

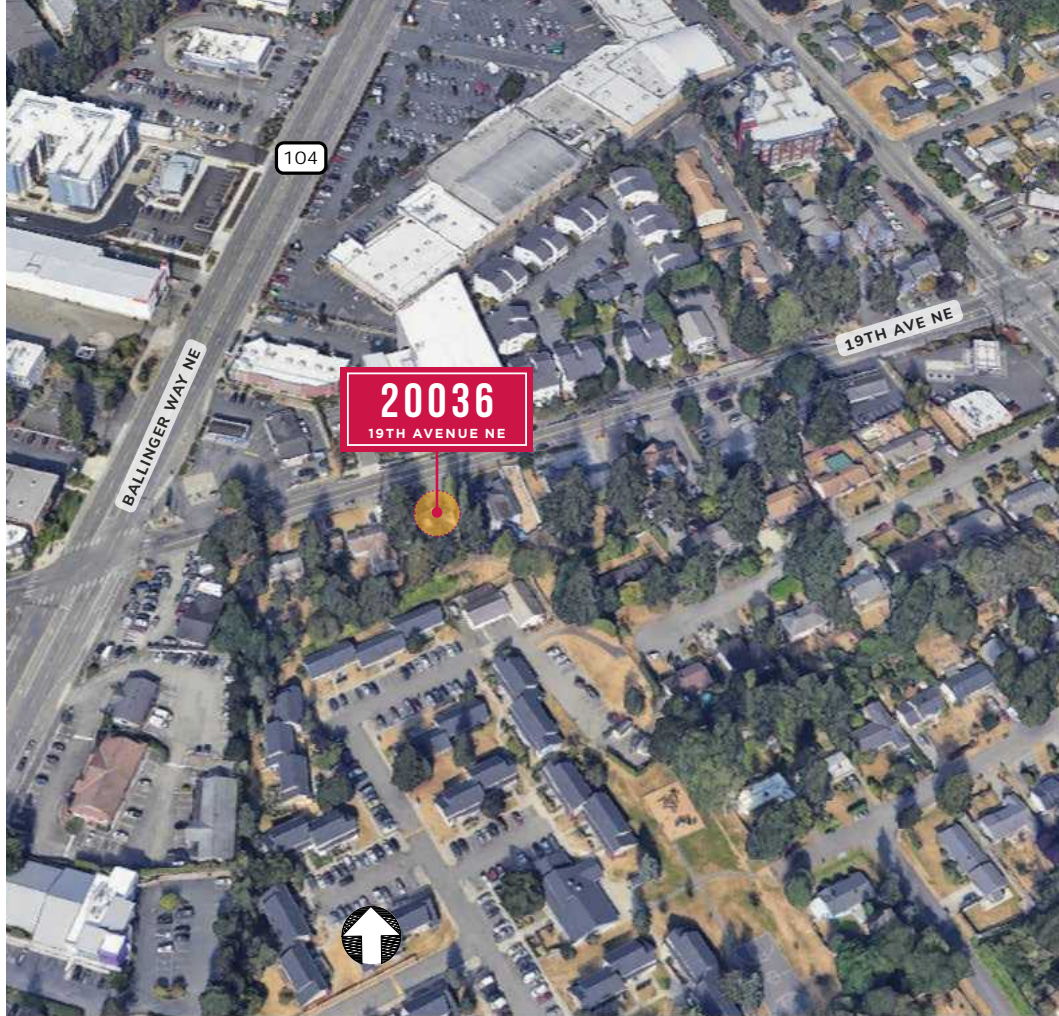
# 20036

19TH AVENUE NE

Seattle, WA 98103

OWNER-USER /  
POTENTIAL  
DEVELOPMENT  
OPPORTUNITY

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
CAPITAL MARKETS



## THE OFFERING

Lee & Associates, as exclusive advisor, is pleased to present an exceptional opportunity to acquire 20036 19th Ave NE, located in the thriving neighborhood of Shoreline. Shoreline is currently experiencing a significant surge in development activity, with a robust pipeline of upcoming projects and rapid population growth due to the recent opening of the Shoreline Light Rail Station. Ideally situated to benefit from this rapid growth and investment, this property offers numerous strategic opportunities for the astute investor.

The property is leased to a dentist, whose present lease expires May 31st, 2025. There are two strategies, namely one for a developer and another strategy for a user. For the developer, the tenant is interested in renewing, which could provide interim income for a developer looking to build multifamily on the site. For a user, given there is no renewal option, a user could occupy the building after the lease expiration date in May.

This offering represents significant redevelopment potential with a potential opportunity to combined with the two adjacent parcels to the south, offering the possibility for over 150 units within the Community Business (CB) zoning.

