

# FOR SALE

## Prime Opportunity for Land Development Along the Aurora Retail Corridor in North Seattle

12040 AURORA AVE N | SEATTLE, WA

PUGET  
SOUND



125th Street Grill

Subject Property  
51,474 SF

12040 AURORA  
AVE N

JANET BACKUS  
+1 206 255 0288  
jbackus@nai-psp.com

ARIE SALOMON, SIOR, CCIM  
+1 425 586 5636  
asalomon@nai-psp.com

**NAI** Puget Sound  
Properties

# Property Details

This property is located in a highly trafficked retail corridor, extending from N 115th & Aurora Ave N (Home Depot) to N 145th & Aurora Ave N (Walgreens). The area features a diverse mix of businesses, including auto-related services, car dealerships, grocery stores, and regional and national fast-food chains such as Starbucks, Jack in the Box, Burger King, Subway, and Kidd Valley. Nearby grocery options include Sprouts, Amazon Fresh, and Safeway (N 155th), alongside drugstores like Walgreens and Rite Aid.

This property is an excellent opportunity for developers to capitalize on a below-market purchase price.

---

<b>PARCEL NUMBER</b>	3026049089
----------------------	------------

---

<b>LAND SIZE</b>	1.18 Acres
------------------	------------

---

<b>ZONING</b>	CI 75 M - Retail, Commercial, Mixed Use & MultiFamily (Flexible Zoning)
---------------	---

---

<b>FRONTAGE</b>	189' on Aurora Ave N in Seattle
-----------------	---------------------------------

---

<b>PRICE</b>	<del>\$6,150,000</del> \$3,500,000 (43% price reduction)
--------------	---

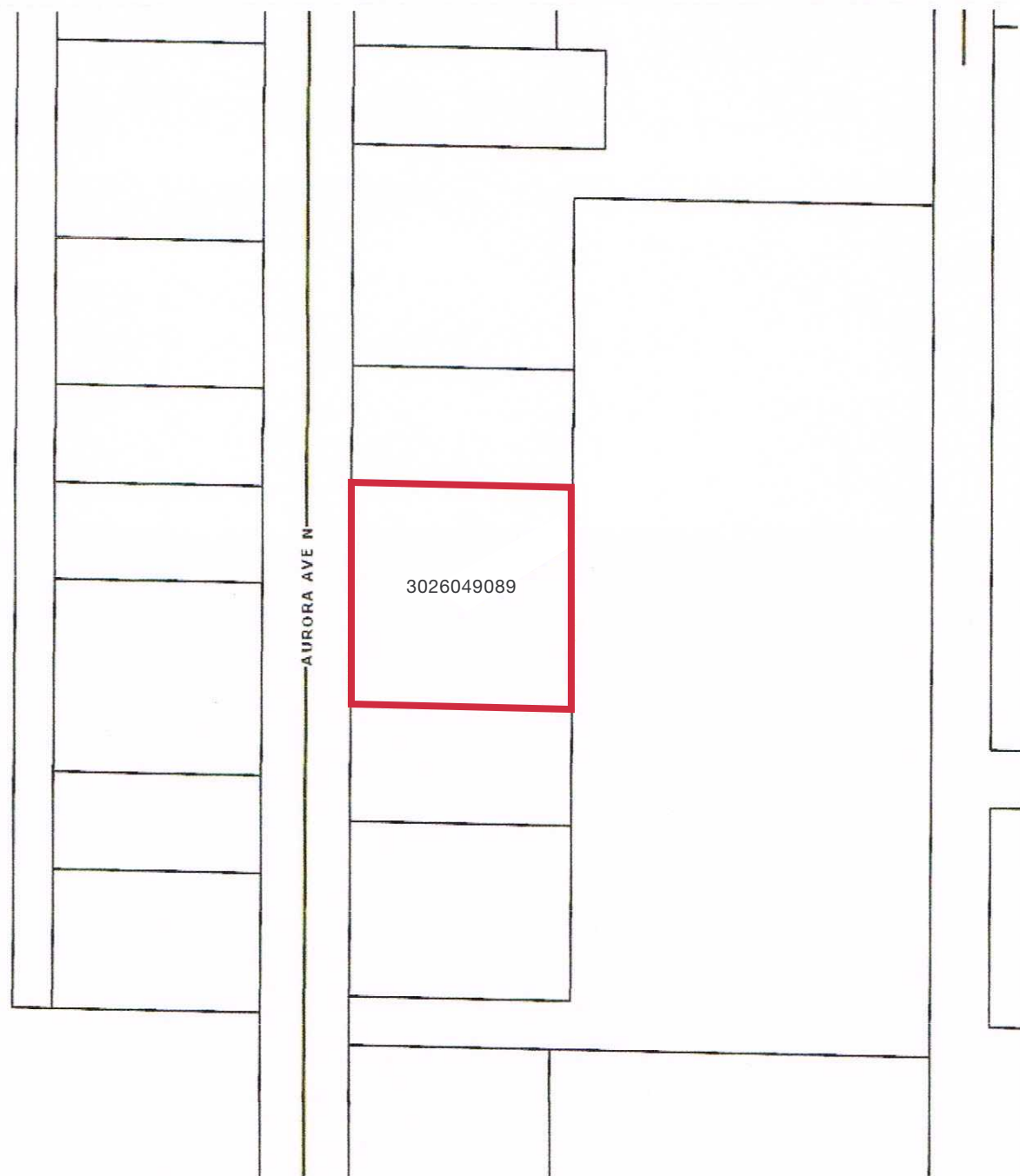
---

<b>TRANSIT SCORE</b>	Good - Public transportation is within 1 - 2 blocks both north & south bound
----------------------	--

