

SUBJECT
PROPERTY

NEW CONVENTION
CENTER

DENNY TRIANGLE MIXED-USE DEVELOPMENT SITE

14,400 SF of Land adjacent to the Kinects Tower

1120-1124 HOWELL & 1809 MINOR AVE

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EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS



SUBJECT
PROPERTY



ZONING

DMC 240/290-440' with likely tower spacing requirements from the Kinetics Apartments next door.



FLOOR AREA RATIO

Max 8 FAR for Commercial / Hotel requirements; unlimited FAR for Residential Development



POTENTIAL FUTURE

Hotel, Life Science (1930 Boren), Multifamily, or Office



PROPERTY OVERVIEW

PROPERTY OVERVIEW

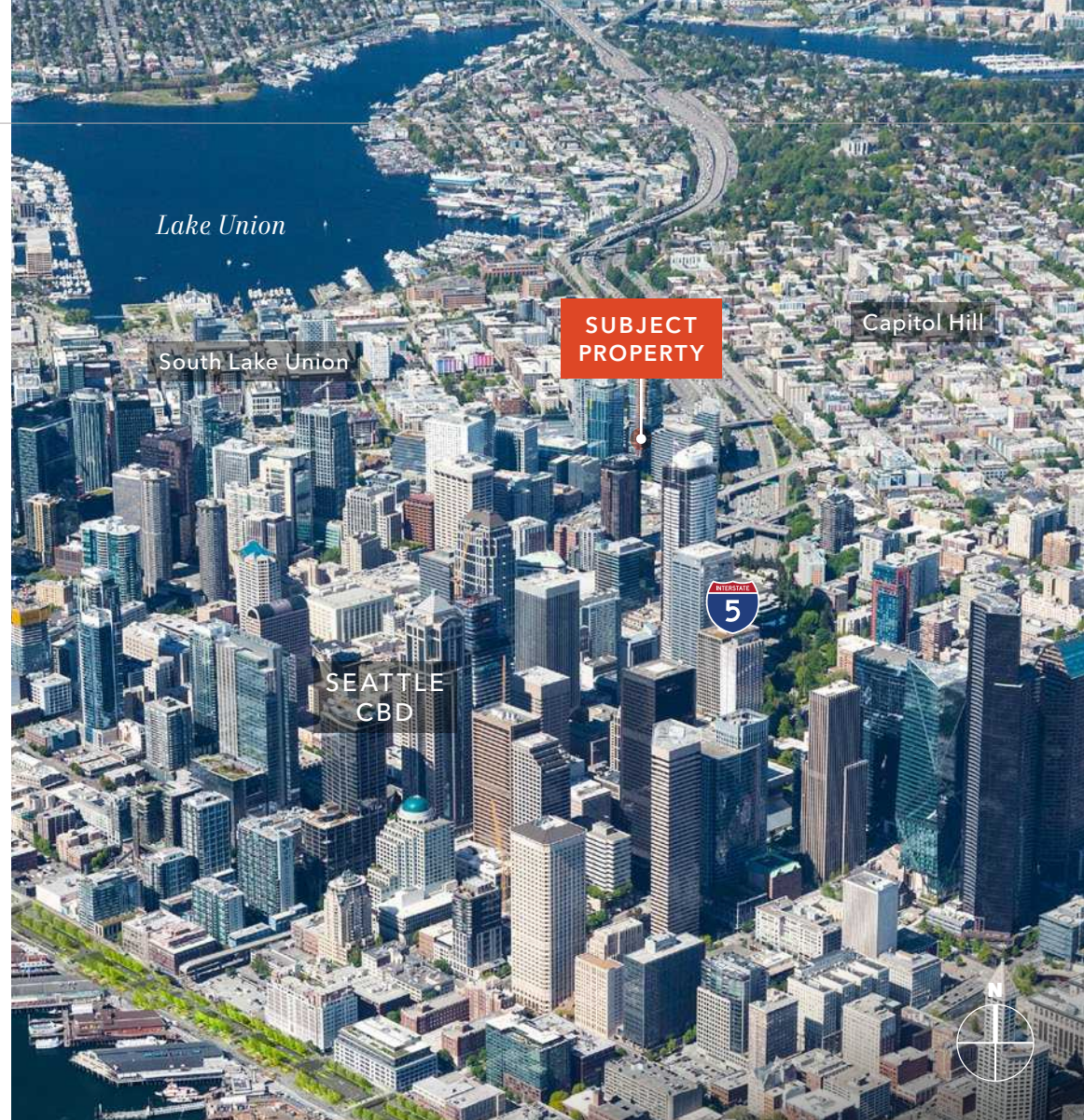
PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	1120-1124 Howell & 1809 Minor
PARCEL NUMBERS	00600-2140, 00600-2145, 00600-2150
COUNTY	King
MUNICIPALITY	Seattle

