

# 166

## 19TH AVENUE

SEATTLE, WA 98122

OWNER-USER /  
TOWNHOME  
DEVELOPMENT  
OPPORTUNITY



### THE OFFERING

Lee & Associates is excited to present an attractive investment opportunity with strong potential at 166 19th Ave, located between Seattle's Central District and Yesler Terrace neighborhoods. This 5,120 SF site, zoned LR2 (M), offers excellent redevelopment potential for townhomes or an owner-user.

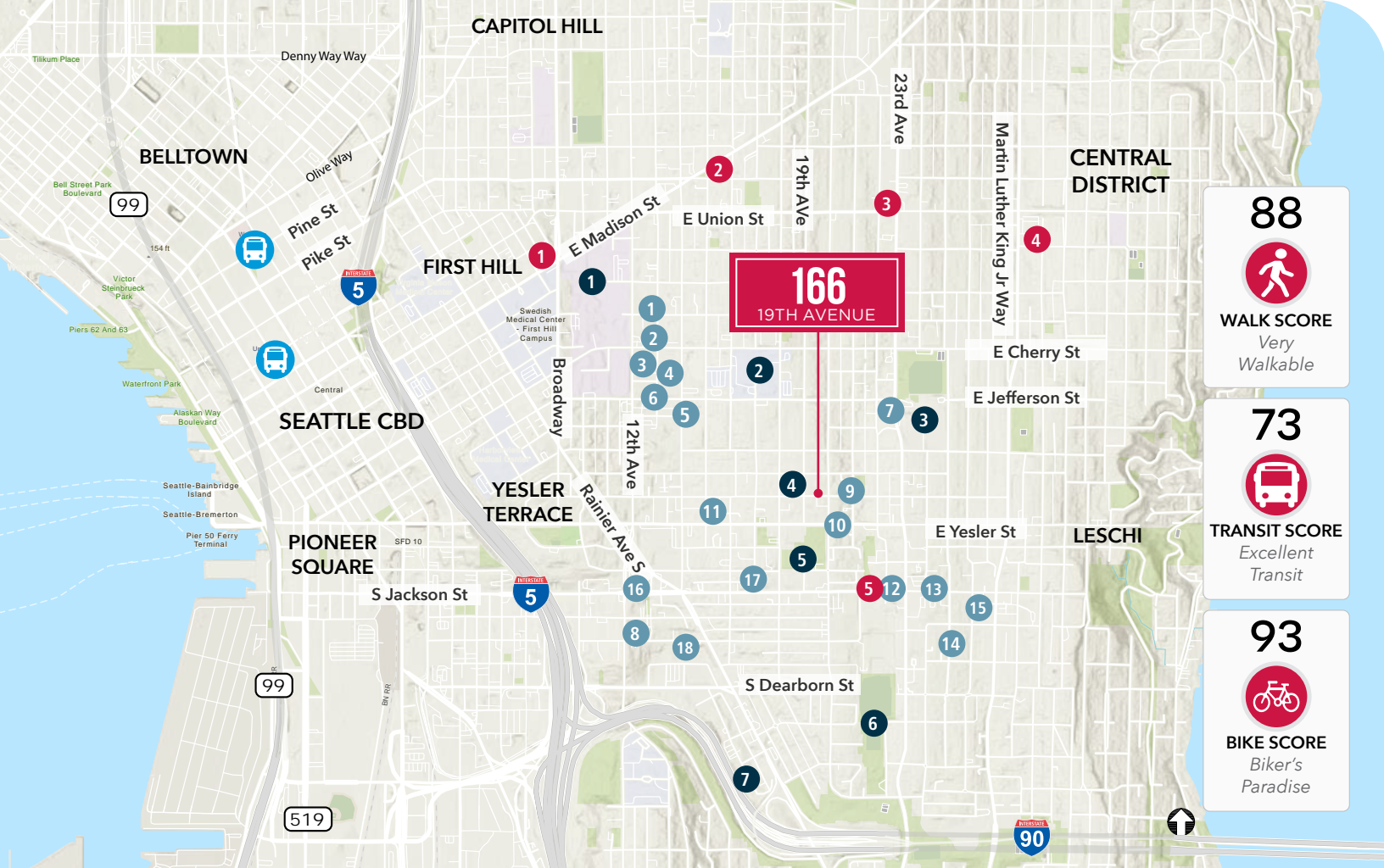
The property has one commercial suite, two residential units and a back storage area.

