

BELLEVUE CT DEVELOPMENT SITE

Prime Shovel Ready
Permitted Development
Opportunity in the
Heart of Seattle's Historic
North Capitol Hill

ZONING LR3 (M) • 9,157 SF LOT

1016 & 1020 Bellevue Ct. E

CBRE



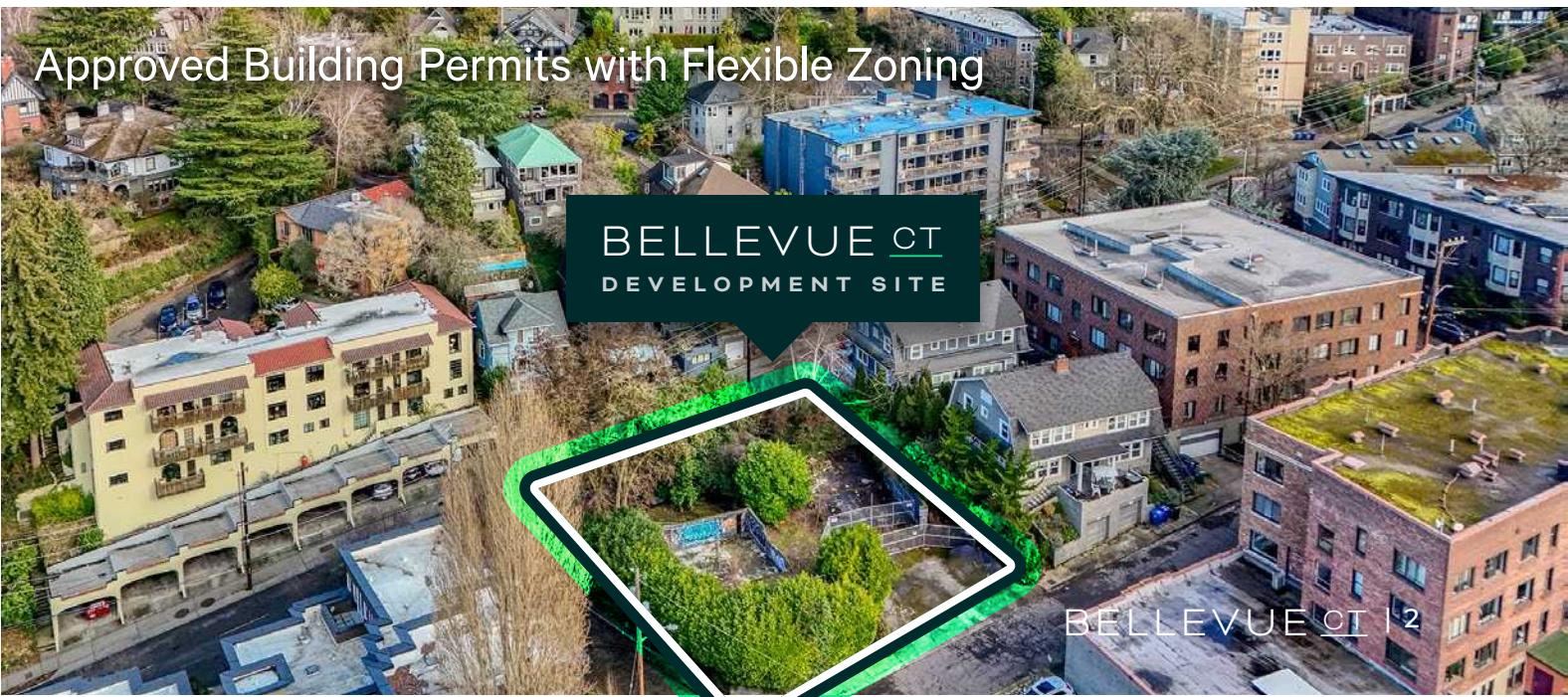
EXCLUSIVELY LISTED BY THE CBRE PNW MULTIFAMILY TEAM

THE OFFERING

Prime Shovel Ready Permitted Development Opportunity in the Heart of Seattle's Historic North Capitol Hill

CBRE is pleased to present the opportunity to acquire the Bellevue Ct. East Development Site (the “Property”), a 9,157 SF lot, fully permitted and shovel ready offering 46 apartment units.

