



FOR SALE

1616 Southwest 100th St.

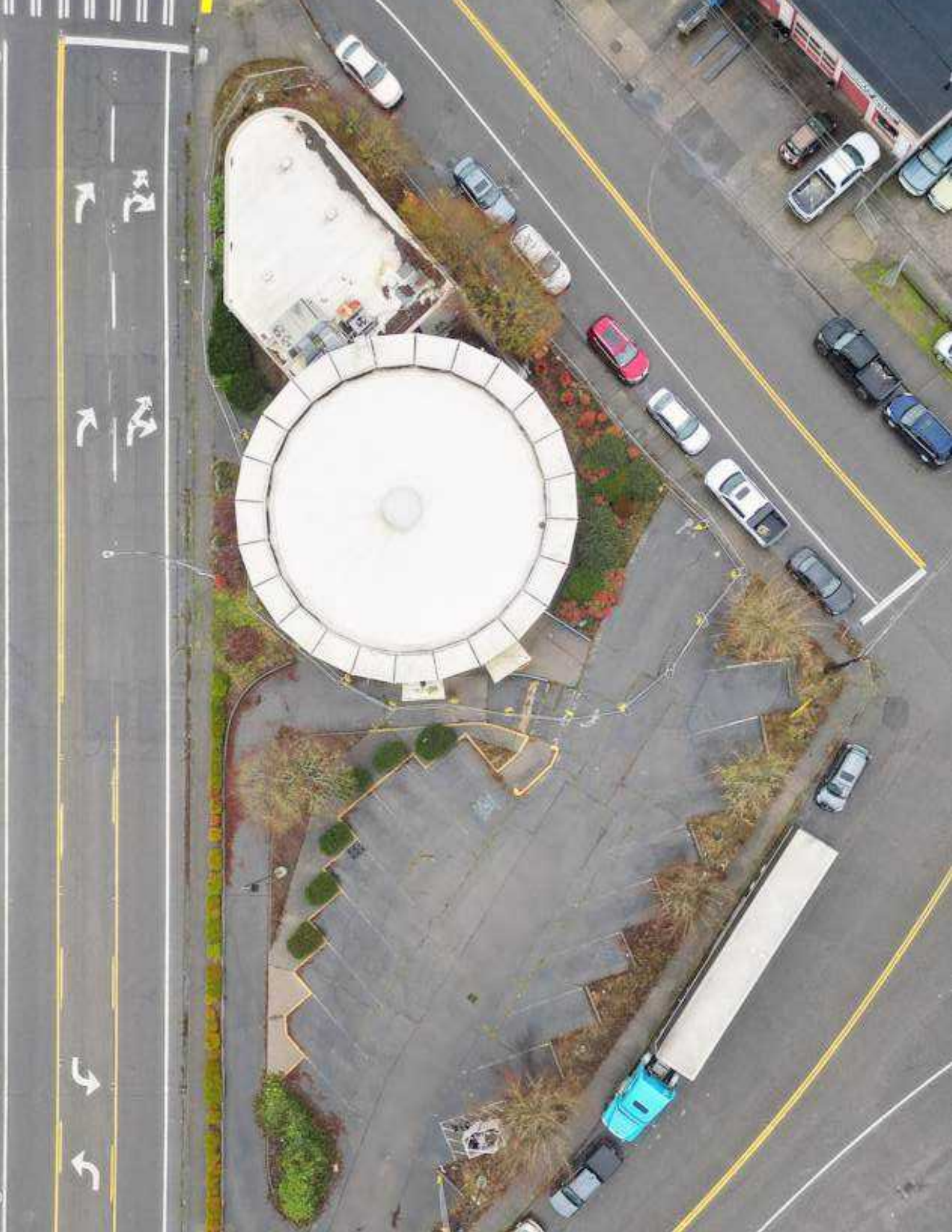
Seattle, WA 98146

Building & Parcel

Exclusive Representation by:

Susi Musi
Principal Broker
206.214.5468
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**COMPASS
COMMERCIAL**



SITE OVERVIEW

Neighborhood White Center Neighborhood
Unincorporated King County

Lot Size: 21,230 sq. ft
Drive-Through

Size: Interior 7,334 Total

Zoning CB - P- SO - DPA

Traffic Counts 14,800 Average Traffic Daily

Parking 15 spaces

Gas line: Yes

Price \$1,500,000

Built 1963,
Addition in 1990

Property Taxes \$17,268.35 for 2024

Contact:
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Listing Broker
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ZONING OVERVIEW

**CB
Community
Business**

This zoning allows for a mix of retail, service, and office uses intended to serve the surrounding community. It supports commercial activities that cater to local residents and businesses.

