

OFFERING MEMORANDUM

# RIVERTON VIEW APARTMENTS

*24-Unit, Value-Add Apartment  
Building in Tukwila*

3455 S 144TH ST, TUKWILA, WA 98168

[BUYRIVERTONVIEW.COM](http://BUYRIVERTONVIEW.COM)



**\$3,995,000**

PRICE

**6.90%**

MARKET CAP RATE

**8.74%**

RENOVATED CAP RATE

EXCLUSIVELY LISTED BY THE SIMON | ANDERSON MULTIFAMILY TEAM

**km** Kidder  
Mathews



*Exclusively Listed by*

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RIVERTON  
VIEW



# RIVERTON VIEW APARTMENTS

## OFFERING DETAILS

PRICE	\$3,995,000
MARKET CAP RATE	6.90%
RENOVATED CAP RATE	8.74%
OFFERS DUE	Reviewed Upon Receipt
TOURS	Call Broker

## PROPERTY SUMMARY

ADDRESS	3455 S 144th St
CITY	Tukwila
YEAR BUILT	1963
NO. OF UNITS	24 Units
AVG. UNIT SIZE	708 SF
NRSF	16,980 SF
STORIES	2
PARKING	26 Stalls
SITE AREA	28,824 SF
PARCEL NO.	004000-0106



Type	Units	Avg SF	Total SF	IN-PLACE			MARKET			RENOVATED		
				Rent	Rent/SF	Annual Rent	Rent	Rent/SF	Annual Rent	Rent	Rent/SF	Annual Rent
1x1	18	650	11,700	\$941	\$1.45	\$203,294	\$1,400	\$2.15	\$302,400	\$1,700	\$2.62	\$367,200
2x1	6	880	5,280	\$1,112	\$1.26	\$80,040	\$1,550	\$1.76	\$111,600	\$1,850	\$2.10	\$133,200
<b>Total/Average</b>	<b>24</b>	<b>708</b>	<b>16,980</b>	<b>\$984</b>	<b>\$1.39</b>	<b>\$283,334</b>	<b>\$1,438</b>	<b>\$2.03</b>	<b>\$414,000</b>	<b>\$1,738</b>	<b>\$2.46</b>	<b>\$500,400</b>

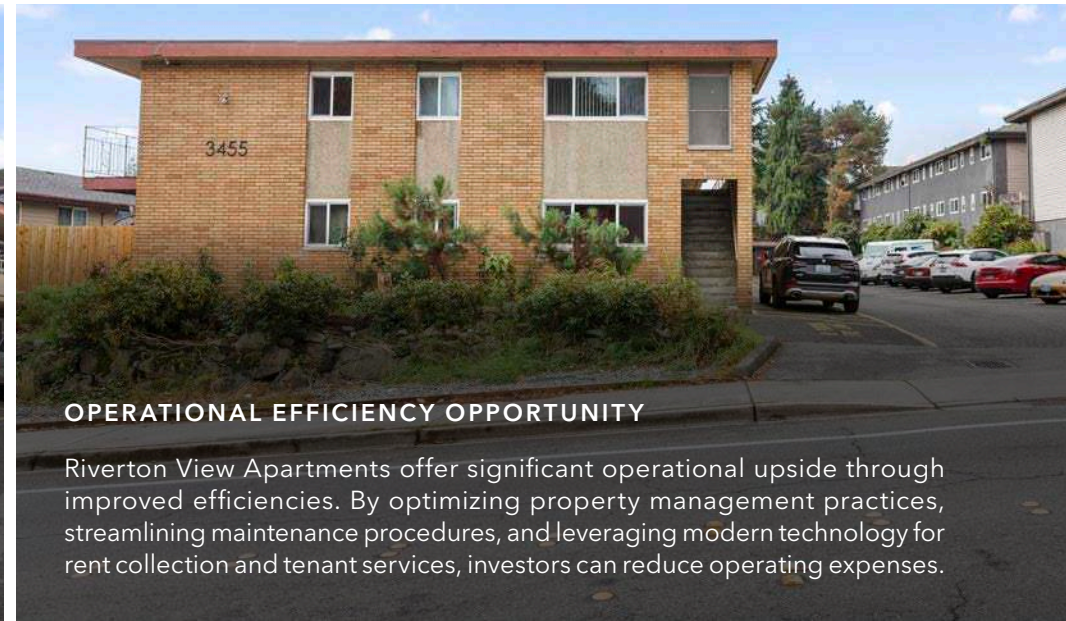


## INVESTMENT HIGHLIGHTS



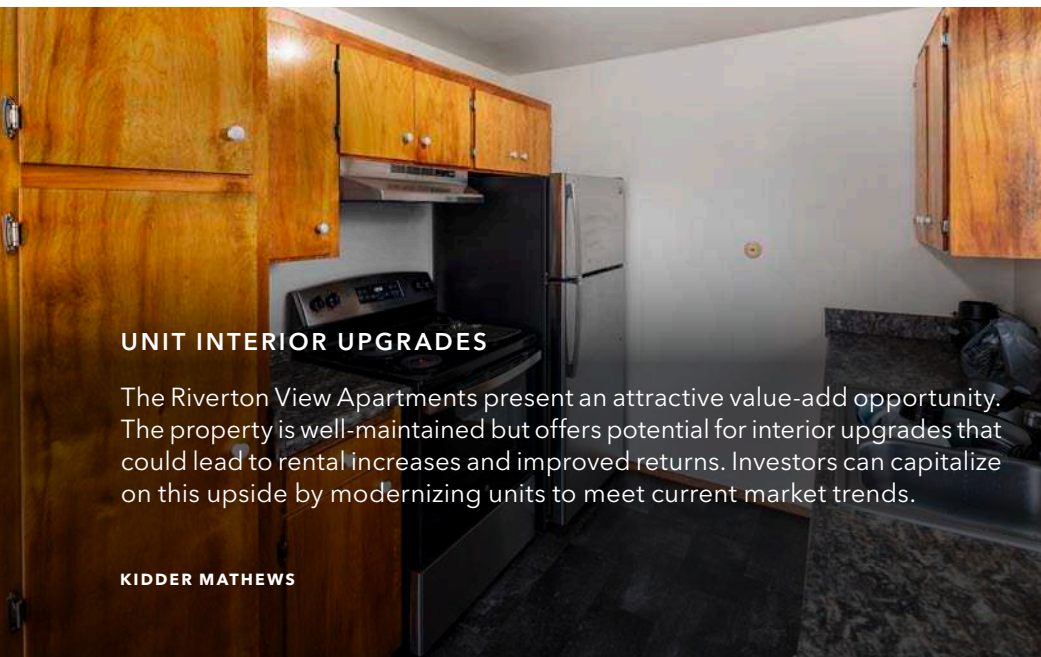
### SIGNIFICANT RENT UPSIDE

Current rental income at this property presents a substantial opportunity for increased returns, as it stands 46% below market rates. Remarkably, this potential for revenue growth does not require any property upgrades or renovations. Investors can capitalize on the below-market positioning to swiftly adjust rents and enhance cash flow, maximizing returns with minimal additional expense.