The approved design features a modern & striking 5-story design with Pacific Northwest inspired materials. A notable building feature that will differentiate the property and attract tenant interest is the 789 square foot rooftop terrace with views of Lake Union, the Space Needle, Downtown Seattle and the Olympic Mountains. **Situated in the highly sought after Capitol Hill historic district, the property will offer prospective tenants the largest number of walkable bars, restaurants and retail the city has to offer.**





Incredible Downtown Seattle Views



Apartment Rendering

Property Overview

Address 1016 & 1020 Bellevue Ct. E

Buildable Units 46 units

Gross Building 24,024 square feet

Price \$3,250,000

Price Per Unit \$70,000

Permit Status Fully Permitted, Shovel Ready

Construction Type 5 Story, Wood Frame

Number of Stories 5

Architect of Record Studio 19 architects

Zoning LR3 (M)

Site Area 9,157 SF

Parcels 0676000120 & 0676000115

Lake Union Views



Investment Highlights



Flexible Zoning: Build either apartments or town homes



Building Permits Approved: Ability to break ground immediately following closing



Walkable to South Lake Union, Broadway and the Capitol Hill Light Rail Station



Surrounded by amenities: Easy access to Broadway Ave, with numerous bars, restaurants and shops



Future rent growth due to deficit of Supply: By 2026 CBRE predicts rents to rise significantly



Incredible Views: Expansive views of South Lake Union, downtown Seattle, the Space needle and the Olympic Mountains



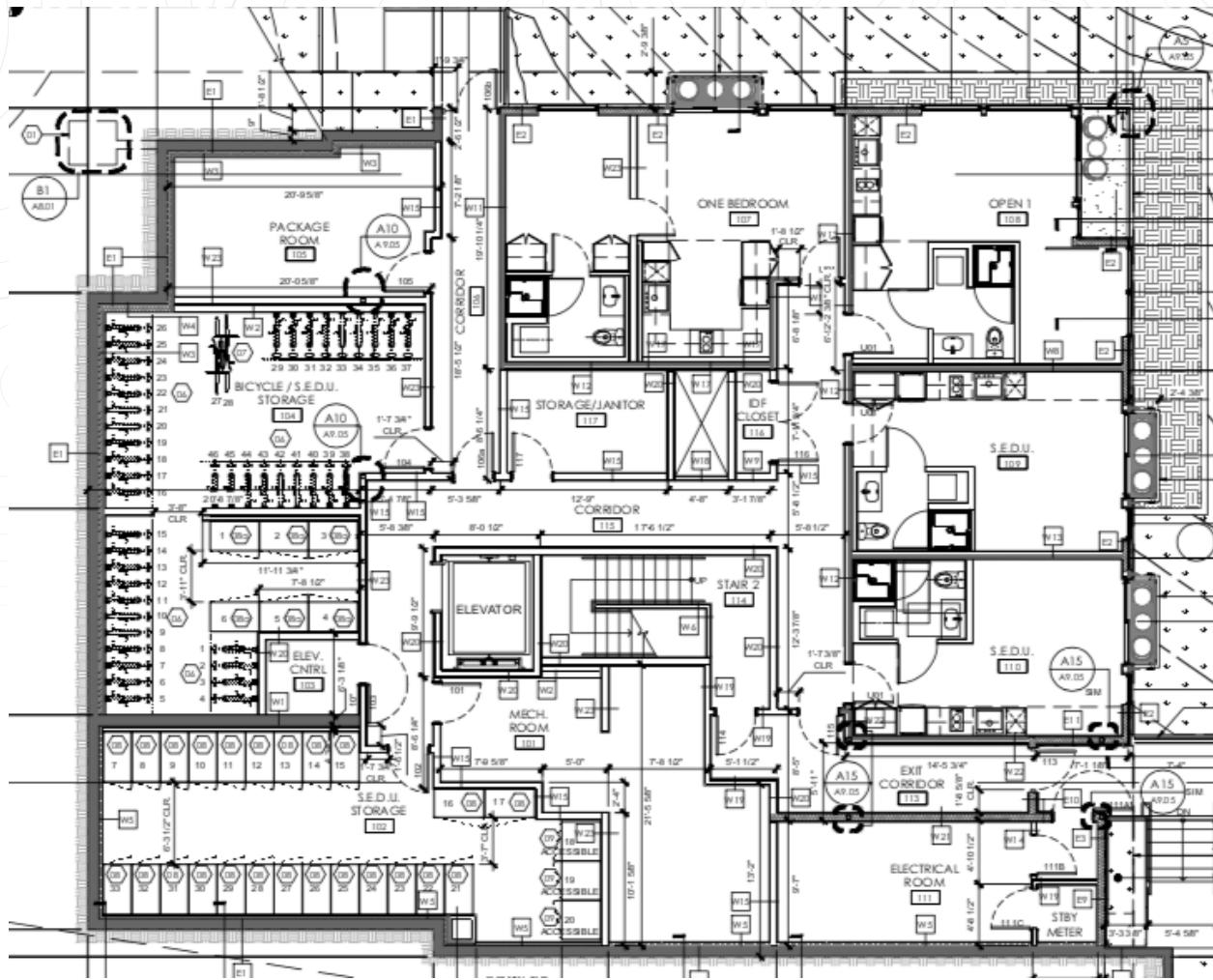
Exceptional Connectivity: Direct access to I-5, 520, 190, Capitol Hill Light Rail Station as well as over 10 nearby bus routes within $\frac{3}{4}$ mile providing access to Downtown, South Lake Union and the University of Washington



