

**CUSHMAN &
WAKEFIELD**

CROWN HILL

**RETAIL & COVERED
LAND PLAY**

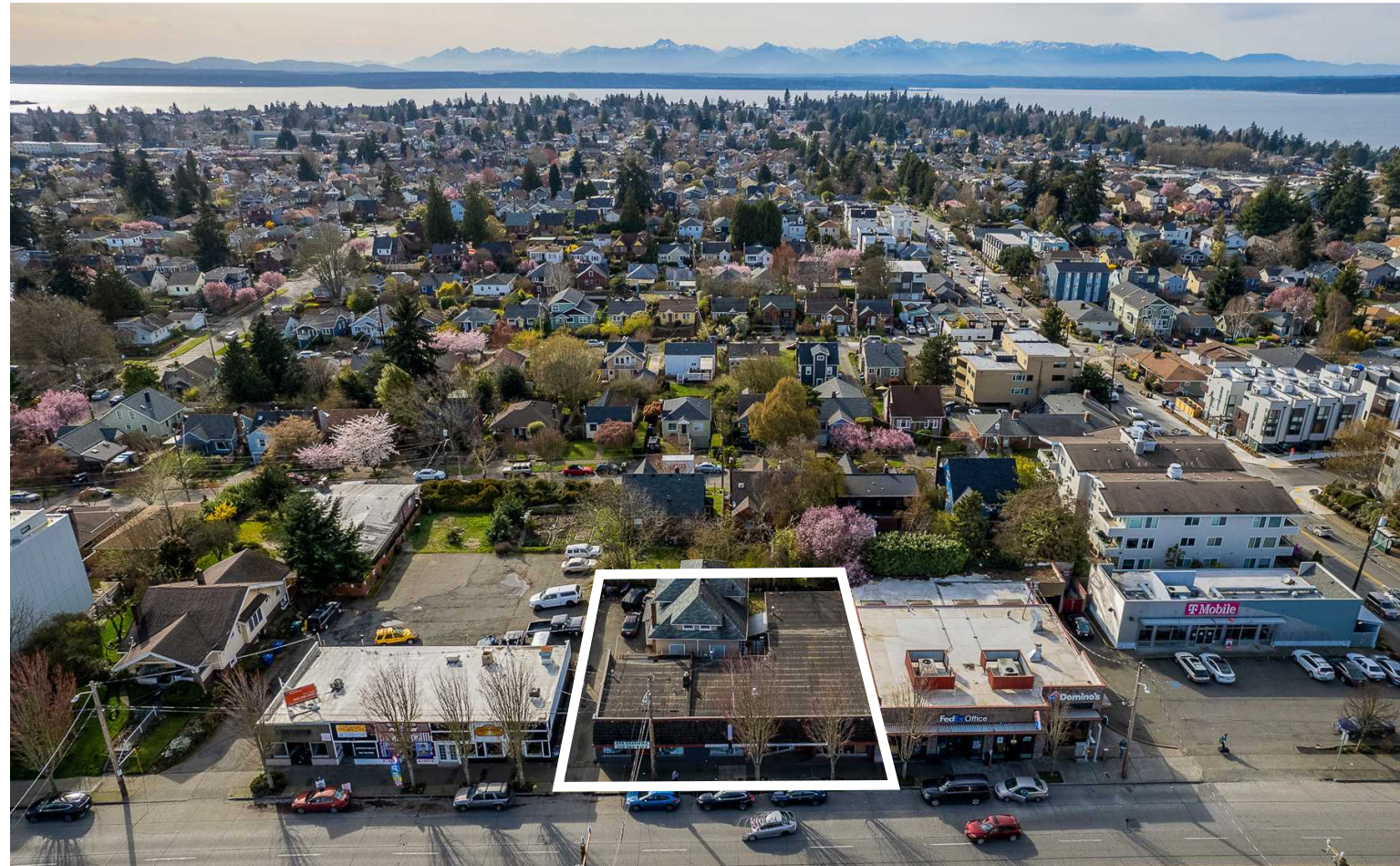
8339 15th Ave NW
Seattle, WA 98117

Offering Memorandum

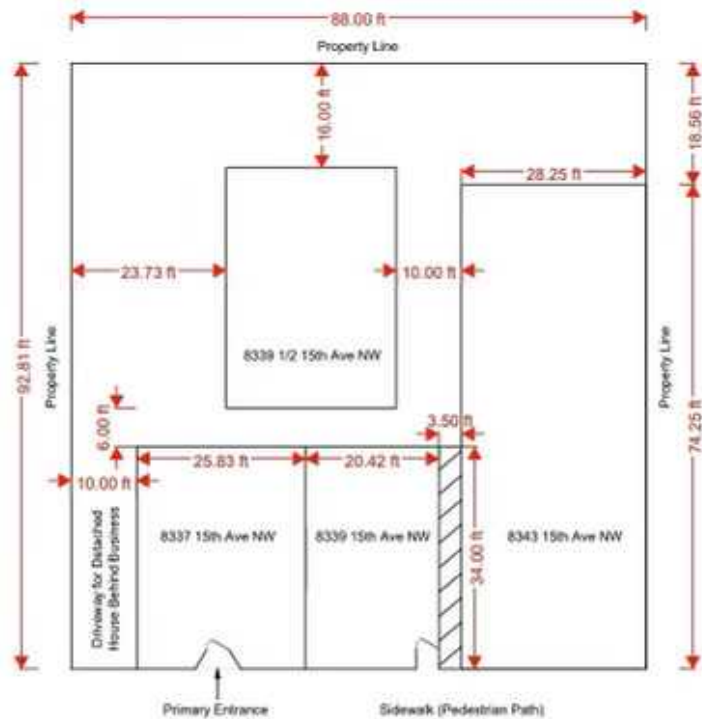
CROWN HILL RETAIL & COVERED LAND PLAY

Property Summary

Purchase Price	\$2,099,000
Price Per Lot SF	\$257
Address	8339 15th Ave NW Seattle, WA 98117
Parcel	758870-0285
Building SF	5,408
Lot SF	8,165
Year Built	1937
Zoning	NC3P-75 (M1)
Urban Village	Yes
FAR	5.5



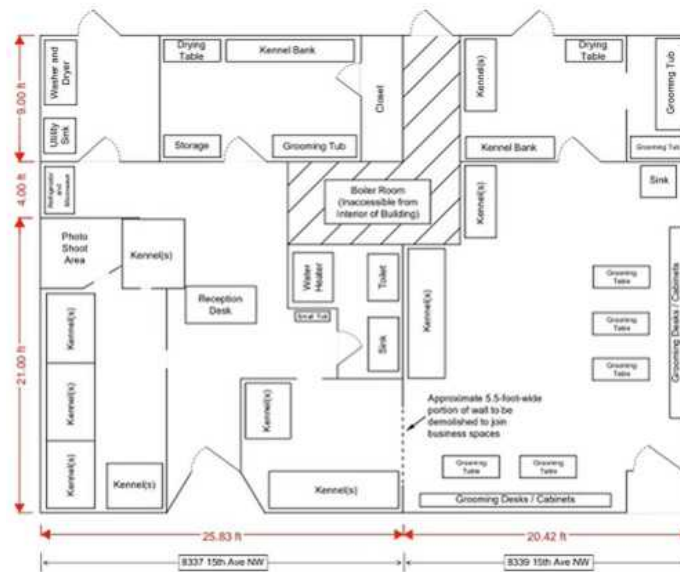
Cushman & Wakefield Capital Markets is pleased to announce for sale the Crown Hill Retail & Covered Land Play. The parcel to the south is available as well offering a developer a larger assemblage opportunity.



Existing improvements include three retail spaces and one residential unit that can provide steady income for a developer during the entitlement process. Zoning lies within the Urban Village meaning no parking is required for new development and zoning is NC3P75. The midblock lot is flat, square shaped and 8165 square feet in size.

RENT ROLL

TENANT	MONTHLY RENTS	ANNUAL RENTS	LEASE EXPIRATION	WATER, SEWER, GARBAGE
House	\$2,700	\$32,400	2/1/2026	Paid by Tenant
Dog Groomer Space 1	\$1,600	\$19,200	2/1/2026	Paid by Tenant
Dog Groomer Space 2	\$1,500	\$18,000	2/1/2026	Paid by Tenant
Color One	\$2,700	\$32,400	2/1/2026	Paid by Tenant
Total	\$8,500	\$102,000	2/1/2026	Paid by Tenant