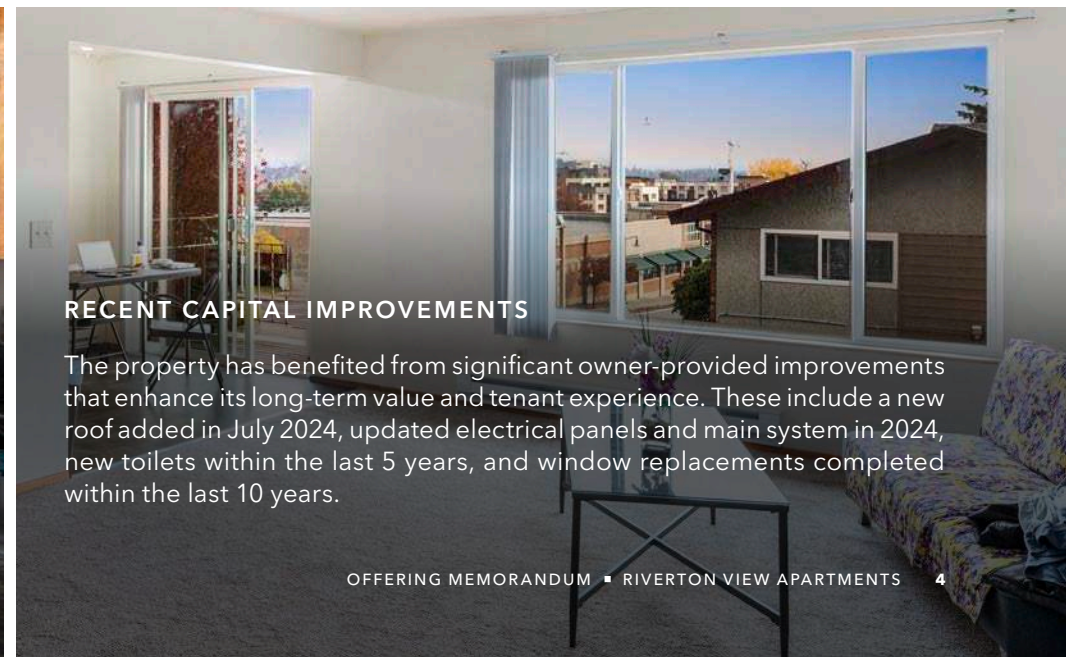
### OPERATIONAL EFFICIENCY OPPORTUNITY

Riverton View Apartments offer significant operational upside through improved efficiencies. By optimizing property management practices, streamlining maintenance procedures, and leveraging modern technology for rent collection and tenant services, investors can reduce operating expenses.



### UNIT INTERIOR UPGRADES

The Riverton View Apartments present an attractive value-add opportunity. The property is well-maintained but offers potential for interior upgrades that could lead to rental increases and improved returns. Investors can capitalize on this upside by modernizing units to meet current market trends.



### RECENT CAPITAL IMPROVEMENTS

The property has benefited from significant owner-provided improvements that enhance its long-term value and tenant experience. These include a new roof added in July 2024, updated electrical panels and main system in 2024, new toilets within the last 5 years, and window replacements completed within the last 10 years.



*REFRESH  
CLASSIC  
UNITS  
WITH THE  
FOLLOWING  
UPGRADES*

Stainless Steel Appliances

New Cabinet Faces & Modern Countertops

Luxury Vinyl Plank Flooring

Updated Bathrooms

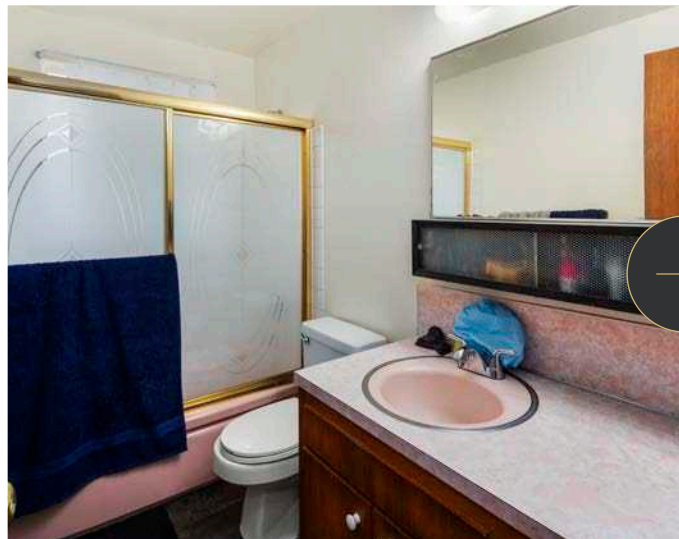
Add Washer/Dryer in Units

Modern Lighting & Fixtures

KITCHEN

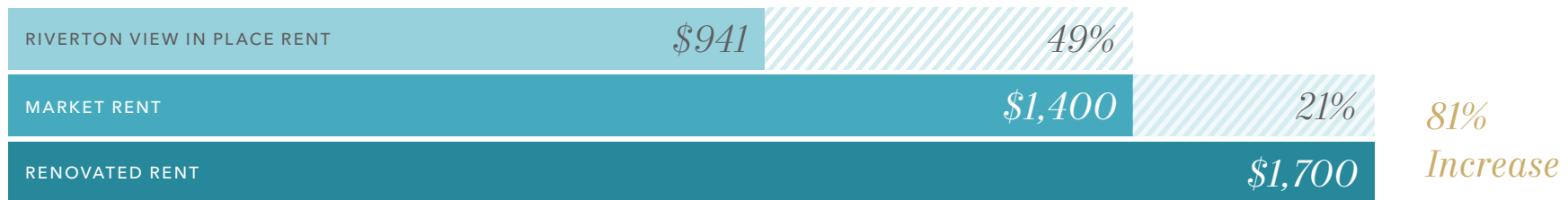


BATHROOM

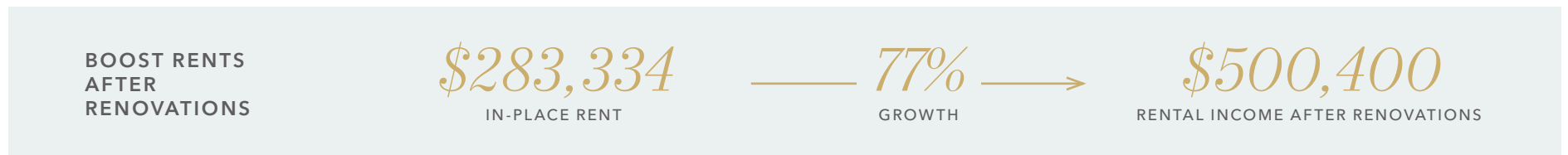
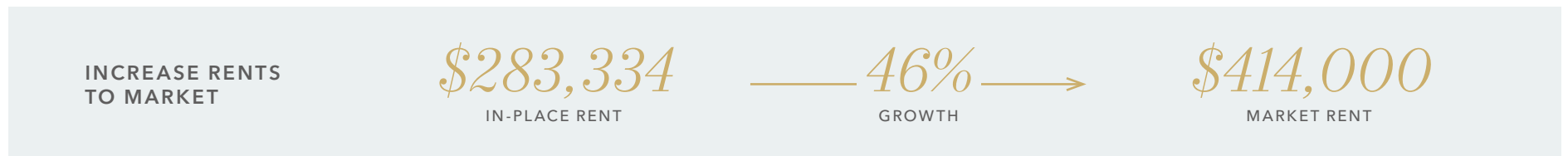


