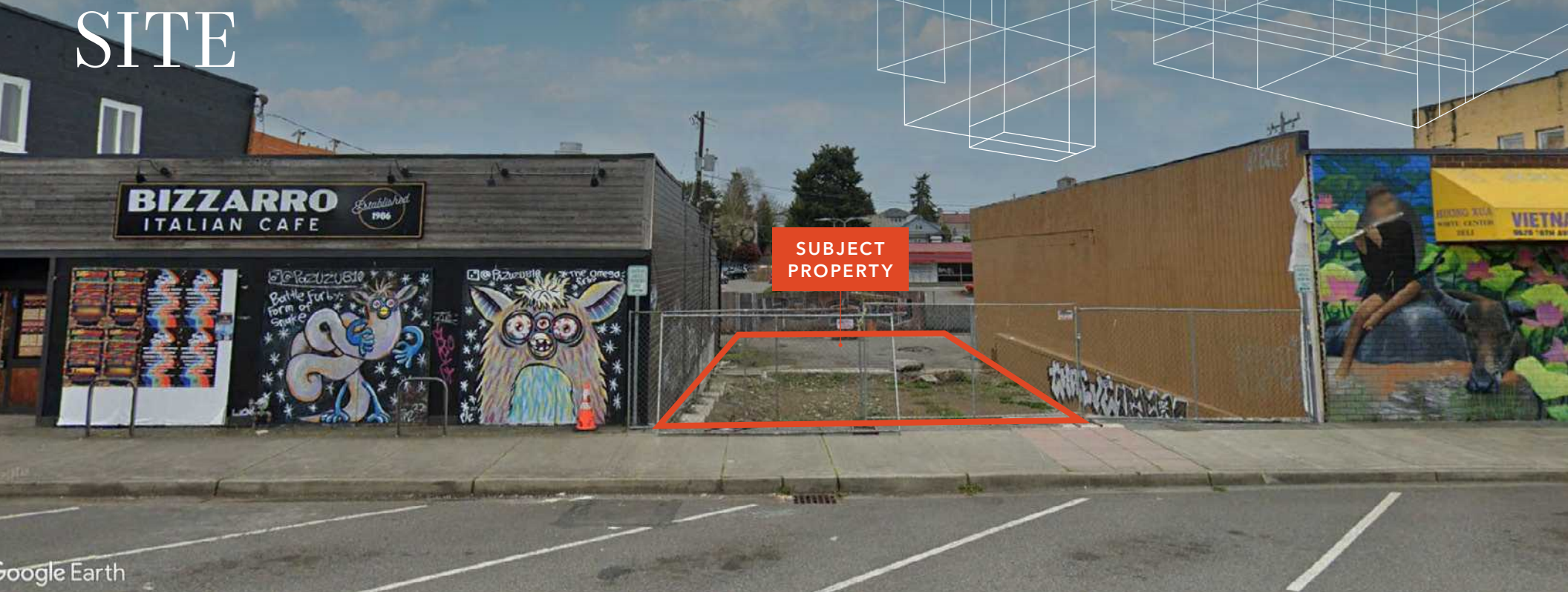


LOCKER ROOM SITE



FOR SALE

Multi-family mixed use development opportunity in the heart of Seattle

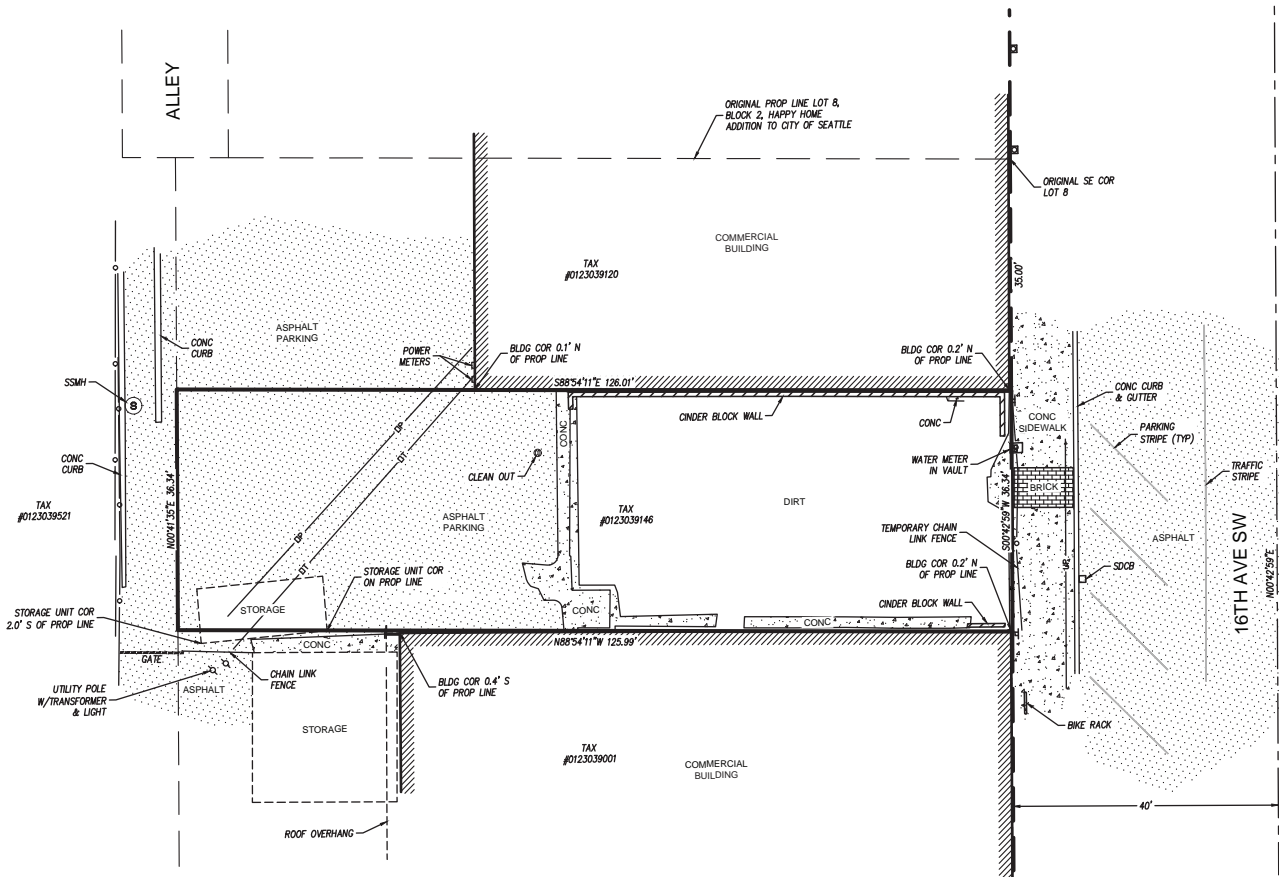
9633 16TH AVE SW, SEATTLE, WA

4,596 SF

TOTAL

CBSO

ZONING



PROPERTY HIGHLIGHTS

4,576 SF total

CBS0 zoned land

Parcel number 12303-9146

Only vacant parcel on 16th Ave SW

Utilities at the site

Dynamite location in vibrant community

Asking price \$1,175,000

→ ZONING INFO

CHRIS CORR

206.248.7324

chris.corr@kidder.com