SITE INFORMATION

LAND AREA	14,400 SF
BUILDING AREA	18,565 SF
ACCESS	Access via Howell and Minor and on the alley
SIGNAGE	On Howell and Minor



\$16M
PRICE

14,400
SQUARE FEET

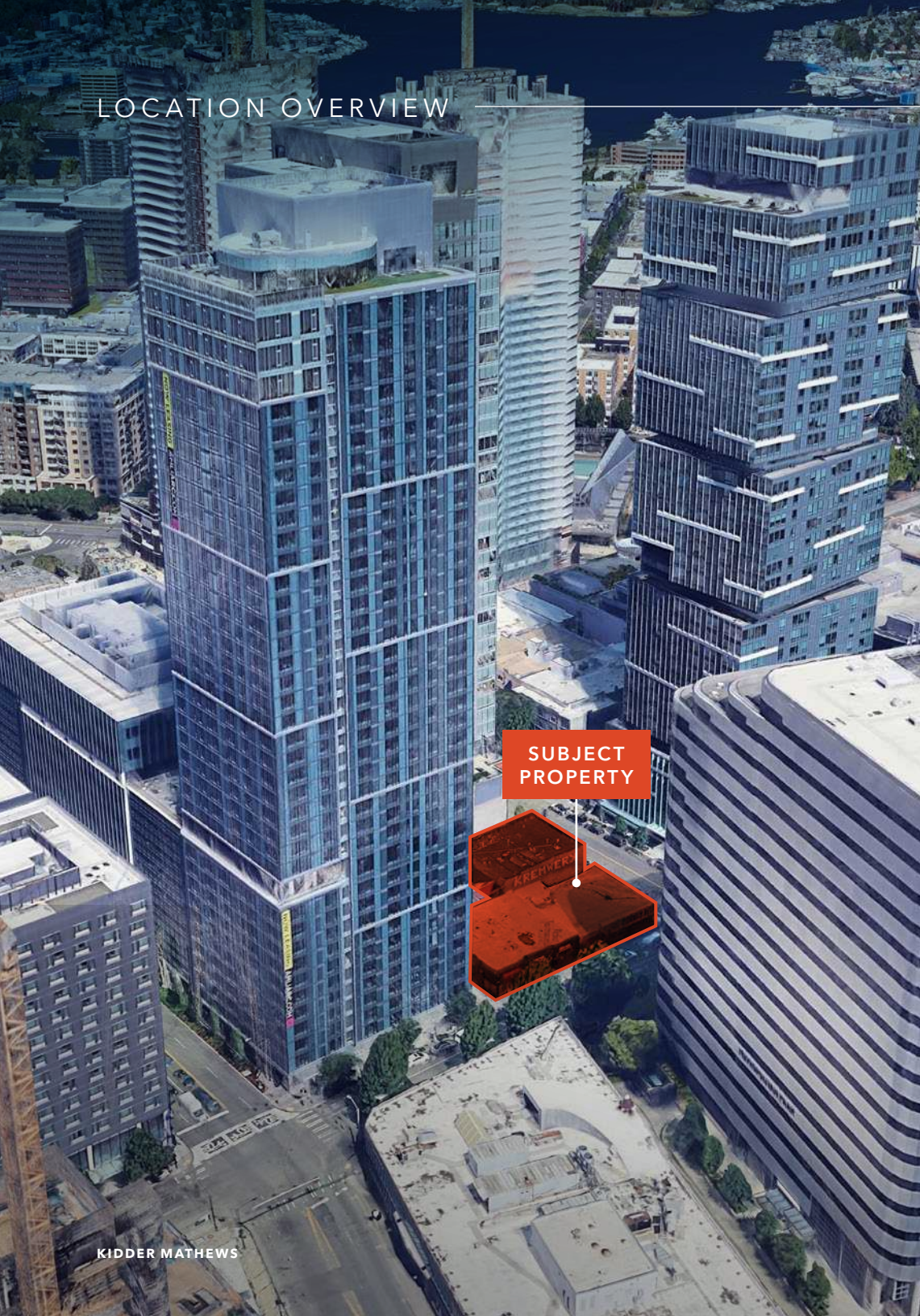
DMC 240/290-440
ZONING

RESIDENTIAL MASSING STUDY

	LEASE TERM		Eff.	Total Units	RETAIL AREA	AMENITY SPACE		Parking SF	Parking Stalls	BOH	Total NRSF	Total Gross SF	Area Counted Towards FAR	Floor to Floor Height	Aggregate Height FT
	Building SF	Net SF			Gross SF	Interior	Exterior								
ABOVE GRADE Building 1	L16 - Res.	10,000	7,800	1	14	0					7,800	10,000		12	169
	L15 - Res.	10,000	7,800	1	14	0					7,800	10,000		12	157
	L14 - Res.	10,000	7,800	1	14	0					7,800	10,000		10	145
	L13 - Res.	10,000	7,800	1	14	0					7,800	10,000		10	135
	L12 - Res.	10,000	7,800	1	14	0					7,800	10,000		10	125
	L11 - Res.	10,000	7,800	1	14	0					7,800	10,000		10	115
	L10 - Res.	10,000	7,800	1	14	0					7,800	10,000		10	105