# RIVERTON VIEW IS POSITIONED FOR *SIGNIFICANT RENTAL GROWTH*

## 1X1



## 2X1



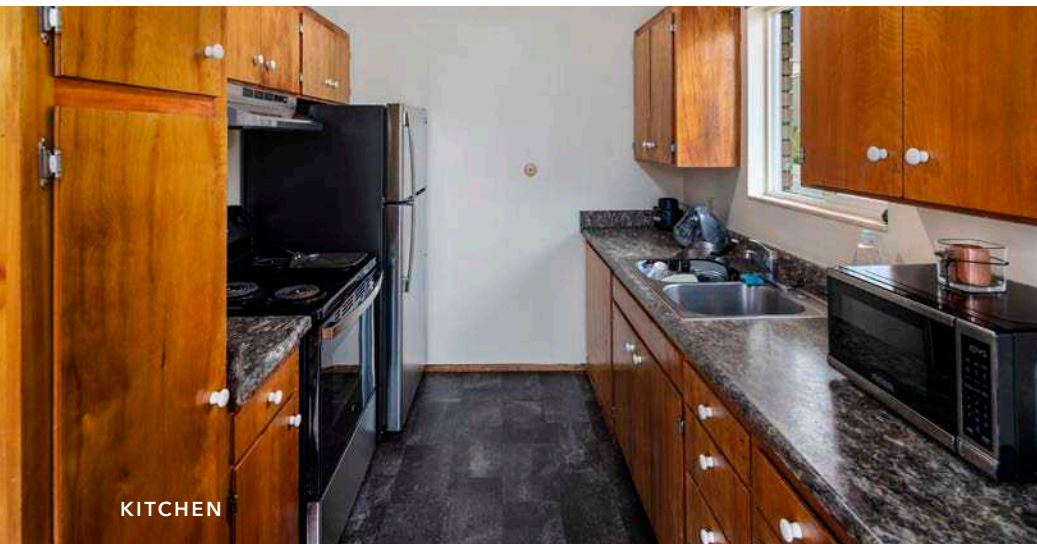


# EXTERIOR





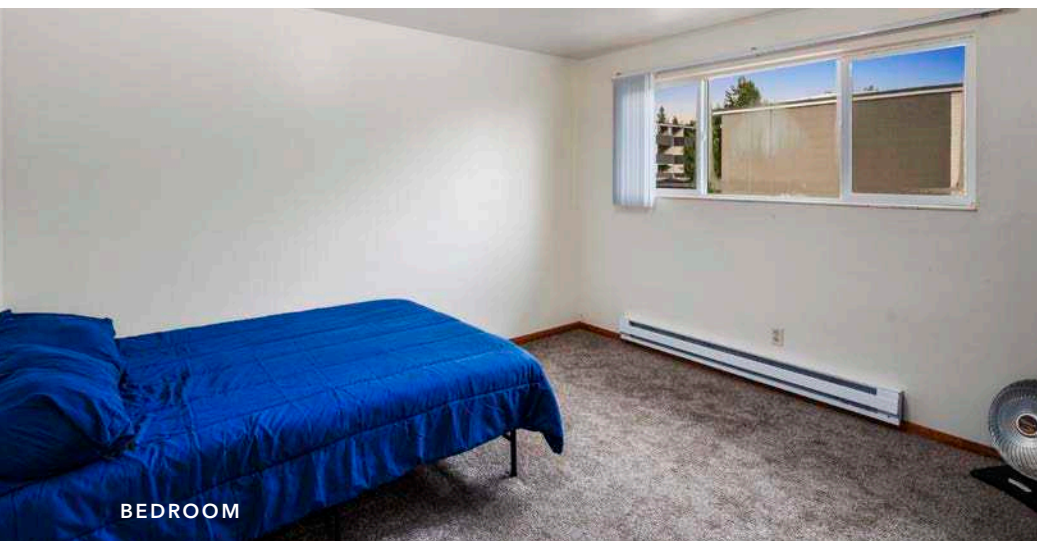
# INTERIOR



KITCHEN



LIVING ROOM



BEDROOM



BATHROOM



## RESIDENTIAL UNIT SUMMARY

Type	Units	Avg SF	Total SF	IN-PLACE			MARKET			RENOVATED		
				Rent	\$/SF	Annual Rent	Rent	\$/SF	Annual Rent	Rent	\$/SF	Annual Rent
1x1	18	650	11,700	\$941	\$1.45	\$203,294	\$1,400	\$2.15	\$302,400	\$1,700	\$2.62	\$367,200
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## FINANCIAL PERFORMANCE

	MARKET OPERATIONS		RENOVATED OPERATIONS	
	Income		Income	
<b>Income</b>				
Gross Potential Rent	414,000	2.03/SF/Mo	500,400	2.46/SF/Mo
Vacancy	(16,560)	4.0%	(20,016)	4.0%
Bad Debt & Concessions	(4,140)	1.0%	(5,004)	1.0%
<b>Net Rental Income</b>	<b>393,300</b>		<b>475,380</b>	
Utility Fees	31,102	108/U/Mo	31,102	108/U/Mo
Parking	6,240	20/Stall/Mo	6,240	20/Stall/Mo
Pet	3,024	126/U	3,024	126/U
Laundry	4,888	204/U	4,888	204/U
Miscellaneous	9,600	400/U	9,600	400/U
<b>Effective Gross Income</b>	<b>448,154</b>		<b>530,234</b>	
<b>Expenses</b>	Expenses		Expenses	
Taxes	42,680	1,778/U	42,680	1,778/U
Insurance	13,200	550/U	13,200	550/U
Utilities	36,590	1,525/U	36,590	1,525/U
R&M	16,800	700/U	16,800	700/U
Contract Services	7,200	300/U	7,200	300/U
Turnover	3,600	150/U	3,600	150/U
Management	44,815	10% of EGI	53,023	10% of EGI
Marketing	3,000	125/U	3,000	125/U
Administration	4,800	200/U	4,800	200/U
<b>Total Expenses</b>	<b>172,685</b>	<b>39% of EGI</b>	<b>180,893</b>	<b>34% of EGI</b>
Expenses/U		7,195/U		7,537/U
Expenses/SF		10/SF		11/SF
<b>Net Operating Income</b>	<b>275,468</b>	<b>11,478/U</b>	<b>349,340</b>	<b>14,556/U</b>

6.90%

MARKET CAP RATE

8.74%

RENOVATED CAP RATE

*Notes and Assumptions***MARKET OPERATIONS**

This scenario illustrates operations at the property assuming all current leases are signed at market rents upon expiration of the current lease term. Other income assumptions are based on operations at properties of comparable size and vintage in the Tukwila submarket. Expense assumptions are based on historical operations for non-controllable expenses, and controllable expenses are based on operations at properties of comparable size and vintage in the Tukwila submarket.