**P-Suffix
Property-
Specific
Development
Conditions:**

These are additional conditions or restrictions applied to a specific property. They can include limitations on building height, specific design standards, or other requirements tailored to the parcel.

**SO
Special Overlay
District:**

This overlay adds further regulations or incentives to address unique circumstances in a particular area. Overlays can focus on aspects like environmental protection, design aesthetics, or infrastructure requirements.

**DPA
Demonstration
Project Area:**

This designation indicates that the area is part of a demonstration project, which may involve innovative development practices or pilot programs aimed at achieving specific planning objectives. Properties within a DPA might be subject to unique guidelines or standards to facilitate these projects.

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Height Visualization 45 ft





1960's Drive-through Awaits a Second Act

Step into a piece of history with this mid-century architectural gem, designed in 1963 by the renowned NBBJ firm. A quintessential symbol of 1960s banking-era innovation, this round, column-free structure exemplifies the bold design and functional elegance of Structural Expressionism.

Set on a 21,000 sq. ft. triangular site in the heart of White Center, the property features an open, light-filled interior, a functional drive-thru, and a 1980 office addition offering flexible workspaces. With CBP-SO-DPA zoning, the site invites a creative vision—whether it's mixed-use development, commercial innovation, or the preservation of this iconic structure with modern enhancements.

Strategically located across from Starbucks, this high-profile site represents a rare opportunity for operators, investors, and developers to reimagine a landmark while contributing to the growth of a vibrant and evolving neighborhood.