	L9 - Res.	10,000	7,800	1	14	0					7,800	10,000		10	95
	L78 - Res.	12,000	10,800	1	20	0					10,800	12,000		10	85
	L7 - Res.	12,000	10,800	1	20	0					10,800	12,000		10	75
	L6 - Res.	12,000	10,800	1	20	0					10,800	12,000		10	65
	L5 - Res.	12,000	10,800	1	20	0					10,800	12,000		10	55
	L4 - Res.	12,000	10,800	1	20	0					10,800	12,000		10	45
	L3 - Res.	12,000	10,800	1	20	0					10,800	12,000		10	35
L2 - Res.	12,000	10,800	1	20	0					10,800	12,000		10	25	
L1 - Street Level - Retail, Res.	2,000			0	6,000	4,000	10	4,000	10	2,000	6,000	14,000		15	
Total	166,000	138,000		252	6,000	4,000	10	4,000	10	2,000	144,000	178,000	0		
BELOW GRADE	Ground Level Amenity							0	0		0				
	P1 - BOH	1,000						11,000	30	2,000		14,000	0	10	
	P1 - BOH	1,000						11,000	30	2,000		14,000	0	10	
	P1 - BOH	1,000						11,000	30	2,000		14,000	0	10	
Total	169,000	138,000		252	6,000	0	0	37,000	100	8,000	144,000	220,000	0		