**RENOVATED OPERATIONS**

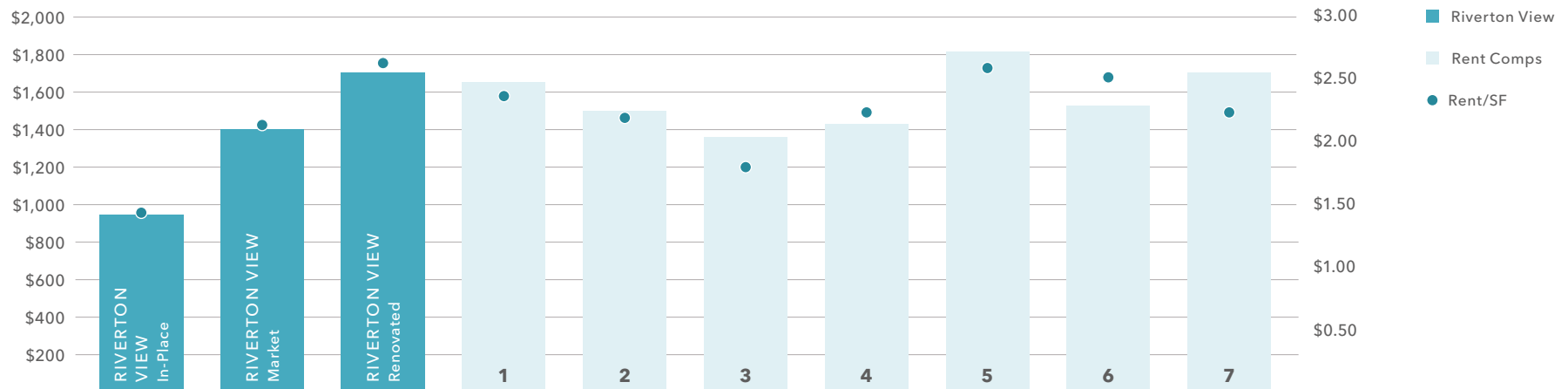
This scenario illustrates operations at Riverton View assuming that all units are renovated to a similar specification as indicated by renovated units in the rent comparable study. Other income assumptions are based on operations at properties of comparable size and vintage in the Tukwila submarket. Expense assumptions are based on historical operations for non-controllable expenses, and controllable expenses are based on operations at properties of comparable size and vintage in the Tukwila submarket.



# RENT COMPARABLES | 1X1

Property	Specification	Address	Neighborhood	Year	Unit SF	Rent	\$/SF	
<b>RIVERTON VIEW (IN-PLACE)</b>	Classic	3455 S 144th St	Tukwila	1963	650	\$941	\$1.45	
<b>RIVERTON VIEW (MARKET)</b>	Classic	3455 S 144th St	Tukwila	1963	650	\$1,400	\$2.15	
<b>RIVERTON VIEW (RENOVATED)</b>	Renovated	3455 S 144th St	Tukwila	1963	650	\$1,700	\$2.62	
<b>01 SUNNYDALE</b>	Classic	15805 40th Pl S	Tukwila	1989	700	\$1,639	\$2.34	
<b>02 3530 S 146TH ST</b>	Classic	3530 S 146th St	Tukwila	1962	691	\$1,495	\$2.16	
<b>03 LA VISTA</b>	Classic	5565 S 152nd	Tukwila	1970	750	\$1,350	\$1.80	
<b>04 HILL CREST</b>	Classic	14893 Interurban Ave S	Tukwila	1969	620	\$1,438	\$2.32	
<b>05 SUNNYDALE</b>	Renovated	15805 40th Pl S	Tukwila	1989	700	\$1,819	\$2.60	
<b>06 CANOPY</b>	Renovated	3445 S 160th St	Tukwila	1969	610	\$1,550	\$2.54	
<b>07 TANAGER GROVE</b>	Renovated	6206 S 153rd St	Tukwila	1966	731	\$1,695	\$2.32	
					<b>1973</b>	<b>686</b>	<b>\$1,569</b>	<b>\$2.30</b>

Rent vs Rent/SF

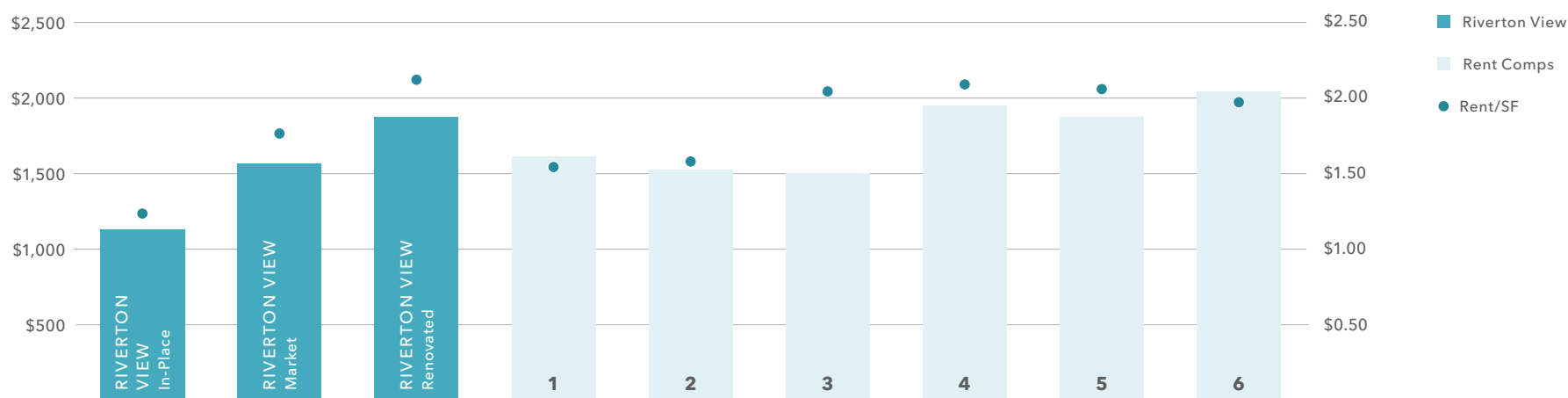




# RENT COMPARABLES | 2X1

Property	Specification	Address	Neighborhood	Year	Unit SF	Rent	\$/SF
<b>RIVERTON VIEW (IN-PLACE)</b>	Classic	3455 S 144th St	Tukwila	1963	880	\$1,112	\$1.26
<b>RIVERTON VIEW (MARKET)</b>	Classic	3455 S 144th St	Tukwila	1963	880	\$1,550	\$1.76
<b>RIVERTON VIEW (RENOVATED)</b>	Renovated	3455 S 144th St	Tukwila	1963	880	\$1,850	\$2.10
<b>01 LA VISTA</b>	Classic	5565 S 152nd	Tukwila	1970	1,050	\$1,625	\$1.55
<b>02 HIGH VIEW</b>	Classic	2043 S 113th St	Tukwila	1964	968	\$1,575	\$1.63
<b>03 COUNTRY CLUB</b>	Classic	11233 Des Moines Memorial Dr	Tukwila	1963	738	\$1,510	\$2.05
<b>04 SUNNYDALE</b>	Renovated	15805 40th Pl S	Tukwila	1989	895	\$1,954	\$2.18
<b>05 FOSTER CREEK</b>	Renovated	15110 Macadam Rd S	Tukwila	1978	907	\$1,885	\$2.08
<b>06 TANAGER GROVE</b>	Renovated	6206 S 153rd St	Tukwila	1966	1,036	\$2,050	\$1.98
				<b>1972</b>	<b>932</b>	<b>\$1,767</b>	<b>\$1.91</b>