Crown Hill Retail & Covered Land Play

COMMUNITY PROFILE



POPULATION

2023 Total Population

1 Mile	31,388
3 Miles	184,438
5 Miles	415,441



HOUSEHOLD INCOME

2023 Median

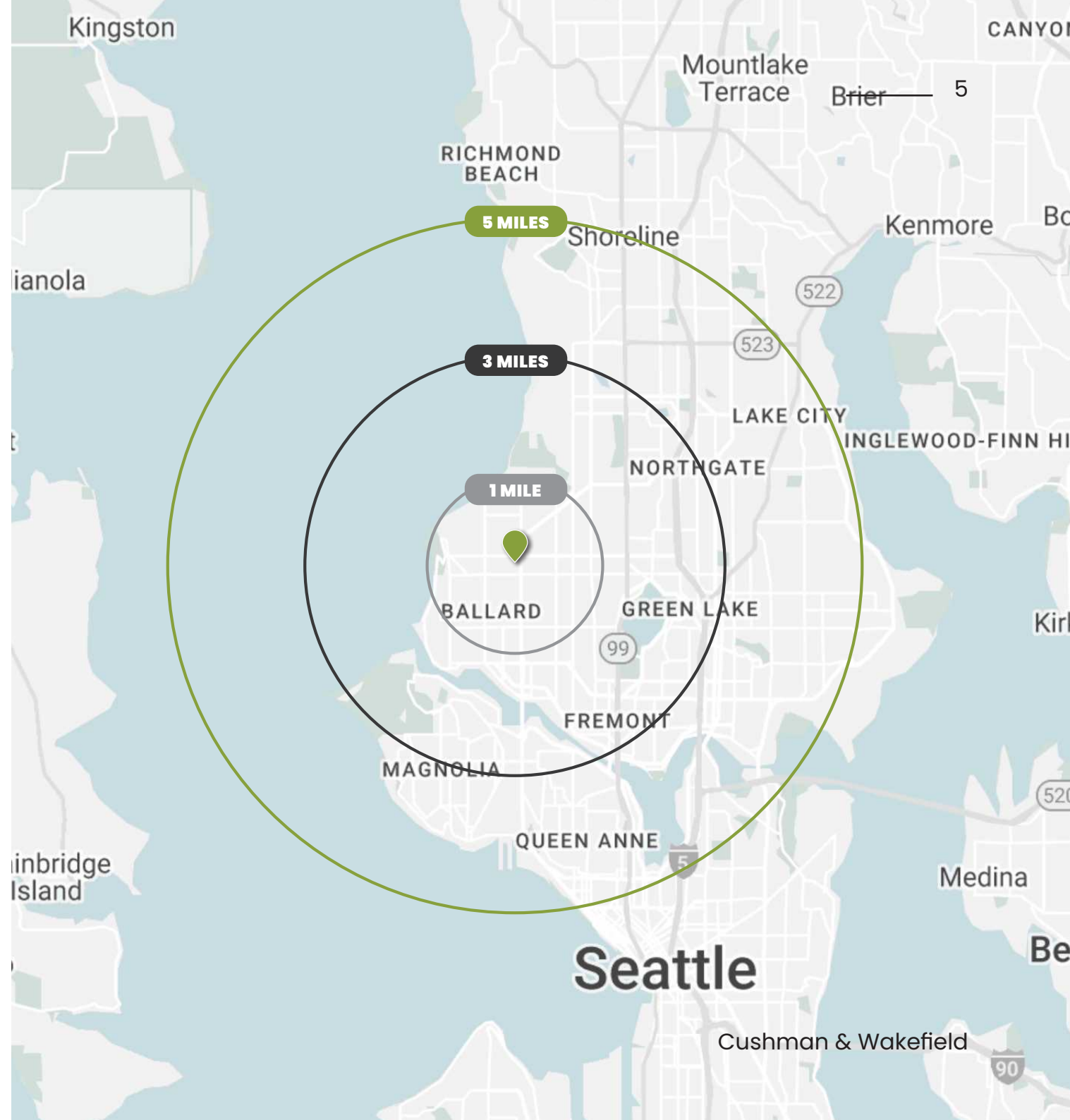
1 Mile	\$149,474
3 Miles	\$142,146
5 Miles	\$141,312



PER CAPITA INCOME

2023

1 Mile	\$87,389
3 Miles	\$84,331
5 Miles	\$80,551



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