LOCATION OVERVIEW



SEATTLE'S MARKET IS RIPE FOR CHANGE

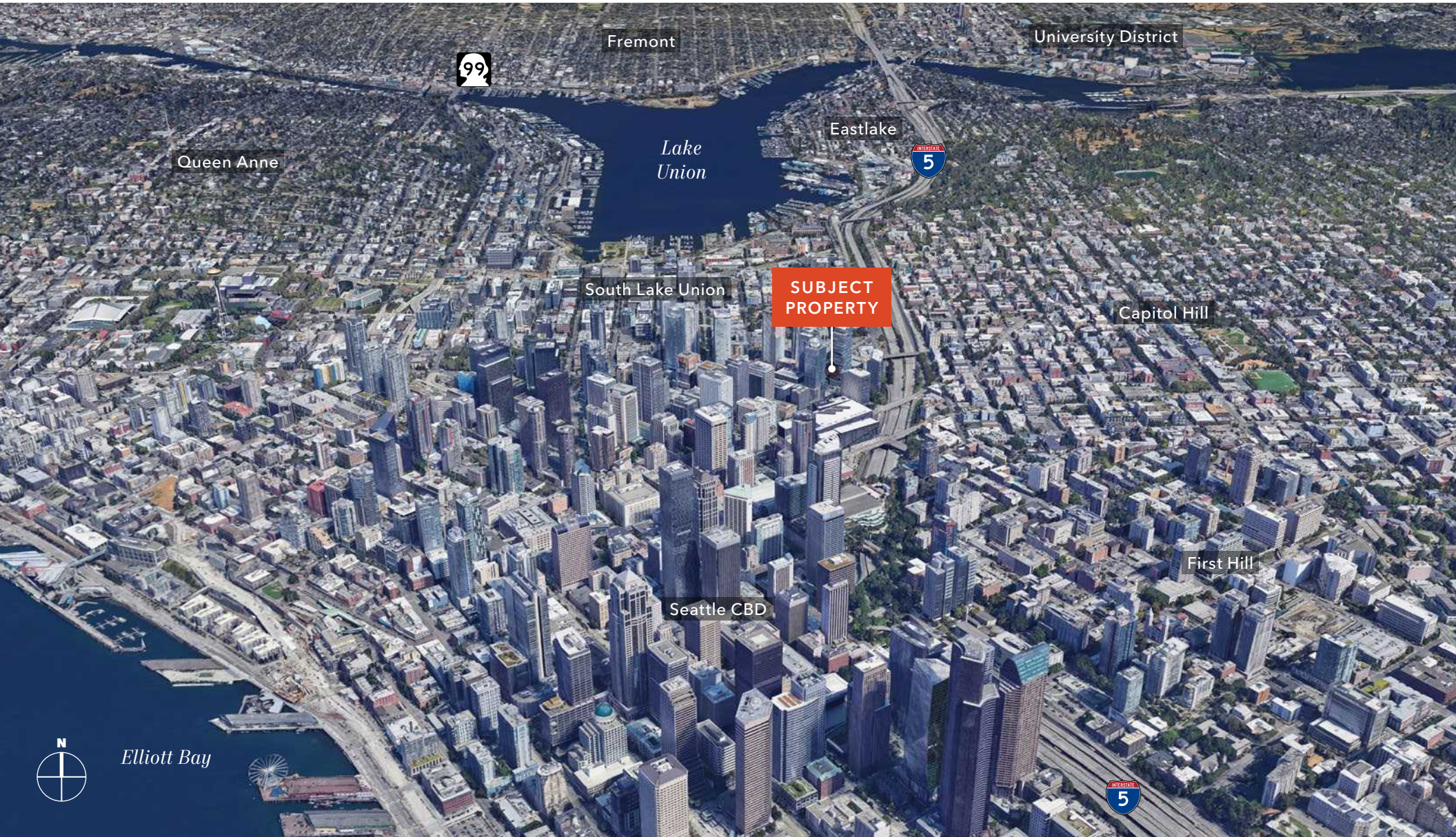
1120-1124 Howell & 1809 Minor are in one of the most centralized locations in Seattle, adjacent to the best restaurants, retail amenities, services, and public transportation in the city.

Seattle, located on Puget Sound in the Pacific Northwest is known for its lush greenery, mountain views, coffee, and the iconic futuristic Space Needle is an ever-growing, and vibrant city.

Many tech industry giants such as Microsoft, Meta, and Amazon have also made Seattle home making the city a great place to find employment. The industry also makes up nearly 30% of the local economy, where employees make up 12.9% of the workforce.

Public transportation is also continuing to grow with additions to Seattle's light-rail line. Lines connecting from Downtown Seattle to Bellevue, Redmond, Redmond Tech, Northgate, and Shoreline are all scheduled to be finished in 2024 while King County Metro has also partnered with tech company Via to launch a ride-on-demand service that costs the same as bus fare in 2023.