Rent vs Rent/SF



## COMPARABLES

### SALE COMPARABLES

	Property	Built	Units	Residential SF	Avg. Unit Size	Sale Date	Price	\$/Unit	\$/SF	Cap
01	<b>CAMEO</b> 1121 SW 126th St, Burien	1962	15	11,775	785	7/26/2024	\$2,025,000	\$135,000	\$172	--
02	<b>TANAGER GROVE</b> 6214 S 153rd St, Tukwila	1966	54	49,790	922	5/16/2024	\$13,875,000	\$256,944	\$279	5.5%
03	<b>STRATFORD SQUARE</b> 12708 SW 128th St, Burien	1988	32	30,248	945	2/15/2024	\$7,285,000	\$227,656	\$241	4.7%
04	<b>3705 S 150TH ST</b> 3705 S 150th St, Tukwila	1947	7	5,249	750	1/22/2024	\$1,360,000	\$194,286	\$259	6.1%
05	<b>872 SW 135TH ST</b> 872 SW 135th St, Seatac	1967	12	6,552	546	12/22/2023	\$1,700,000	\$141,667	\$259	--
06	<b>HAZEL MAES</b> 409 SW 155th St, Burien	1986	8	5,972	747	10/23/2023	\$1,430,000	\$178,750	\$239	--
07	<b>15510 6TH AVE SW</b> 15510 6th Ave SW, Burien	1969	20	14,400	720	10/4/2023	\$3,500,000	\$175,000	\$243	5.9%
08	<b>LANDMARC IV</b> 800 S 216th St, Des Moines	1974	7	4,450	636	8/11/2023	\$1,335,000	\$190,714	\$300	6.9%
	<b>Average</b>	<b>1970</b>	<b>19</b>		<b>756</b>			<b>\$187,502</b>	<b>\$249</b>	<b>5.8%</b>
	<b>RIVERTON VIEW</b> 3455 S 144th St Tukwila	<b>1963</b>	<b>24</b>	<b>16,980</b>	<b>708</b>	<b>--</b>	<b>\$3,995,000</b>	<b>\$166,458</b>	<b>\$235</b>	<b>6.9%*</b>

\* Market Cap Rate



# TUKWILA OFFERS *STRONG RENTAL DEMAND* TO ITS PROXIMITY TO SEATTLE, MAJOR EMPLOYERS, AND AFFORDABLE HOUSING OPTIONS.

TUKWILA LIGHT RAIL STATION

SEA Seattle-Tacoma International Airport

RIVERTON VIEW

CASCADE VIEW PARK

Walgreens

S 144TH ST



# TUKWILA

*Tukwila is a growing, well-connected community with affordable housing and strong investment potential.*

Tukwila is a dynamic and strategically located neighborhood in the heart of the Puget Sound region, known for its strong connectivity, diverse economy, and growing demand for residential, commercial, and mixed-use developments. Situated just south of downtown Seattle, Tukwila offers unparalleled access to key transportation hubs, including I-5, I-405, and SR 167, as well as Seattle-Tacoma International Airport, making it a prime destination for businesses, residents, and visitors alike.

As a vibrant and diverse community, Tukwila benefits from a blend of long-established neighborhoods and newly developed areas. The region is home to Southcenter Mall, the largest shopping center in the Pacific Northwest, and

an array of dining, entertainment, and recreational amenities, drawing visitors from across the region. With recent investments in infrastructure, such as the Tukwila Village development and Sounder Train station upgrades, the city is well-positioned for continued growth and expansion.

The demand for multifamily housing has increased in Tukwila due to its proximity to major employment centers, affordable rental rates compared to nearby Seattle, and the appeal of a growing business community. This offering represents an excellent opportunity to invest in a flourishing market with significant upside potential for long-term capital appreciation and rental growth.



101,885

POPULATION (3 MILES)



\$97,348

AVERAGE HOUSEHOLD INCOME (3 MILES)



**WESTFIELD SOUTHCENTER MALL**  
The largest shopping center in the Pacific Northwest



**TUKWILA PUBLIC LIBRARY**



**TUKWILA LIGHT RAIL STATION**  
Just 5 minutes away

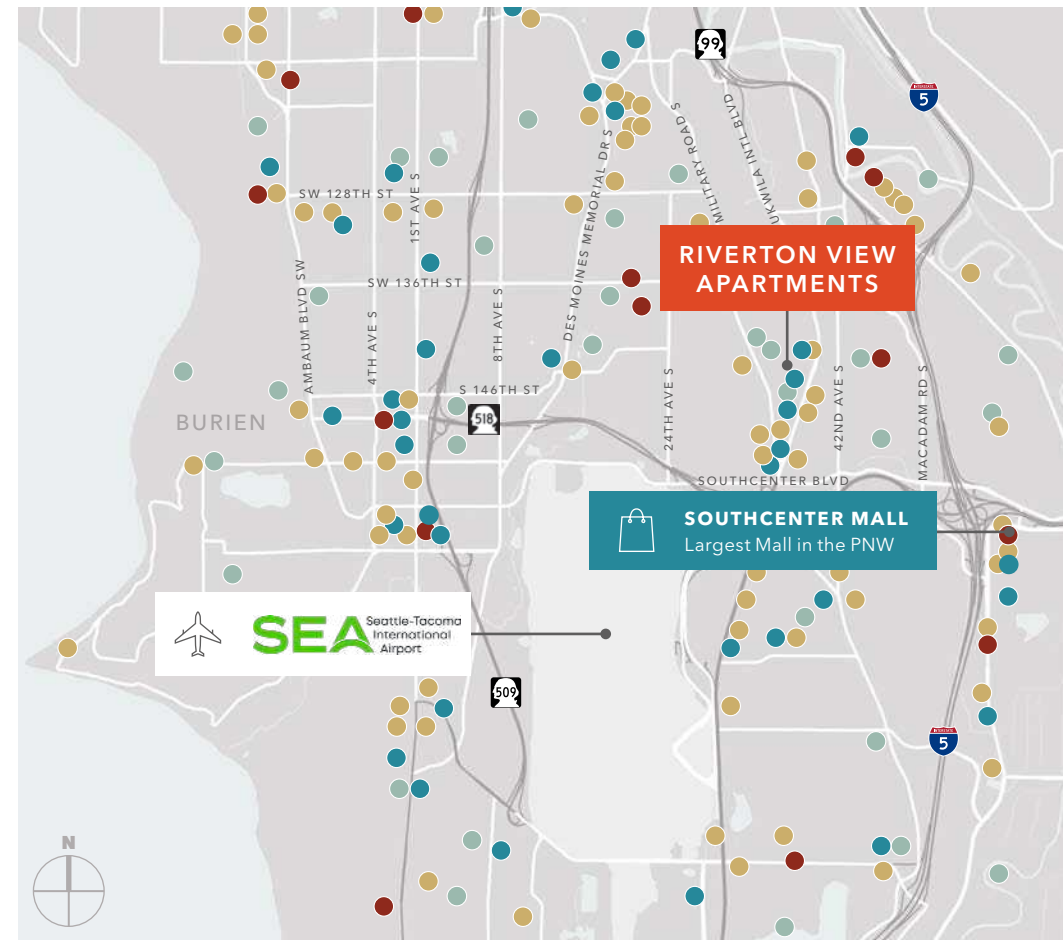


# AFFORDABLE URBAN LIVING

*Abundant Amenities Elevate the Riverton View Apartments in Tukwila*

Tukwila offers a diverse range of neighborhood amenities that enhance the appeal of the Riverton View Apartments. The area boasts excellent connectivity with easy access to major highways (I-5, I-405), light rail, and Seattle-Tacoma International Airport, making it a prime location for commuters. Shopping and dining options are abundant, with Westfield Southcenter Mall, the largest shopping center in the Pacific Northwest, just minutes away. The city also offers numerous parks, recreational facilities, and proximity to the Duwamish River, providing outdoor activities for residents. Additionally, Tukwila is home to top employers, including Boeing and major distribution centers, ensuring a strong local economy and demand for housing.