**Across the street from
the second most visited
Starbucks in Seattle.**

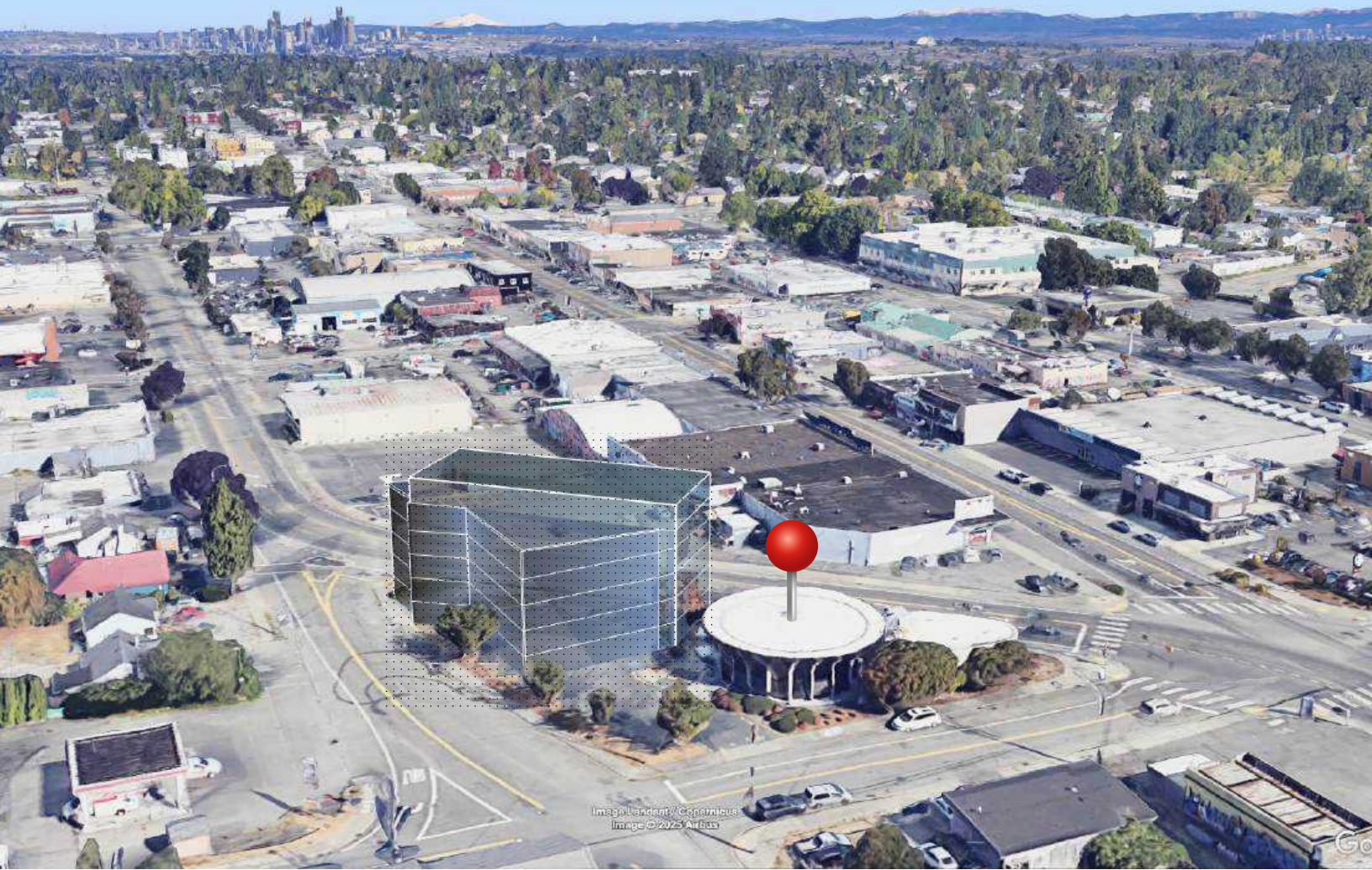