LOCATION OVERVIEW



EMPLOYMENT









1,000 - 6,000 EMPLOYEES

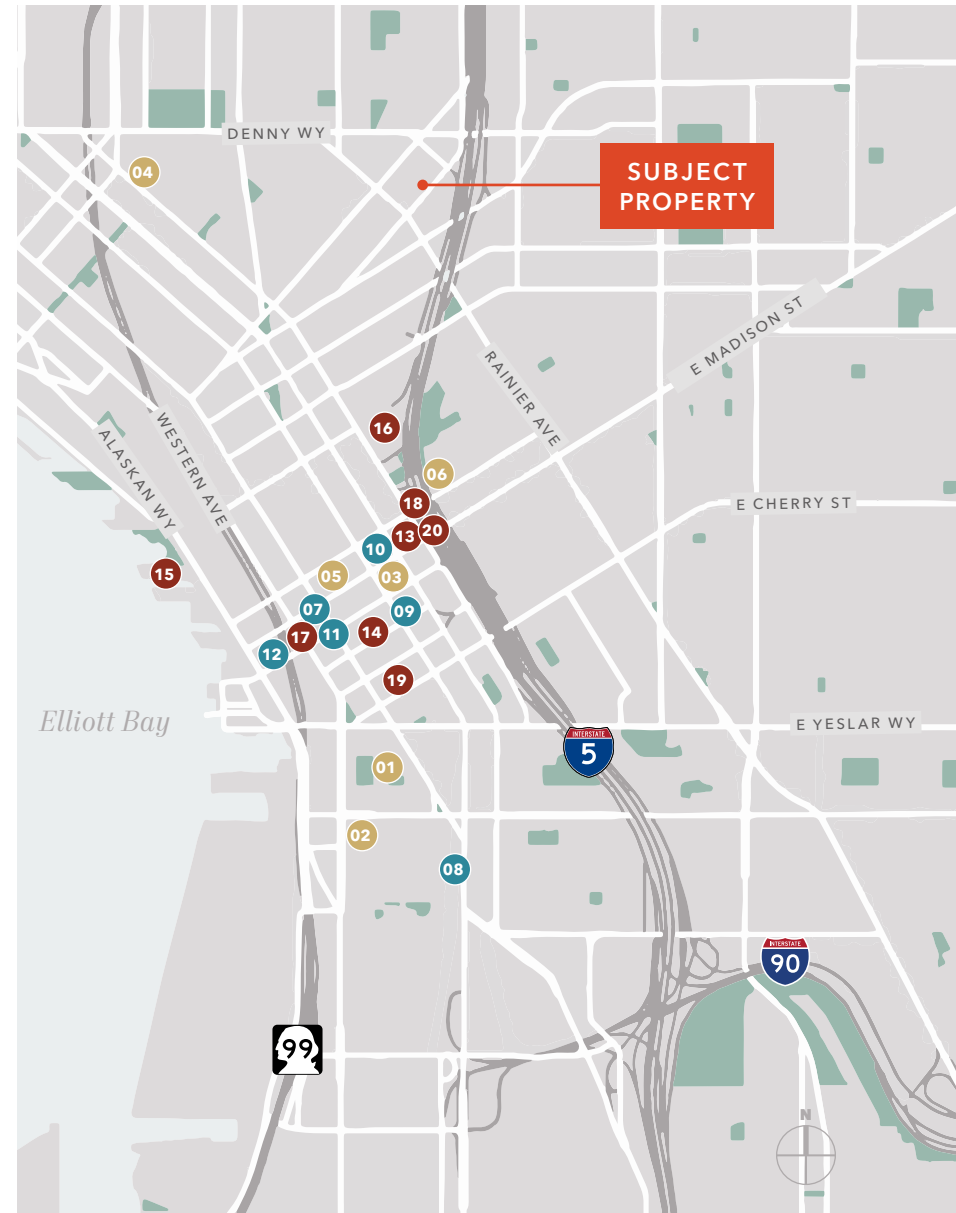
01  Weyerhaeuser	02  SALTCHUK	03  f5
04  usbank	05  Safeco Insurance A Liberty Mutual Company	06  Virginia Mason Franciscan Health

500 - 999 EMPLOYEES

07  Expeditors®	08  CDKGlobal.	09  BRACEWELL
10  PitchBook	11  MOSSADAMS	12  BIG FISH Games

250 - 499 EMPLOYEES

13  CRAY	14  PARAMETRIC	15  Great Western Pacific, Inc.	16  SWEDISH
17  FOLEY & MANSFIELD	18  PARAMETRIC	19  DESC	20  KIDDER MATHEWS



LOCATION OVERVIEW

SEATTLE
TECH
GIANTS



SUBJECT
PROPERTY

DOWNTOWN
SEATTLE

Lake Washington

Lake Union



accenture	airbnb	ALGONOMY	Apple	Avalara
AXON	BBVA	THE CLIMATE CORPORATION	Convay Supply Construction Materials	coupang
DELL	Disney	DocuSign	Dropbox	ExtraHop
f5	Grab	GROUPON	here	HIGHSPOT
hulu	IBM	indeed	intel	Limelight NETWORKS
lyft	NBC	narrative science	NUANCE	NUTANIX
ORACLE	Outreach	Palantir	Pinterest	PIXAR
qualtrics.XM	REDFIN	Rover.com	rubicon PROJECT	sift
SMART	SNAPCHAT	SONOS	splunk>	stripe
Twitter	Uber	vmware	Zillow	zulily