WALGREENS	<i>1 Minute Drive</i>
TUKWILA PUBLIC LIBRARY	<i>2 Minute Drive</i>
HIGHLINE SEATAC BOTANICAL GARDEN	<i>3 Minute Drive</i>
TUKWILA LIGHT RAIL STATION	<i>5 Minute Drive</i>
SAFEWAY	<i>7 Minute Drive</i>
FREDMEYER	<i>8 Minute Drive</i>
WESTFIELD SOUTHCENTER MALL	<i>8 Minute Drive</i>
SEATTLE-TACOMA INTERNATIONAL AIRPORT	<i>10 Minute Drive</i>



**LEGEND** ● Eat + Drink ● Grocery + Shopping ● Health + Wellness ● Schools + Parks

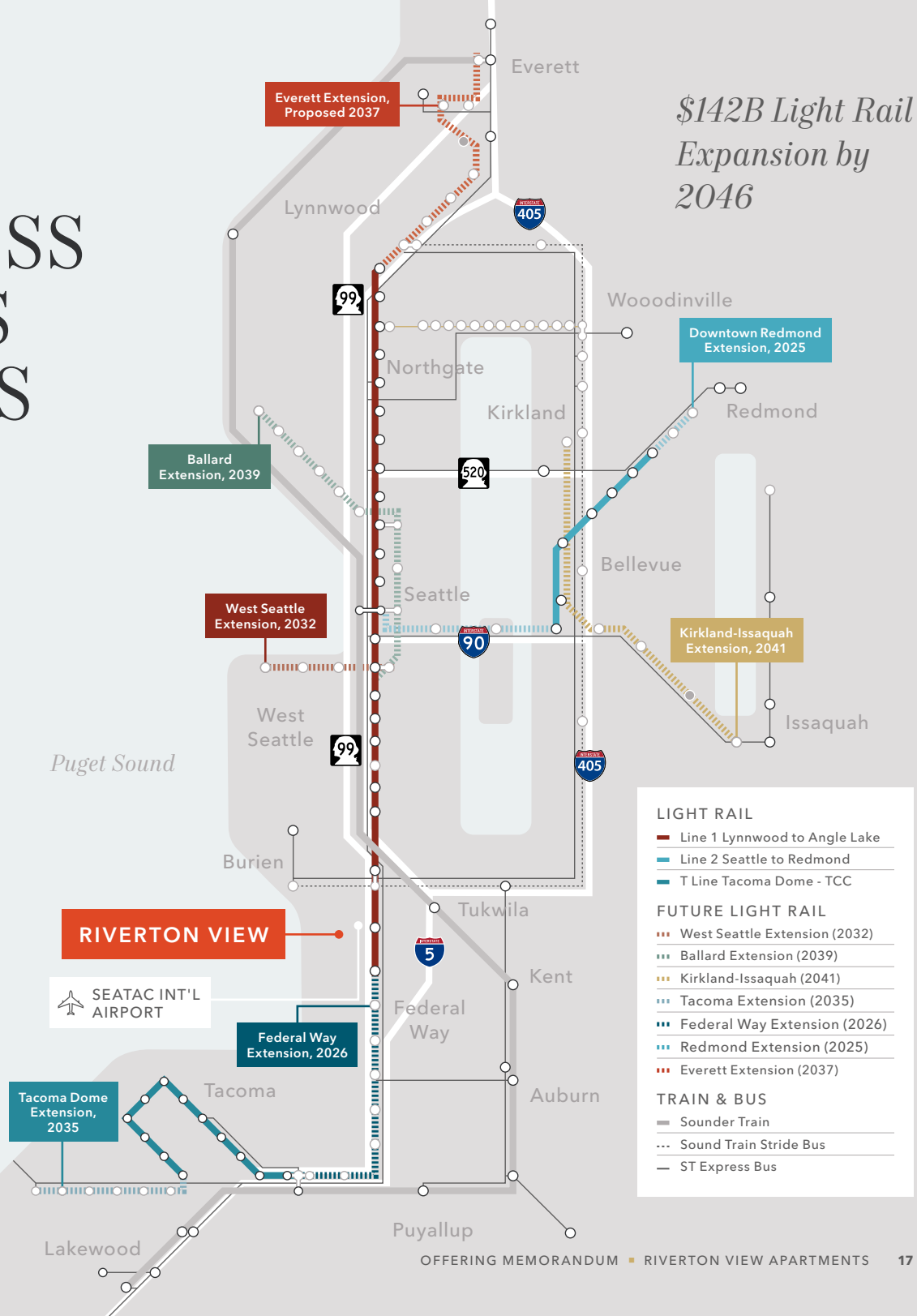
LOCATION OVERVIEW

# EXCELLENT ACCESS TO THE REGION'S TOP JOB CENTERS

*\$142B Light Rail Expansion by 2046*

<b>ACCESS TO SEATTLE</b>	<b>10 MIN DRIVE</b>
Current Office Space	<b>108.1M SF</b>
Office Space Under Dev.	<b>3.0M SF</b>
<b>ACCESS TO BELLEVUE</b>	<b>25 MIN DRIVE</b>
Current Office Space	<b>30.9M SF</b>
Office Space Under Dev.	<b>2.8M SF</b>
<b>ACCESS TO REDMOND</b>	<b>35 MIN DRIVE</b>
Current Office Space	<b>17.1M SF</b>
Office Space Under Dev.	<b>3.0M SF</b>
<b>SOUTH END</b>	
Current Office Space / Industrial	<b>16.6M SF</b>
Industrial Space Under Dev.	<b>674K SF</b>

Source: CoStar, US Census Bureau





LOCATION OVERVIEW

# MAJOR EMPLOYERS

## Seattle

**108,690,376** **511,688**

TOTAL OFFICE SF

TOTAL EMPLOYEES

A grid of logos for major employers in Seattle, including Amazon, Expedia Group, Starbucks, Nordstrom, Expeditors, Weyerhaeuser, Bill & Melinda Gates Foundation, Fred Hutch Cancer Center, UW Medicine, Meta, Allen Institute for Brain Science, Google, Adobe, DocuSign, Redfin, Remitly, Zillow, Qualtrics, Snapchat, Oracle, Deloitte, Disney, Russell Investments, Apple, Bristol Myers Squibb, Mossadams, Avalara, Big Fish, Vulcan, HBO, Uber, Tableau, Port of Seattle, Seattle Cancer Care Alliance, Safeco Insurance, Trident, SeattleU, Booking.com, Porch, Filson, Rover, Holland America Line, BlackRock, Dropbox, Path, Brooks, NanoString, Kaiser Permanente, Blue Nile, Virginia Mason Franciscan Health, PayScale, Moderna, Tommy Bahama, ISB, Fortive, Trupanion, Furlow, PitchBook, Zumiez, CZ, Pemco Insurance, Xhealth, Gettyimages, Seattle Children's, and A12.

## Eastside

**77,834,835** **259,322**

TOTAL OFFICE SF

TOTAL EMPLOYEES

A grid of logos for major employers in the Eastside, including T-Mobile, Paccar, Amazon, Eddie Bauer, Microsoft, Concur, Smartsheet, Bungie, Roku, eBay, Samsung, Salesforce, Meta, Valve, Kaiser Permanente, Overlake Medical Center & Clinics, Google, Tableau, GoDaddy, Astronics, Nabtesco, Luxoft, EvergreenHealth, Pfizer, AGC Biologics, Philips, General Dynamics, Delta, Nintendo, Oculus, AT&T, SpaceX, Accenture, Honeywell, Kymeta, Symetra, Terex, Costco Wholesale, KREI, Sanmar, Lakeside Industries, Siemens, Swedish, GE Healthcare, Darigold, Lakeside Industries, NAES, and Chewy.

