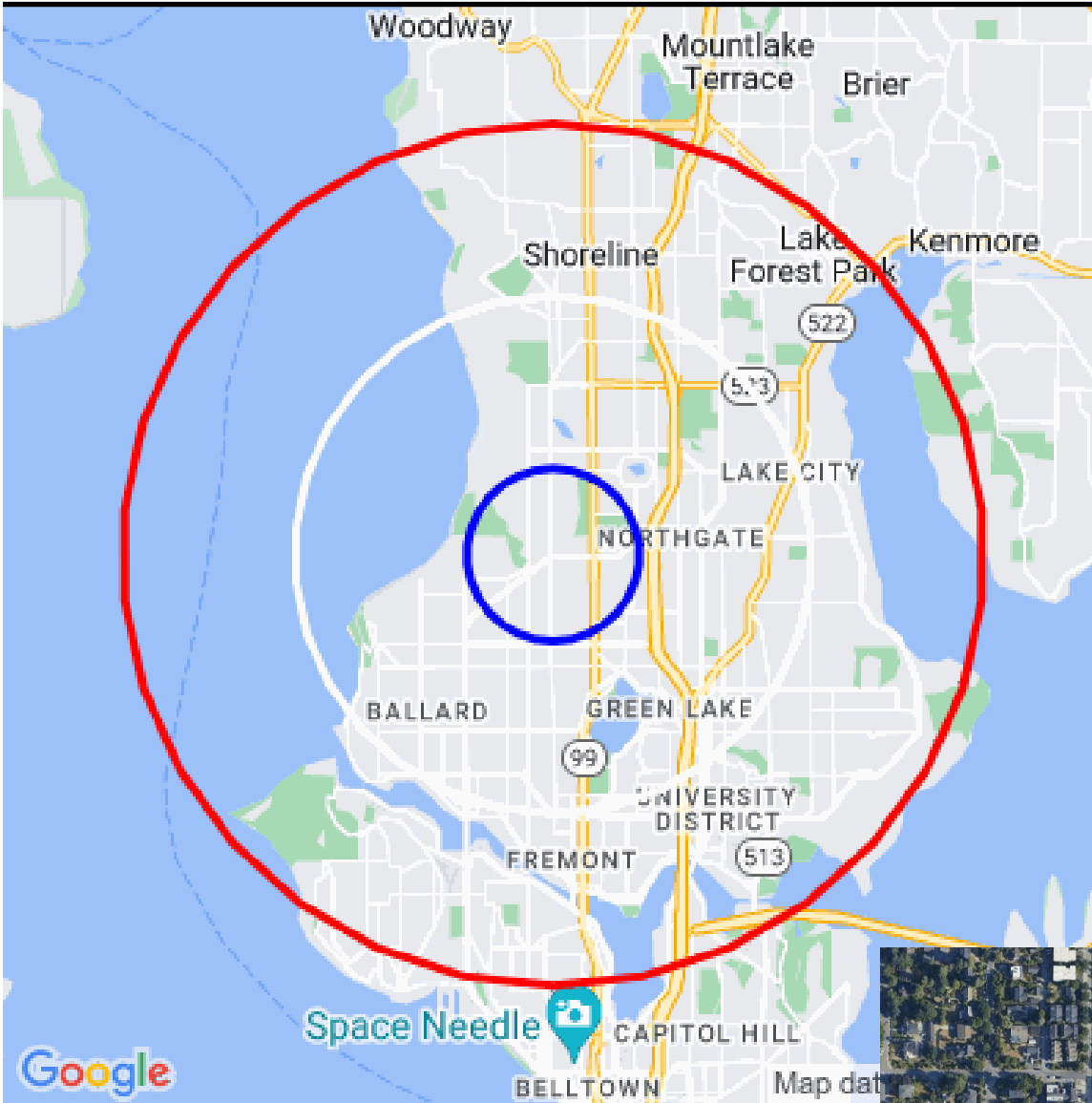
### Contact



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## Demographic Report



## 10520 Greenwood Ave N

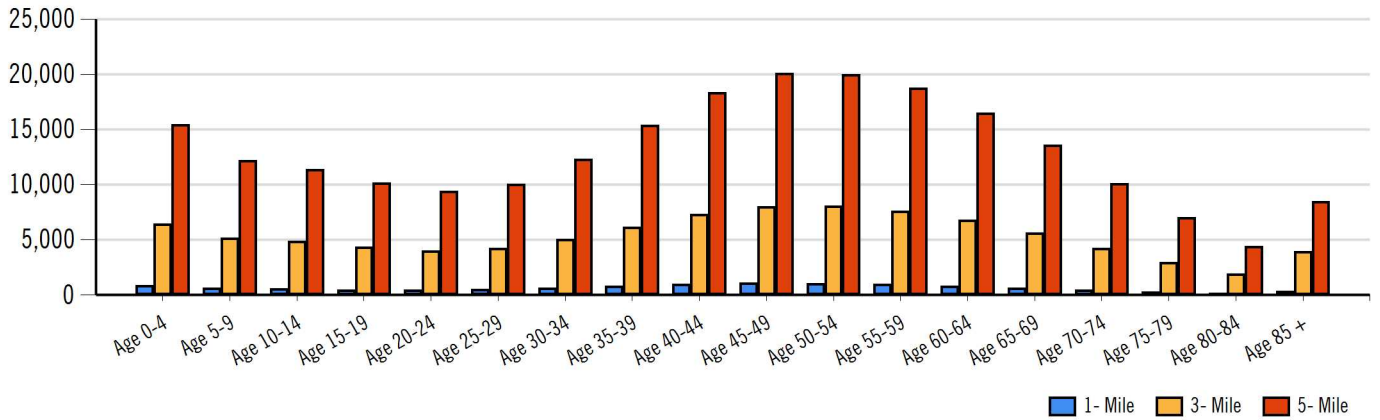
### Population

Distance	Male	Female	Total
1- Mile	6,253	6,095	12,348
3- Mile	47,750	49,370	97,120
5- Mile	115,173	118,848	234,021

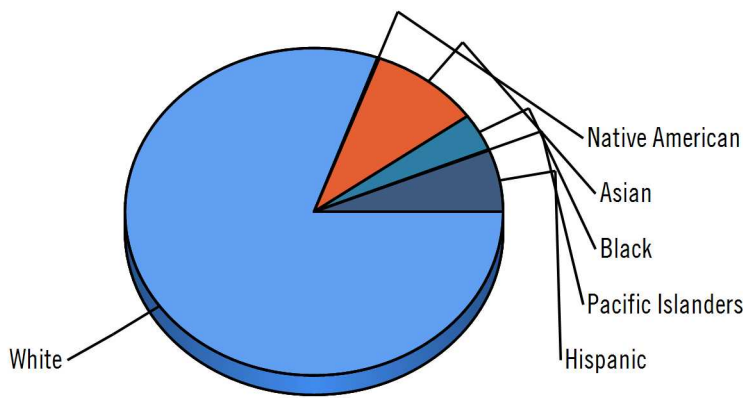


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## Population by Distance and Age (2020)

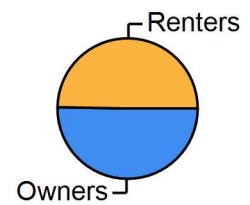


## Ethnicity within 5 miles

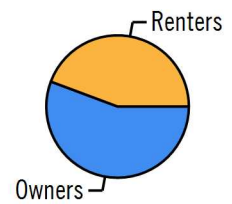


White Native American Asian Black Pacific Islanders Hispanic

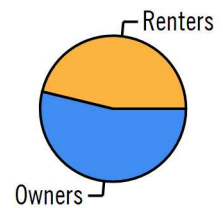
## Home Ownership 1 Mile



## Home Ownership 3 Mile



## Home Ownership 5 Mile



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	7,369	195	1.40 %
3-Mile	56,609	1,615	2.33 %
5-Mile	137,982	3,986	2.57 %