Nestled in the heart of Seattle, 166 19th Ave is located in a vibrant neighborhood near scenic Pratt Park. With abundant dining, entertainment, and recreational options within walking distance, this property offers a perfect blend of work-life balance. Seattle University, Garfield High School, and the First Hill hospitals are only a few blocks away, while I-90 is just minutes away, offering easy access to the Greater Seattle Area.



# SALE PRICE | \$925,000





**88**  
  
**WALK SCORE**  
 Very Walkable

**73**  
  
**TRANSIT SCORE**  
 Excellent Transit

**93**  
  
**BIKE SCORE**  
 Biker's Paradise

## AMENITIES

- |                    |                          |                             |                     |                      |                              |
|--------------------|--------------------------|-----------------------------|---------------------|----------------------|------------------------------|
| 1 Starbucks        | 6 Taste of the Caribbean | 11 The Usual                | 16 Pho Bac Sup Shop | 3 PCC                | 3 Garfield High School       |
| 2 Seoul Bowl & Bar | 7 Ezell's                | 12 Jackson's Catfish Corner | 17 Cheeky Cafe      | 4 Grocery Outlet     | 4 Rotary Boys & Girls        |
| 3 Carmelo's Tacos  | 8 Amritsar Tadkas        | 13 Standard Brewing         | 18 Humble Pie       | 5 Walgreens          | 5 Pratt Park                 |
| 4 BaBar Vietnamese | 9 Fish Box               | 14 Simply Soulful           | 1 Whole Foods       | 1 Seattle University | 6 Judkins Park               |
| 5 L'Oursin         | 10 Broadcast Coffee      | 15 Woodshop BBQ             | 2 Trader Joe's      | 2 Swedish Hospital   | 7 Seattle Bouldering Project |

**LEGEND** ● Eateries / Coffee ● Grocery ● Nearby Parks & Schools

## HIGHLIGHTS

- » This property is within walking distance of popular restaurants and bars, including Carmelo's Tacos, Simply Soulful, Wood Shop BBQ, and BaBar.
- » Less than 10 minutes from Downtown Seattle.
- » Conveniently located 1 mile from the International District Light Rail station and a 9-minute walk from the First Hill Streetcar at 14th and Washington.
- » Boasts a Walk Score of 88 out of 100, making it easy to accomplish most errands on foot.
- » Strong rental demand in the area, with 75.74% of households within a 1-mile radius renter-occupied.
- » Located just half a mile from the vibrant Promenade at 23rd and Jackson, a thriving retail destination featuring popular spots like Amazon Fresh and Walgreens, the area has experienced a remarkable transformation with Vulcan's 2020 project, delivering 532 new residential units and revitalizing the neighborhood.



PARKS AND GREEN SPACE



EXCELLENT TRANSIT



NEARBY AMENITIES



DESIRABLE SUBMARKET

166  
19TH AVENUE

E FIR ST

E SPRUCE ST

\$119K



AVERAGE  
HOUSEHOLD  
INCOME

\$869K



MEDIAN  
HOME  
VALUE

13.3%



POPULATION  
GROWTH  
(2021-2026)

75.7%



RENTER  
OCCUPIED  
HOUSING



### PROPERTY SUMMARY

ADDRESS	166 19th Ave, Seattle, WA 98122
PARCEL #	193480-0010
EXISTING BUILDING	2,225 SF (3 suites)
LAND AREA	5,120 SF / 0.12 AC
ZONING	LR2 (M)
FAR	1.3
CURRENT USE	Retail / Multifamily



*166 19th Ave offers a prime development opportunity for townhomes, located just outside of Downtown Seattle.*

### INVESTMENT CONTACTS

#### STUART WILLIAMS

Principal  
D 206.219.1281  
C 425.417.5078  
stuart@lee-associates.com

#### ALEX MUIR

Senior Vice President  
D 206.219.1283  
C 253.303.1983  
amuir@lee-associates.com

#### McCALLUM MEAD

Associate  
D 425.818.2656  
C 425.922.4160  
mmead@lee-associates.com

#### SCOTTY ROWE

Associates  
D 425.818.2655  
C 206.484.9894  
srowe@lee-associates.com

166  
19TH AVENUE



COMMERCIAL REAL ESTATE SERVICES  
CAPITAL MARKETS