## Kent Valley

**114,094,059** **279,560**

TOTAL INDUSTRIAL SF

TOTAL EMPLOYEES

A grid of logos for major employers in the Kent Valley, including Alaska, Boeing, SEA, Blue Origin, Amazon, Hexcel, Exotic Metals Forming, Sysco, Providence Health & Services, and World Vision.



# HEADQUARTERED IN THE PUGET SOUND



**\$575B**

2023 REVENUE

**1.5M+**

EMPLOYEES

**87K**

WA EMPLOYEES

Amazon, ranked #2 on the Fortune 500 list, has a market capitalization of \$1.61 trillion. The company has invested over \$225.6B in Washington State, contributing \$205B to the state's GDP. Amazon employs over 87,000 people directly in Washington and supports more than 487,200 indirect jobs. Its footprint in the state consists of 54 buildings with a total of 12M square feet of office space.



**\$212B**

2023 REVENUE

**221K**

EMPLOYEES

**58.4K**

WA EMPLOYEES

Ranked #13 on the Fortune 500, Microsoft is a global leader in technology and boasts a \$2.96 trillion market cap. Microsoft is expanding its Redmond World HQ with a multi-billion-dollar project, adding 17 buildings and 6.7M SF of renovated space by 2025. Microsoft's influence in the region is highlighted by its more than 58,400 employees in Washington and its status as the 2024 World's Most Valuable Company.



**\$78.5B**

2023 REVENUE

**67K**

EMPLOYEES

**7.6K**

WA EMPLOYEES

T-Mobile recently completed a \$160M renovation of its Bellevue headquarters. The company employs around 7,600 people in Washington and occupies 1.5M SF of real estate in the Puget Sound region. This includes its national technology lab and Tech Experience 5G Hub, demonstrating its dedication to innovation in the telecommunications industry.



**\$29.4B**

2023 REVENUE

**381K**

EMPLOYEES

**10.7K**

WA EMPLOYEES

Starbucks is the leading roaster and retailer of specialty coffee worldwide, with over 38,000 stores globally. Headquartered in Seattle, it employs 10,700 people in Washington State and occupies over 1M SF of office space, driving economic growth and development in Seattle.



# HEADQUARTERED IN THE PUGET SOUND

**expedia group™**

**\$12.8B**

2023 REVENUE

**17.1K**

EMPLOYEES

**4.8K**

WA EMPLOYEES

Expedia Group ranks among the world's largest online travel companies, with major consumer brands including Expedia, Hotels.com, and VRBO. In 2021, the company opened a new \$900M headquarters in Seattle's Interbay neighborhood, which spans 1.38M SF across a 40-acre campus. The facility is designed to accommodate up to 6,500 employees, underscoring Expedia's commitment to the Puget Sound region.

(Image Source: ZGF)

**COSTCO  
WHOLESALE**

**\$242B**

2023 REVENUE

**316K+**

EMPLOYEES

**21K**

WA EMPLOYEES

Ranked #12 on the Fortune 500, Costco's global HQ is in Issaquah. In 2023, it opened a nine-story, 625K SF office building. With 876+ locations worldwide, serving 132M cardholders, Costco employs around 21,000 in WA. Known for community engagement, it ranks 6th among the state's top corporate philanthropists.

**NORDSTROM**

**\$14.5B**

2023 REVENUE

**60K+**

EMPLOYEES

**6.6K**

WA EMPLOYEES

Nordstrom, a luxury department store chain founded in Seattle, operates 99 stores in the U.S. and 260 Nordstrom Rack locations. In 2023, the company opened 19 new Nordstrom Rack stores and plans to continue its expansion with 22 more in 2024 and four in 2025. Nordstrom is known for its strong corporate philanthropy in the Puget Sound area, donating over \$3M to Washington State in 2022.

**Alaska®**

**\$10.4B**

2023 REVENUE

**26K+**

EMPLOYEES

**10.8K**

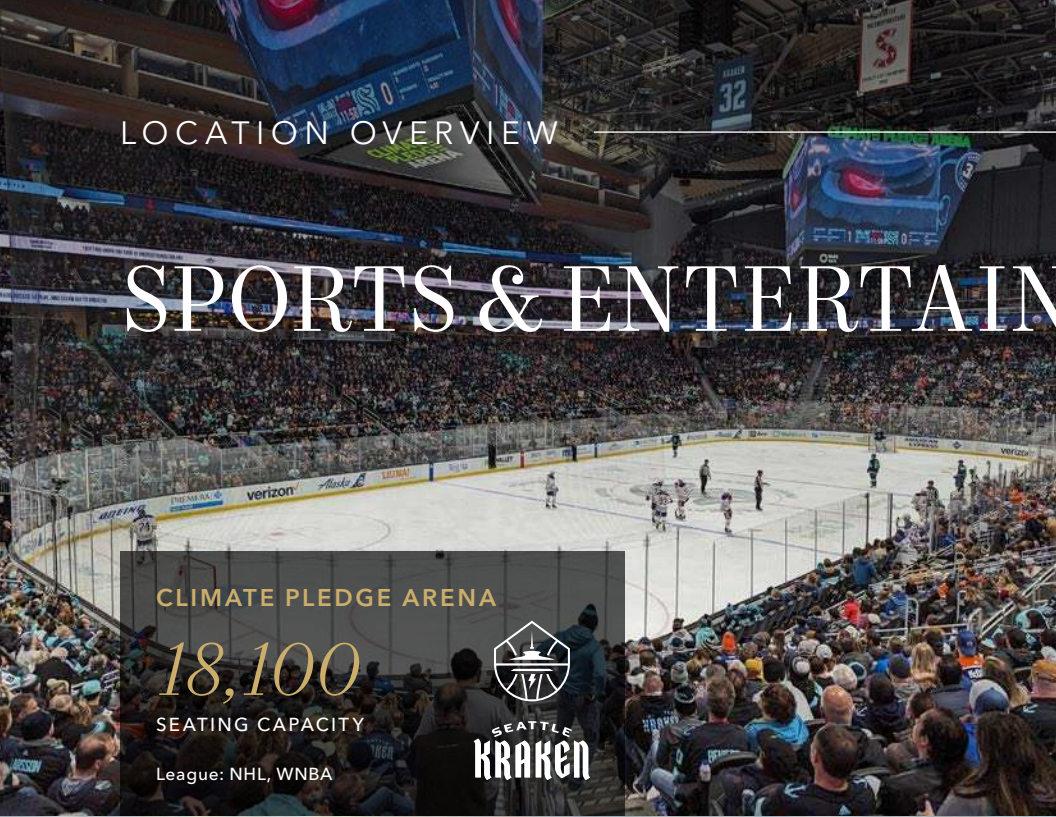
WA EMPLOYEES

Alaska Airlines is one of the largest airline carriers in the United States, serving a broad network of destinations across North America and beyond. The recent opening of "The Hub 2020" office facility at SeaTac enhances its regional operations. Alaska Airlines announced its plan to acquire Hawaiian Airlines for \$1.9B in December 2023, aiming to integrate the airlines' operations & loyalty programs.