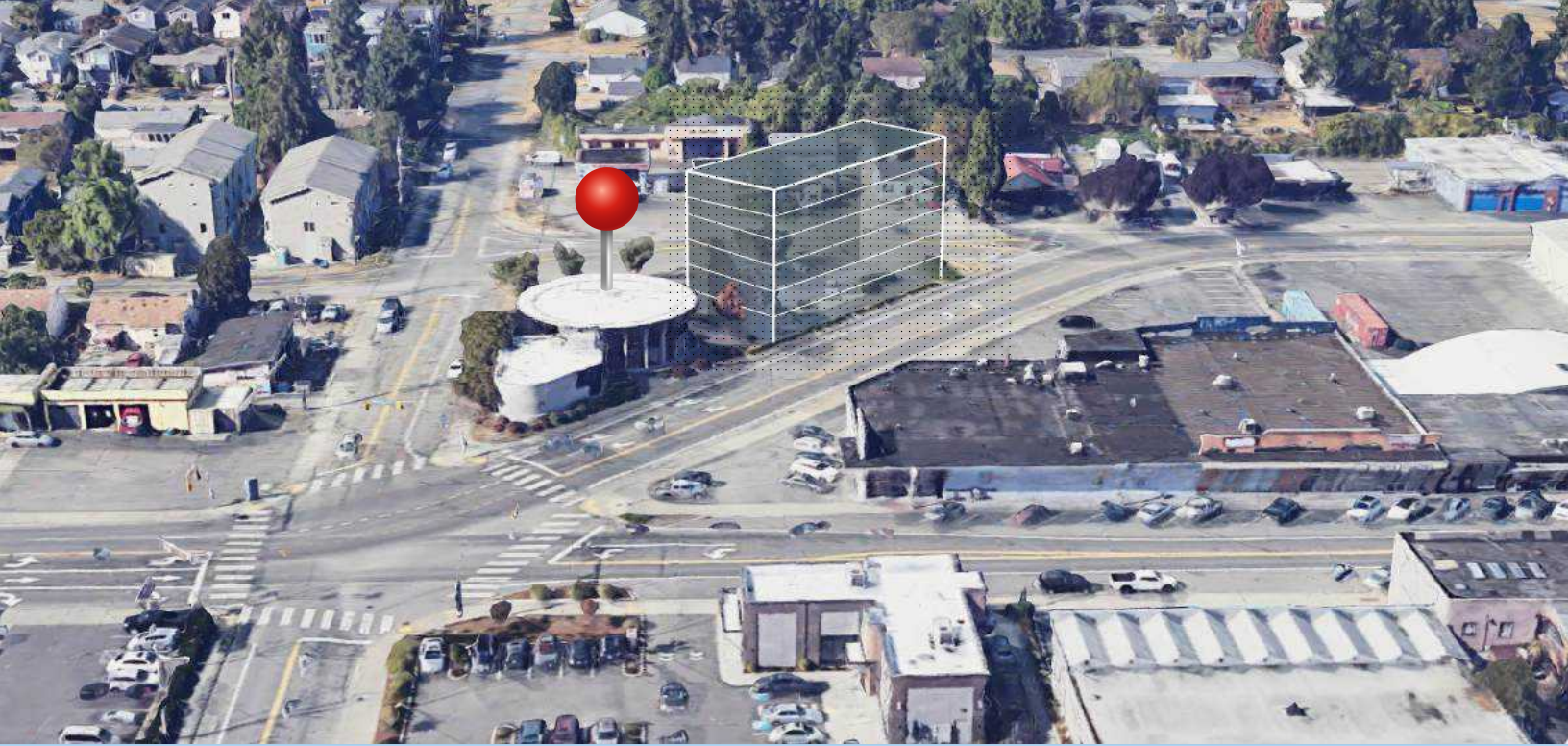
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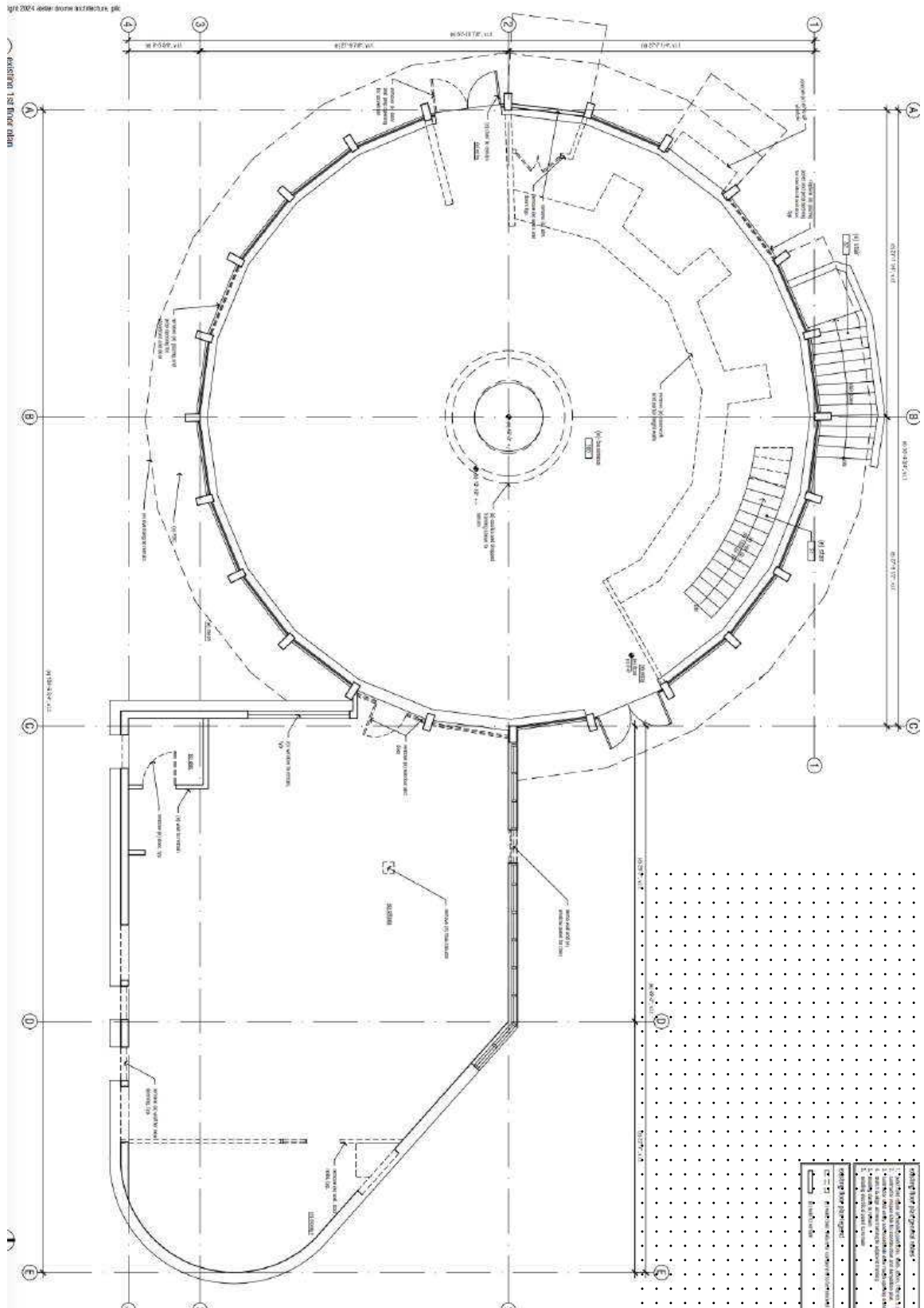
Area Businesses