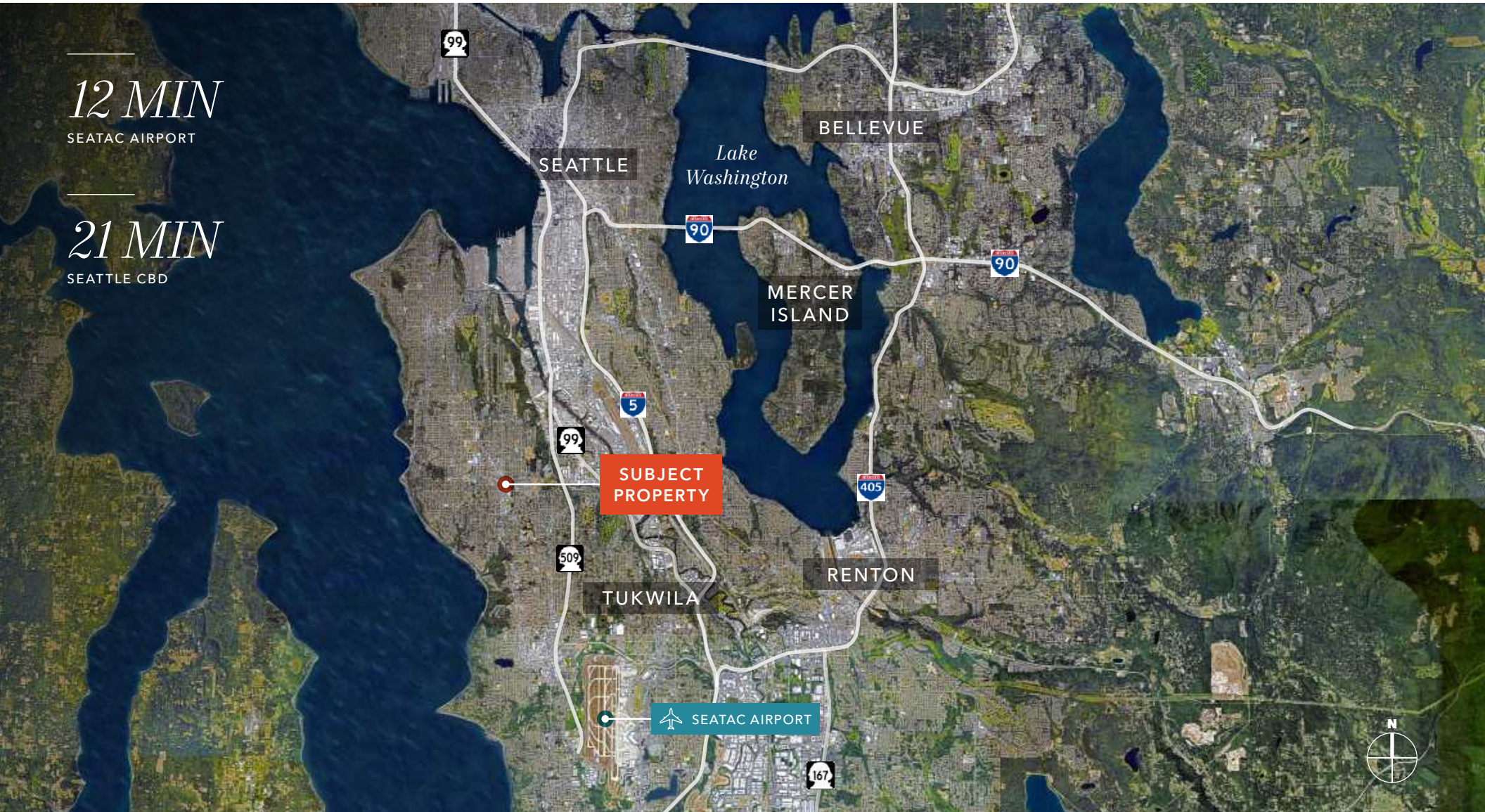
FOR SALE

12 MIN

SEATAC AIRPORT

21 MIN

SEATTLE CBD



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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	22,389	108,068	268,021
2029 PROJECTION	22,544	108,611	270,133
PROJECTED GROWTH 2024 - 2029	0.1%	0.1%	0.2%

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	39.4	39.9	39.7

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	8,736	41,990	104,656
2029 PROJECTED	8,781	42,122	105,356
GROWTH 2024 - 2029	0.1%	0.1%	0.1%
OWNER-OCCUPIED	4,736	24,554	56,789
RENTER-OCCUPIED	4,045	17,569	48,567

INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	\$111,915	\$123,544	\$126,909

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	681	4,309	12,731
TOTAL EMPLOYEES	4,160	55,625	122,698

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	11%	11%	11%
HIGH SCHOOL DIPLOMA	17%	17%	16%
SOME COLLEGE	30%	26%	24%
ASSOCIATE	8%	8%	8%
BACHELOR'S	23%	26%	26%
GRADUATE	11%	12%	15%

Data Source: ©2024, Sites USA

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