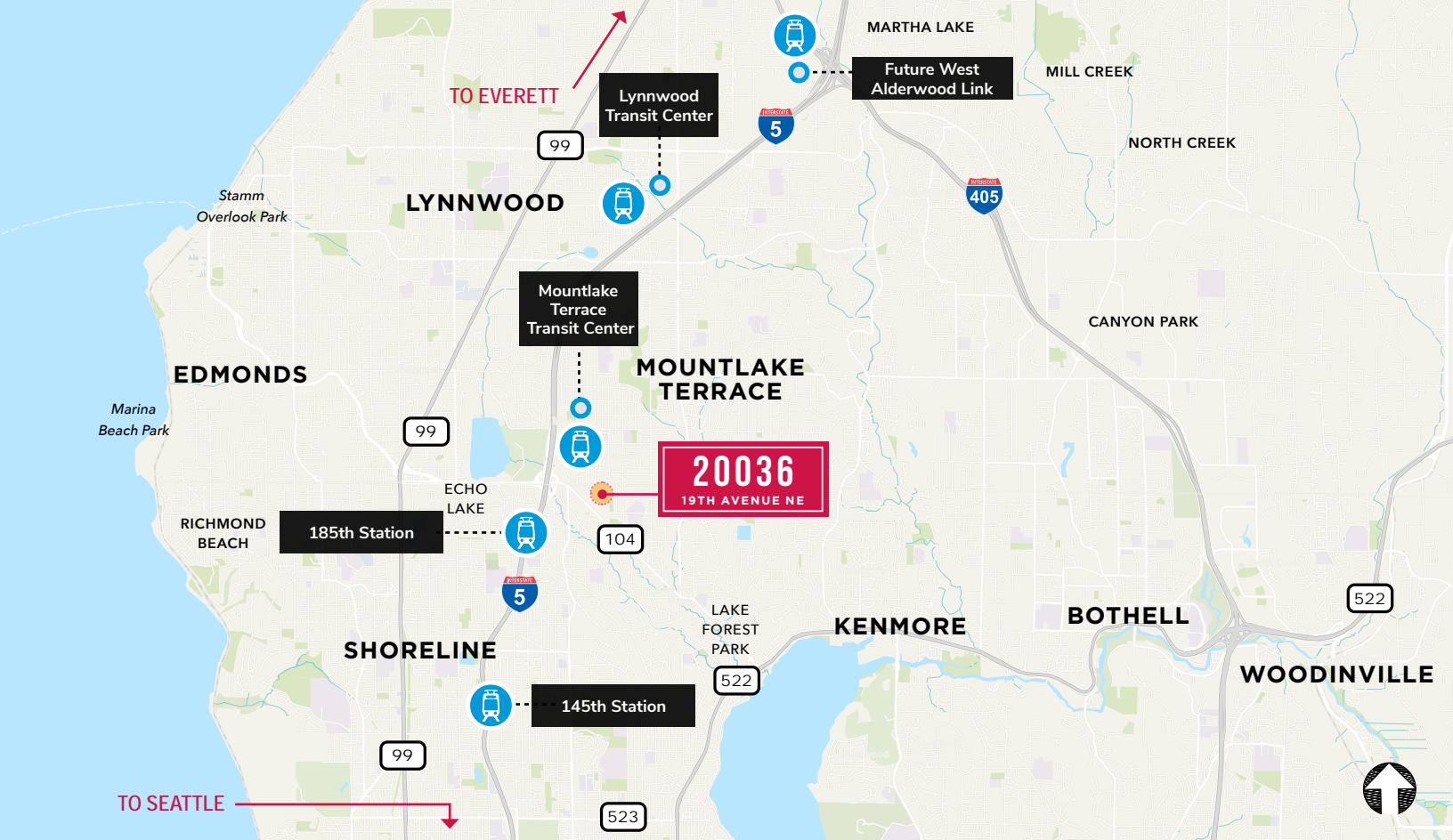


# SALE PRICE | \$1,400,000



**LEE &  
ASSOCIATES**





## LOCATION HIGHLIGHTS

- » After remaining stagnant for nearly 30 years, Shoreline’s population has surged by more than 20% over the past decade, reaching nearly 62,000.
- » Situated just off I-5, this property offers seamless access to major highways, employers, Ballinger Village Shopping Center, the highly-rated Shoreline School District, and one mile from the Moutlake Terrace Transit Station.
- » Proximity to transit is critical today to investors, developers and tenants. Assets located within walking distance of light rail stations have experienced up to 10% higher appreciation rates than those farther away.
- » The Lynnwood Link project extends light rail from Northgate into Snohomish County, serving four stations, Shoreline South/148th, Shoreline North/185th, Mountlake Terrace and Lynnwood City Center.



### COMMUTE TIMES



### TO SEATTLE

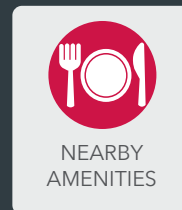
17 minutes  
26 minutes  
57 minutes

### TO BELLEVUE

30 minutes  
28 minutes  
1.5 hours

### TO SEATAC

34 minutes  
60 minutes  
1.5 hours







## PROPERTY SUMMARY

ADDRESS	20036 19th Ave NE, Shoreline, WA 98155
PARCEL #	741770-0575
EXISTING BUILDING	1,922 SF
LOT SIZE	9,538 SF / 0.22 Acres
YEAR BUILT	1948/1998
ZONING	CB, 60' height limit
PARKING	7 parking stalls



*20036 19th Avenue NE represents a well-located owner-user opportunity with potential for future development, including potential assemblage with adjacent sites to the south, in a desirable Northend neighborhood in Seattle.*

## INVESTMENT CONTACTS

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