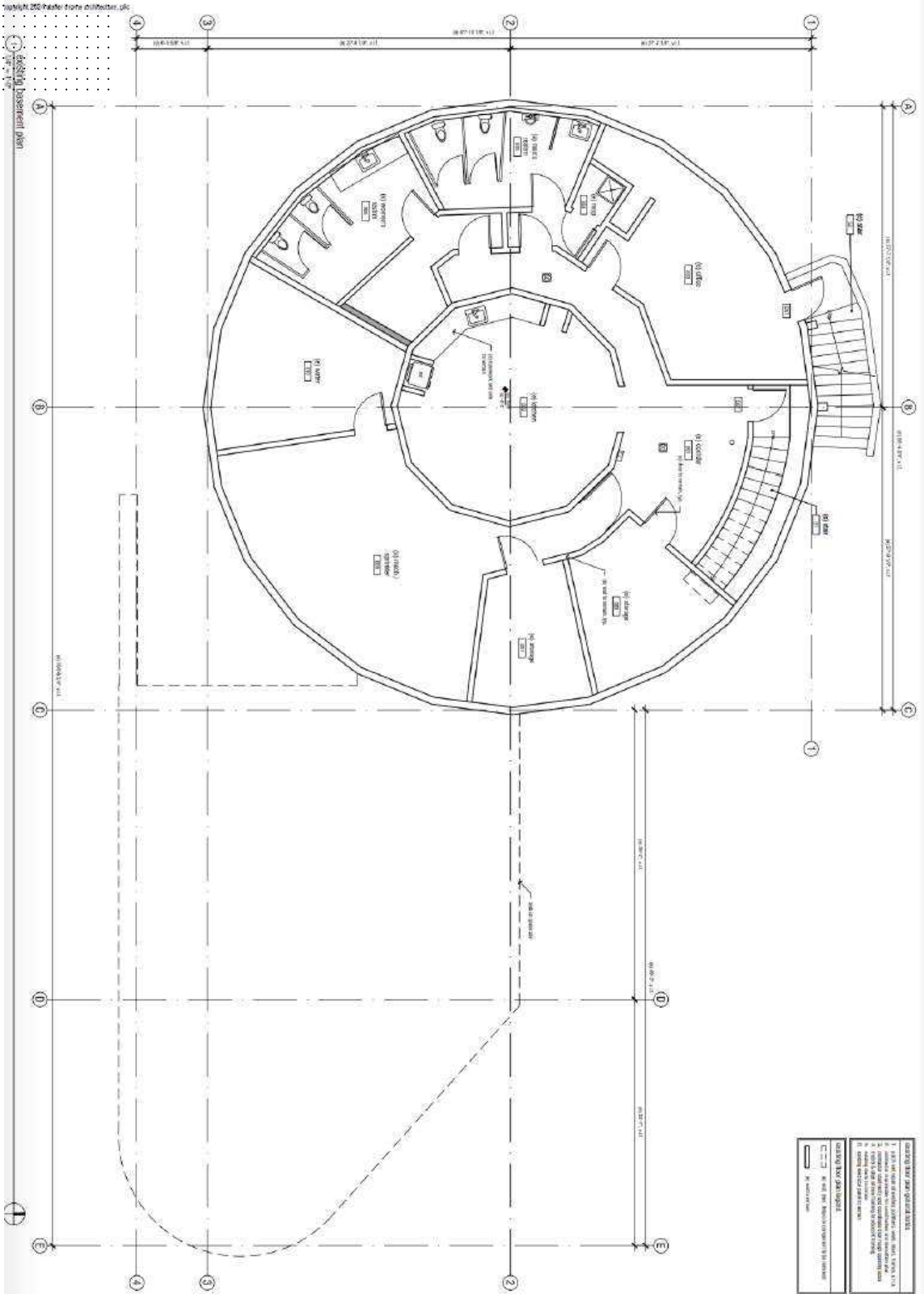
Height Visualization 60 ft



Site Plans Main Floor



Lower Floor



Reach Out. Learn More

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