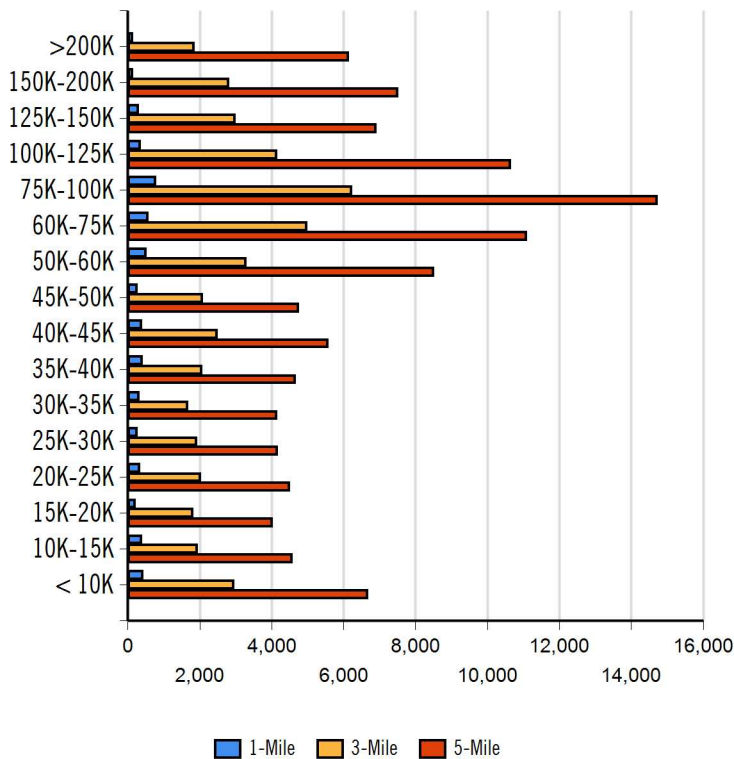


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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	26	0	285	602	170	815	188	194	1,023	1,900	1,121	148	781
3-Mile	197	33	2,807	4,789	1,327	5,813	1,950	2,460	9,366	13,748	5,300	2,248	4,493
5-Mile	542	107	6,618	10,512	3,159	13,752	4,313	5,351	24,113	35,025	12,736	5,398	10,431

## Household Income



Radius	Median Household Income
1-Mile	\$62,314.12
3-Mile	\$72,582.66
5-Mile	\$76,354.80

Radius	Average Household Income
1-Mile	\$68,795.06
3-Mile	\$80,659.21
5-Mile	\$83,823.20

Radius	Aggregate Household Income
1-Mile	\$361,089,061.87
3-Mile	\$3,416,010,691.46
5-Mile	\$8,669,273,980.88

## Education

	1-Mile	3-mile	5-mile
Pop > 25	9,212	72,172	175,343
High School Grad	1,703	12,440	27,169
Some College	2,303	16,174	36,675
Associates	786	5,015	11,783
Bachelors	2,406	21,918	55,732
Masters	651	6,824	20,011
Prof. Degree	181	2,293	5,980
Doctorate	94	1,089	3,124