LOCATION OVERVIEW

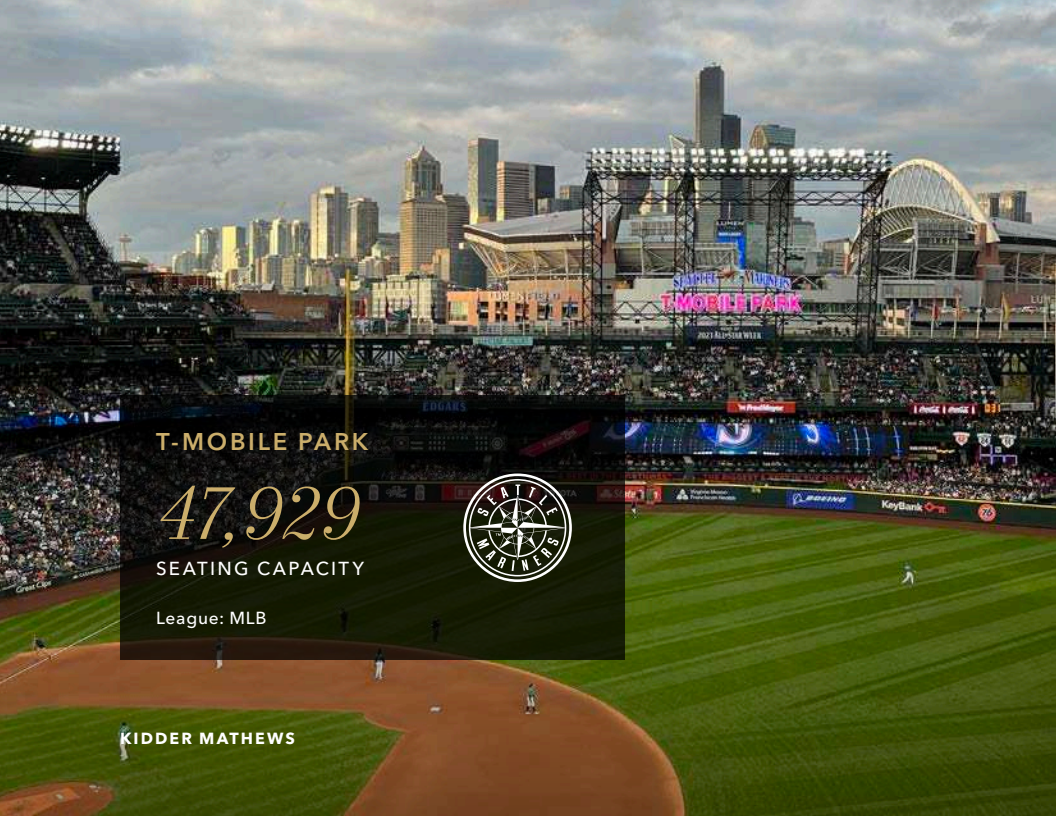
# SPORTS & ENTERTAINMENT



**CLIMATE PLEDGE ARENA**  
*18,100*  
SEATING CAPACITY  
League: NHL, WNBA



**LUMEN FIELD**  
*68,740*  
SEATING CAPACITY  
League: NFL, MLS



**T-MOBILE PARK**  
*47,929*  
SEATING CAPACITY  
League: MLB



**HUSKY STADIUM**  
*70,138*  
SEATING CAPACITY  
League: NCAA | Big Ten Conference





# INSTITUTIONS OF HIGHER EDUCATION

Sources: U.S. News & World Report, U.S. Census, WalletHub, WealthManagement.com

**#3**  
IN HIGHER EDUCATION RANKINGS IN U.S.

**#1**  
MOST EDUCATED BIG CITY IN THE U.S.

**#1**  
METRO IN THE U.S. FOR STEM PROFESSIONALS

**37%**  
WITH A BACHELOR'S OR HIGHER IN WA

**68%**  
OF SEATTLE RESIDENTS AGED 25+ WITH A DEGREE

**#1**  
MOST FUTURE-READY CITY IN THE COUNTRY

**W**  
UNIVERSITY of WASHINGTON



**MOST INNOVATIVE**  
Among U.S. Public Universities, Reuters



**FED. RESEARCH FUNDING**  
Among U.S. Public Universities



**U.S. PUBLIC INSTITUTIONS**  
U.S. News & World Report, 2023



**GLOBAL UNIVERSITY RANKING**  
U.S. News & World Report, 2024

60,690+ student body

Best in the nation programs, with 41 programs placed in the top 10

75% of students call Washington home after graduation, most staying in Seattle

\$1.87 billion in research awards

UW Medical Center ranked #1 hospital in WA for 12 years running

Supports or sustains 100,520 jobs – 1 out of every 37 jobs in the state, with an annual economic impact of \$15.7B

GLOBAL INNOVATION EXCHANGE  
UNIVERSITY of WASHINGTON



Global Innovation Exchange (GIX), located in Bellevue, is a graduate-level institute for interdisciplinary engineering, business, and design. Founded by the UW, Tsinghua University (China's leading university), and Microsoft, GIX brings together top faculty and learners worldwide to work closely with industry, non-profit, and government partners.

## PUGET SOUND REGION UNIVERSITIES

**SEATTLEU**

7,172 Students

**SEATTLE PACIFIC**

2,662 Students

**PIU** PACIFIC LUTHERAN UNIVERSITY

2,600 Students

**UNIVERSITY of PUGET SOUND**

2,100 Students

**B BELLEVUE COLLEGE**

19,134 Students

**Northwest UNIVERSITY**

723 Students

**DigiPen** INSTITUTE OF TECHNOLOGY

1,288 Students

**BASTYR UNIVERSITY**

742 Students

# LIFE SCIENCES & HEALTHCARE

*Seattle Ranked #9 Largest Life Science Ecosystem in the U.S.*

The Seattle area ranked third for life sciences employment growth, which increased 25% from 2019 to 2022. R&D employment in the region increased even more rapidly, at 39.3%.

## LEADING LIFE SCIENCE COMPANIES IN SEATTLE

### Biotech & Pharmaceutical



### Medical Research & Innovation



### Healthcare Providers



### Nonprofit & Philanthropic



### LIFE SCIENCES

1,100+ life science organizations

46,540+ individuals employed directly in life science jobs

112,810+ jobs supported by WA life science industry

\$39 billion total economic impact

\$22 billion added to WA's GDP

\$49 billion record high WA life science M&A activity in 2023

### HEALTHCARE

1,365+ healthcare organizations

218,515+ individuals employed directly in healthcare jobs

\$46 billion total revenues



LOCATION OVERVIEW

**SEA** Seattle-Tacoma International Airport

**THE NORTHWEST SEAPORT ALLIANCE**  
SEATTLE + TACOMA

**151K+**

JOBS GENERATED

**\$3.6B+**

DIRECT EARNINGS

**50.8M**

PASSENGERS IN 2023

**\$12.4B+**

IN BUSINESS OUTPUT

**58.4K**

JOBS GENERATED

**\$4B+**

IN LABOUR INCOME

*SeaTac Airport has a 4-star skytrax airport rating and designation as the best airport in North America, connecting directly to Seattle via Light Rail in 35 minutes.*

35 total airlines connecting to 93 non-stop domestic and 30 international destinations

More than 87,300 direct jobs

\$3.6B+ direct earnings

\$442M+ state/local taxes

50.8 MM passengers in 2023, 10% up from 2022

2024 cargo on track for four-year high (up 6.5% YTD)

*The Northwest Seaport Alliance is a marine cargo operating partnership of the Ports of Seattle and Tacoma in the Puget Sound. It is the third largest cargo port in the United States.*

20,100 of direct jobs

Over \$70 BB of waterborne trade

\$4B+ labor income

\$136M+ state and local taxes

180 global trading partners (2022)

1.9x job multiplier

Full international exports up 4.9% for 2023

*Exclusively Listed by*

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