---

<b>TRAFFIC VOLUME</b>	N 115th & Aurora Ave N: 37,985 Cars N 127th & Aurora Ave N: 34,550 Cars
-----------------------	--

---



# Nearby Amenities

KRAKEN COMMUNITY ICEPLEX

NORTHGATE STATION  
LIVE. WORK. PLAY. STAY. SHOP.  
SIMON

LAKE WASHINGTON

Northgate Light Rail Station

UW Medicine  
NORTHWEST HOSPITAL & MEDICAL CENTER

NORTH SEATTLE COLLEGE  
One of the Seattle Colleges

THE HOME DEPOT

DOWNTOWN SEATTLE

GREEN LAKE

O'Reilly  
AUTO PARTS

Public Storage

Evergreen Washelli Funeral Home & Cemetery

Mekong Village Restaurant

BESTON INN SEATTLE

Golf Range

12040 AURORA AVE N

AURORA AVENUE

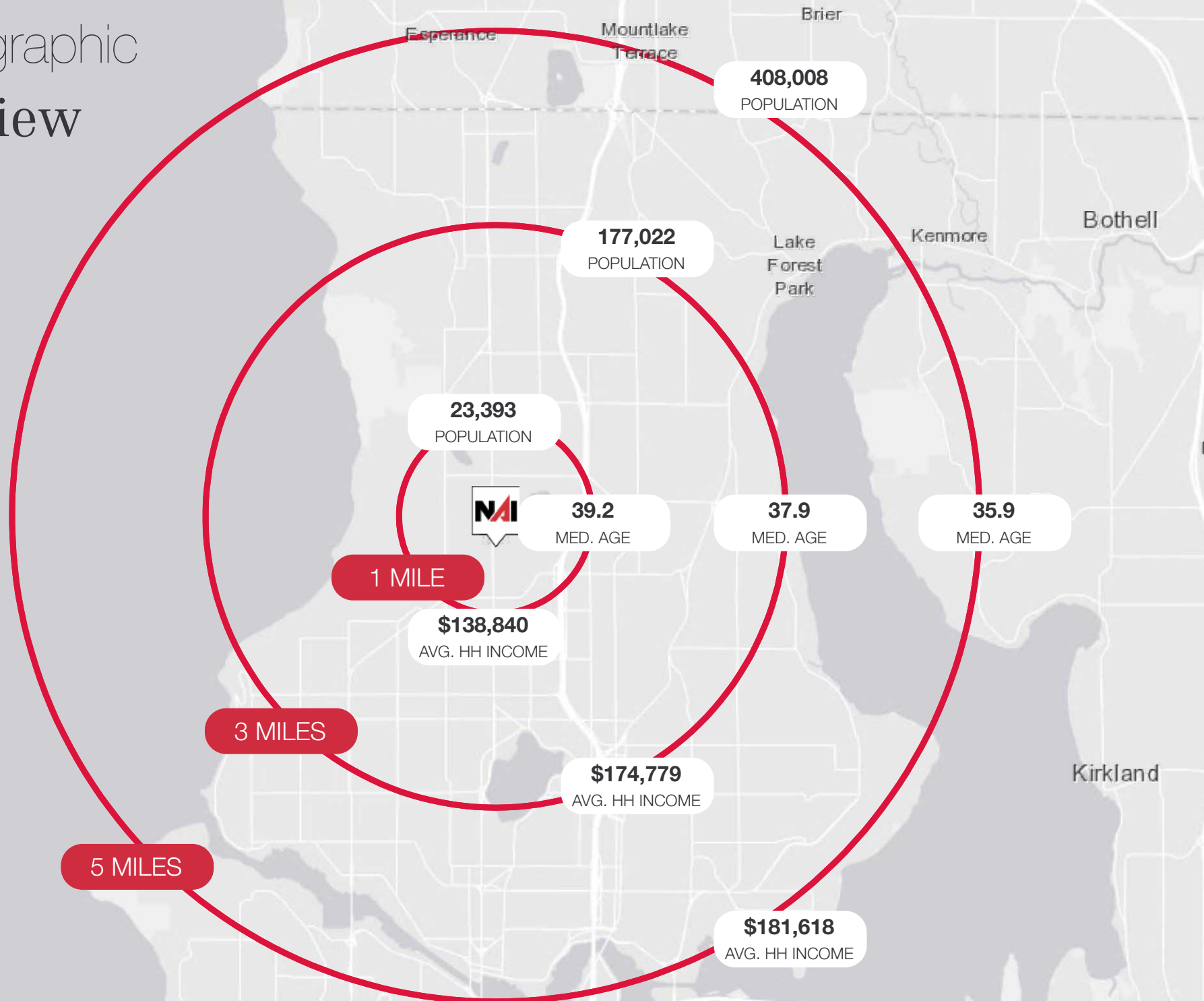
Seattle Impound

Rick's TIRE & SERVICE

Crazy Furniture



# Demographic Overview



An aerial photograph of a city street, likely Aurora Ave N in Seattle, WA. The street runs vertically through the center of the image. On either side of the street, there are various buildings, including residential and commercial structures. A large, empty lot is highlighted with a red rectangle on the right side of the street, near the bottom of the frame. The background shows a dense forest of trees and a clear sky.

# Prime Opportunity for Land Development

12040 AURORA AVE N | SEATTLE, WA

**EXCLUSIVELY MARKETED BY:**

**JANET BACKUS**

+1 206 255 0288

[jbackus@nai-psp.com](mailto:jbackus@nai-psp.com)

**ARIE SALOMON, SIOR, CCIM**

+1 425 586 5636

[asalomon@nai-psp.com](mailto:asalomon@nai-psp.com)

**NAI** Puget Sound  
Properties

Bellevue | Tacoma

[nai-psp.com](http://nai-psp.com)

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE. 12040 AURORA AVE N