SEATTLE RANKINGS

- #1 MOST CONSTRUCTION CRANES
Rider Levett Bucknall, 2020

- #1 BEST PLACES FOR BUSINESS AND CAREERS
Forbes, 2019

- #1 EDUCATIONAL ATTAINMENT WITH 65% OF RESIDENTS HOLDING BACHELOR'S DEGREE OR HIGHER
Geekwire, 2020

- #1 BEST CITY IN THE U.S. FOR STEM JOBS
Wallethub, 2019

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Wallethub, 2019

- #1 BEST PUBLIC TRANSPORTATION IN THE U.S.
Business Insider, 2019

- #1 MOST DYNAMIC LARGE CITY IN THE NATION
Point2Homes, 2019

- #2 HEALTHIEST CITY IN THE U.S.
WalletHub, 2020

- #2 FASTEST-GROWING LARGE CITIES IN THE US
WalletHub, 2019

DEMAND DRIVERS





















PROJECTED JOB GROWTH



PUGET SOUND POPULATION



PUGET SOUND BASED LARGE EMPLOYERS

AMENITIES



EAT + DRINK

- 01 Flatstick Pub
- 02 Ramen-Ya TEINI
- 03 m bar
- 04 Food Junction
- 05 Portage Bay
- 06 Chipotle
- 07 TeKu Tavern + Cafe
- 08 The 5 Point Cafe
- 09 The Butcher's Table
- 10 Mighty-O Donuts
- 11 Nana's Green Tea
- 12 Carmelos Tacos
- 13 Imo Pocah
- 14 Dick's Drive-In
- 15 Glo's
- 16 Linda's Tavern
- 17 Salt & Straw
- 18 Noi Thai
- 19 Yard House
- 20 Cortina
- 21 Top Pot Doughnuts
- 22 Wild Ginger
- 23 Elliott's Oyster House
- 24 Skalka
- 25 Metropolitan Grill
- 26 Piroshki on 3rd

CAFFEINE

- 01 Espresso Vivace - Capitol Hill
- 02 Analog Coffee
- 03 Café Hagen
- 04 Espresso Vivace - SLU
- 05 Artly Coffee
- 06 Starbucks Reserve Roastery
- 07 Voxx Coffee
- 08 Caffe Migliore
- 09 Retro Coffee
- 10 QED Coffee
- 11 Diva Espresso
- 12 Pegasus Coffee
- 13 Cherry Street Coffee House

ATTRACTIONS

- 01 Seattle Center
- 02 Denny Park
- 03 Cal Anderson Park
- 04 Paramount Theater
- 05 Seattle Convention Center
- 06 Pike Place Market
- 07 The Gum Wall
- 08 Seattle Art Museum
- 09 Seattle Aquarium
- 10 The Seattle Great Wheel
- 11 Sky View Observatory

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2022 TOTAL	60,503	226,917	473,126
2028 PROJECTION	68,431	224,348	467,603
2020 CENSUS	58,746	224,348	467,603
PROJECTED GROWTH 2022 - 2028	7,928	19,207	38,426
MEDIAN AGE	37.1	36.2	35.7

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2022 AVERAGE HH INCOME	\$141,521	\$176,618	\$181,372
TOTAL BUSINESSES	11,770	24,468	399,465
TOTAL EMPLOYEES	158,709	282,674	399,465

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	2.7%	1.6%	1.5%
HIGH SCHOOL DIPLOMA	9.9%	7.7%	8.6%
SOME COLLEGE	14.8%	12.1%	12.2%
ASSOCIATE	5.3%	5.4%	5.6%
BACHELOR'S	35.2%	39.2%	38.7%
GRADUATE	27.3%	31.3%	30.8%

HOUSEHOLDS

37,093
1 MILE

127,492
3 MILES

233,580
5 MILES

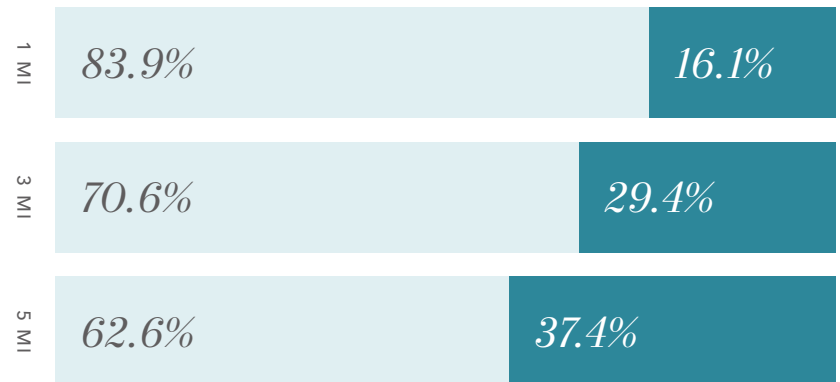
2028 PROJECTED GROWTH

3.1%
1 MILE

2.0%
3 MILES

2.0%
5 MILES

OWNER VS RENTER OCCUPIED



■ RENTER ■ OWNER

Data Source: ©2023, Regis Online

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