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	36 %	53 %	57 %
Teen's	36 %	60 %	64 %
Expensive Homes	0 %	33 %	36 %
Mobile Homes	2 %	6 %	5 %
New Homes	77 %	51 %	41 %
New Households	76 %	97 %	104 %
Military Households	29 %	13 %	16 %
Households with 4+ Cars	38 %	64 %	74 %
Public Transportation Users	201 %	271 %	317 %
Young Wealthy Households	57 %	69 %	140 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	265,465,044		2,266,329,590		5,590,000,465	
<b>Average annual household</b>	48,171		52,346		53,332	
<b>Food</b>	6,274	13.02 %	6,772	12.94 %	6,889	12.92 %
Food at home	4,097		4,324		4,371	
Cereals and bakery products	580		614		621	
Cereals and cereal products	206		218		221	
Bakery products	373		395		399	
Meats poultry fish and eggs	814		859		868	
Beef	188		200		202	
Pork	147		152		153	
Poultry	153		162		164	
Fish and seafood	131		141		143	
Eggs	67		69		69	
Dairy products	412		441		448	
Fruits and vegetables	828		878		888	
Fresh fruits	121		129		130	
Processed vegetables	159		165		166	
Sugar and other sweets	152		158		160	
Fats and oils	130		136		138	
Miscellaneous foods	777		815		823	
Nonalcoholic beverages	352		364		366	
Food away from home	2,177		2,447		2,517	
Alcoholic beverages	349		389		399	
<b>Housing</b>	17,387	36.09 %	18,555	35.45 %	18,811	35.27 %
Shelter	10,500		11,254		11,426	
Owned dwellings	6,219		6,840		6,979	
Mortgage interest and charges	3,166		3,499		3,577	
Property taxes	2,082		2,302		2,356	
Maintenance repairs	971		1,037		1,045	
Rented dwellings	3,463		3,432		3,418	
Other lodging	817		980		1,028	
Utilities fuels	4,083		4,225		4,238	
Natural gas	380		402		406	
Electricity	1,631		1,667		1,667	
Fuel oil	152		164		166	
Telephone services	1,273		1,316		1,320	
Water and other public services	644		673		677	
<b>Household operations</b>	1,193	2.48 %	1,308	2.50 %	1,337	2.51 %
Personal services	357		397		409	
Other household expenses	836		910		927	
Housekeeping supplies	582		627		640	
Laundry and cleaning supplies	160		167		169	
Other household products	339		367		375	
Postage and stationery	82		92		95	
Household furnishings	1,028		1,140		1,168	
Household textiles	76		85		87	
Furniture	221		265		279	
Floor coverings	24		30		31	
Major appliances	134		135		132	
Small appliances	85		96		98	
Miscellaneous	486		527		537	
<b>Apparel and services</b>	1,331	2.76 %	1,450	2.77 %	1,484	2.78 %
Men and boys	256		285		296	
Men 16 and over	214		237		246	
Boys 2 to 15	41		47		49	
Women and girls	460		510		522	



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Women 16 and over	386	436	449
Girls 2 to 15	74	74	73
Children under 2	92	96	97

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	265,465,044		2,266,329,590		5,590,000,465	
<b>Average annual household</b>	48,171		52,346		53,332	
<b>Transportation</b>	6,598	13.70 %	7,093	13.55 %	7,193	13.49 %
Vehicle purchases	1,523		1,705		1,749	
Cars and trucks new	759		878		907	
Cars and trucks used	723		784		799	
Gasoline and motor oil	2,106		2,187		2,194	
Other vehicle expenses	2,512		2,655		2,679	
Vehicle finance charges	175		182		183	
Maintenance and repairs	859		934		950	
Vehicle insurance	1,165		1,192		1,191	
Vehicle rental leases	311		345		354	
Public transportation	456		544		569	
<b>Health care</b>	3,693	7.67 %	3,902	7.45 %	3,929	7.37 %
Health insurance	2,425		2,544		2,557	
Medical services	777		834		844	
Drugs	371		393		395	
Medical supplies	119		129		132	
<b>Entertainment</b>	2,882	5.98 %	3,096	5.91 %	3,137	5.88 %
Fees and admissions	541		637		663	
Television radios	1,030		1,055		1,055	
Pets toys	1,041		1,129		1,146	
Personal care products	615		677		692	
Reading	51		58		59	
Education	1,225		1,503		1,596	
Tobacco products	397		392		388	
<b>Miscellaneous</b>	770	1.60 %	846	1.62 %	863	1.62 %
<b>Cash contributions</b>	1,288		1,356		1,366	
<b>Personal insurance</b>	5,304		6,252		6,520	
Life and other personal insurance	165		178		180	
Pensions and Social Security	5,139		6,074		6,339	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	10,680	9,713	9.34 %	3,837	4,998	5,807	4,873	1,747
3-Mile	2020	51,646	47,546	7.98 %	18,816	24,988	29,423	22,223	9,489
5-Mile	2020	114,965	105,615	8.25 %	42,331	53,696	61,929	53,036	20,755
1-Mile	2023	11,628	9,713	18.98 %	4,181	5,435	6,301	5,327	1,336
3-Mile	2023	56,035	47,546	17.09 %	20,412	27,089	31,766	24,269	7,680
5-Mile	2023	124,803	105,615	17.46 %	45,951	58,258	67,016	57,787	16,828



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