

WEDGWOOD PRIME DEVELOPMENT SITE

9418 35TH AVENUE NE
SEATTLE, WA 98115



WESTLAKE
ASSOCIATES, INC.

EWING & CLARK
INCORPORATED

PRICE: **\$3,400,000**

ASSET SUMMARY

WEDGWOOD

ADDRESS	9418 35TH AVENUE NE SEATTLE, WA 98105
COUNTY	King
APN#	684470-0005
ZONING	NC1-40
LAND AREA	11,768 SF 0.27 AC
\$/SF LAND	\$288 / SF
CURRENT USE	Auto Service / Repair



03 ASSET SUMMARY

WEDGWOOD

WEDGWOOD DEVELOPMENT OPPORTUNITY

Westlake Associates, Inc. and Ewing and Clark, Inc. are pleased to exclusively list for sale this prime development opportunity located at the prominent corner of 35th Avenue N.E. and N.E. 95th Street in the Wedgwood Neighborhood. This property would be ideal for future development or as an owner/user opportunity. The site is positioned close to several neighborhood amenities. In addition, it is centrally located between University Village, University of Washington, and to the North, Northgate Station/Mall. This listing provides an opportunity to purchase a property in an area experiencing tremendous commercial growth.

Please do not disturb Tenant. Contact Listing Broker.



PROPERTY HIGHLIGHTS

- Prominent Corner Site Located at 35th Avenue NE and NE 95th Street
- Land Area: 11,768 SF (KCA)
- Improvements: 1,680 SF Auto Repair Shop with Three (3) Roll-Up Doors
- NC1-40 Zoned Corner Lot
- Located in the Wedgwood Neighborhood

ZONING

NC1-40 | NEIGHBORHOOD COMMERCIAL

Small-scale shopping areas that provide convenience retail sales and services to the surrounding residential neighborhood. Characterized by an attractive pedestrian environment, small businesses and lot sizes, and limited transit service.

Typical Land Uses:

Small grocery stores, hair salons, coffee shops, and apartments.

Building Types:

Small commercial structures, multi-story mixed-use and residential structures. Non-residential uses typically occupy the street frontage.

Street-Level Uses:

Non-residential uses may be required at street-level on street-facing facades. Residential uses may be limited to 20% of the street-level, street-facing facade.

Parking Location:

Parking must be located at the rear or side of a building, within a structure, or off-site within 800'. Parking between a building and a street is not allowed. Parking to the side of a building is limited to 60' of street frontage. Within a structure, street-level parking must be separated from the facade by another permitted use.

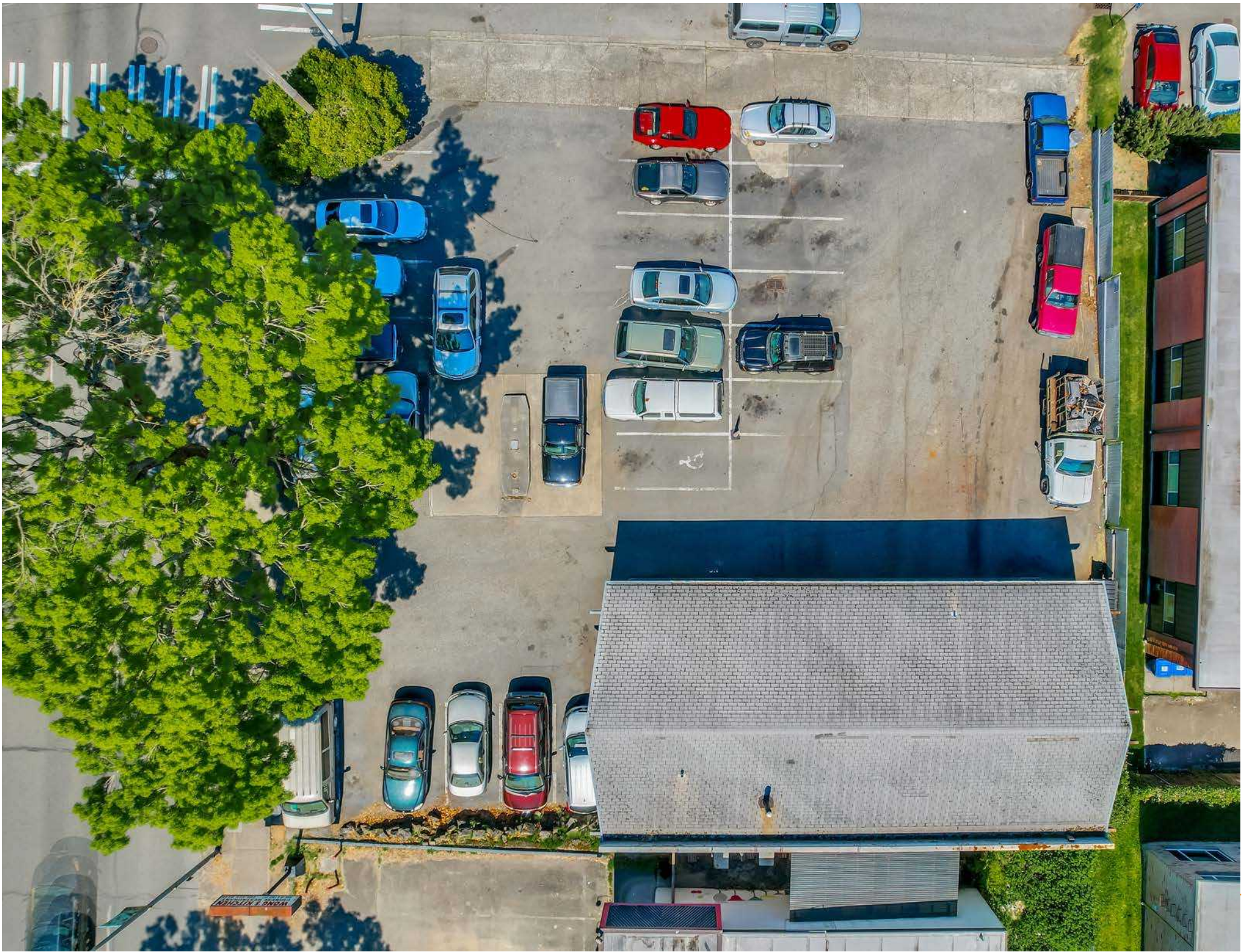
Parking Access:

Parking access must be from the alley, if feasible. If alley access infeasible, street access with limited curb cuts may be allowed.

Height Limit:
40'







SITE AMENITIES & DEMOGRAPHICS

WHAT'S NEARBY



SCHOOLS AND SERVICES

- Nathan Hale High School
- Jane Addams Middle School
- Meadowbrook Community Ctr
- Wedgwood Elementary
- Matthew's Beach Park
- Northgate Station
- Seattle Fire Station 40
- Warren G Magnuson Park
- UW Medical Center NW
- North Seattle College



RETAIL

- La Pasta
- Rite Aid
- Morning Side Grocery
- Safeway
- Target
- Northgate Station
- Fred Meyer
- PCC Community Markets
- QFC
- Local Yokels Market



FOOD AND DRINK

- Fiddler's Inn Pub & Pizza
- Cafe Javasti
- Luu's Cafe
- Wedgwood Broiler
- Van Gogh Coffeehouse
- Santorini Pizza & Pasta
- Magnuson Cafe & Brewery
- Phayatahi Cuisine
- Monarca Express
- The Growler Guys
- Manna Teriyaki
- Grand Central Bakery
- Starbucks
- Veraci Pizza
- Chopsticks Cuisine
- Subway
- Not Just Fish & Chips
- Grateful Bread
- Top Pot Doughnuts
- Jet City Pizza

POPULATION

	1-MILE	3-MILE	5-MILE
Total Population	19,009	172,271	446,749
Growth 2023 - 2028 (est.)	-1.12%	0.48%	1.27%
Median Age	40.9	37.0	38.4

HOUSEHOLDS & INCOME

	1-MILE	3-MILE	5-MILE
Total Households	7,516	73,063	194,598
Median HH Income	\$154,282	\$103,761	\$120,094
Renter Occupied Housing	27.95%	51.67%	48.03%

08 NEIGHBORHOOD PROFILE

UNIVERSITY DISTRICT

The University District consists of many smaller communities including: Ravenna, Wedgwood and Maple Leaf. The boundaries are I-5 to the west, the 520 freeway to the south, Lake City Way to the north and Lake Washington to the east.

The University of Washington is home to the UW Huskies. The spirit runs high during the football season as students, alumni and the many fans throughout the Puget Sound area attend sold out games in the lake-view stadium. Development of the University District occurred in 1895 when the campus moved from the original downtown location. Growth in the area has been due primarily to the growing student population and the necessary housing facilities. There are still many single family homes that exist just north of 50th street.

RAVENNA

Ravenna is considered a mostly residential neighborhood but is also home to several businesses, many of which are located in University Village. Many of the residents in the neighborhood are professors and graduate students at the University of Washington, with one of the main neighborhood roads, Ravenna Boulevard, being deemed "professors' row." The neighborhood boasts a walking and biking route connecting Green Lake to the BurkeGilman Trail.

WEDGWOOD

Wedgwood is located about three miles north of the University of Washington and six miles northeast of Downtown. Commonly misspelled as "Wedgewood," the neighborhood's name originates from the English bone china maker

Wedgwood is a diverse neighborhood with a mix of single-family homes, apartments, and condos. Given the variety of businesses, including restaurants, shops, and service providers, Wedgwood is a popular neighborhood for families and young professionals. Other nearby amenities are a number of parks and recreation facilities, including Dahl Field, Wedgwood Playfield, Wedgwood Community Center, Meadowbrook Pool, Magnuson Park, and Matthew's Beach Park.

MAPLE LEAF

The area now called Maple Leaf first appears on maps in 1894 as the Maple Leaf Addition to the Green Lake Tract. It was not until World War II that the neighborhood became part of the Seattle city limit. Until 2009 the neighborhood featured a reservoir. Eventually the reservoir was moved underground and a 16 acre park was put in.



WEDGWOOD DEVELOPMENT SITE

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