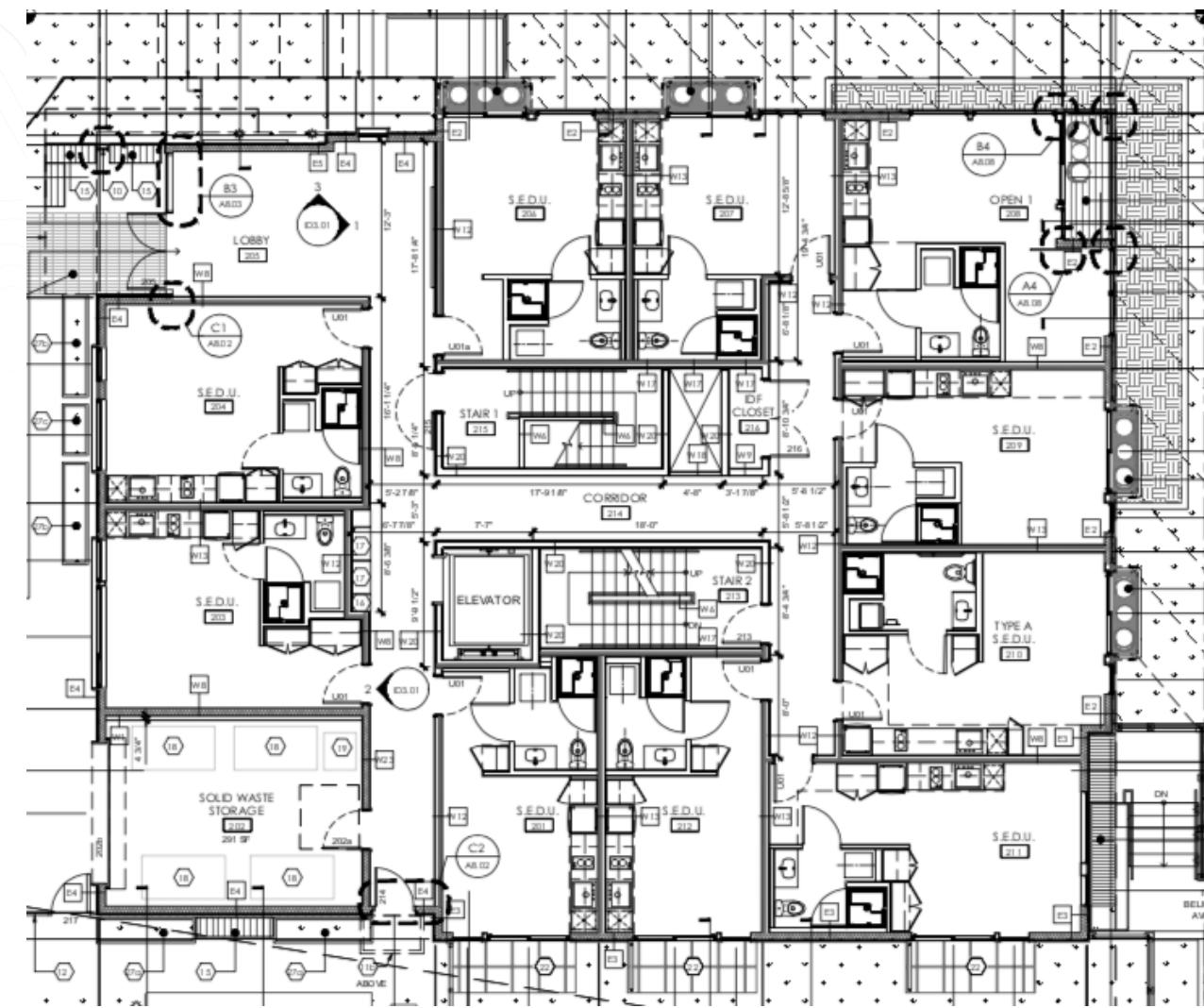
Building Amenities: Expansive downtown views from most units. Secured Access entry, package room, bicycle storage, tenant storage and breath taking views from the rooftop patio

Apartment Floor Plans

Level

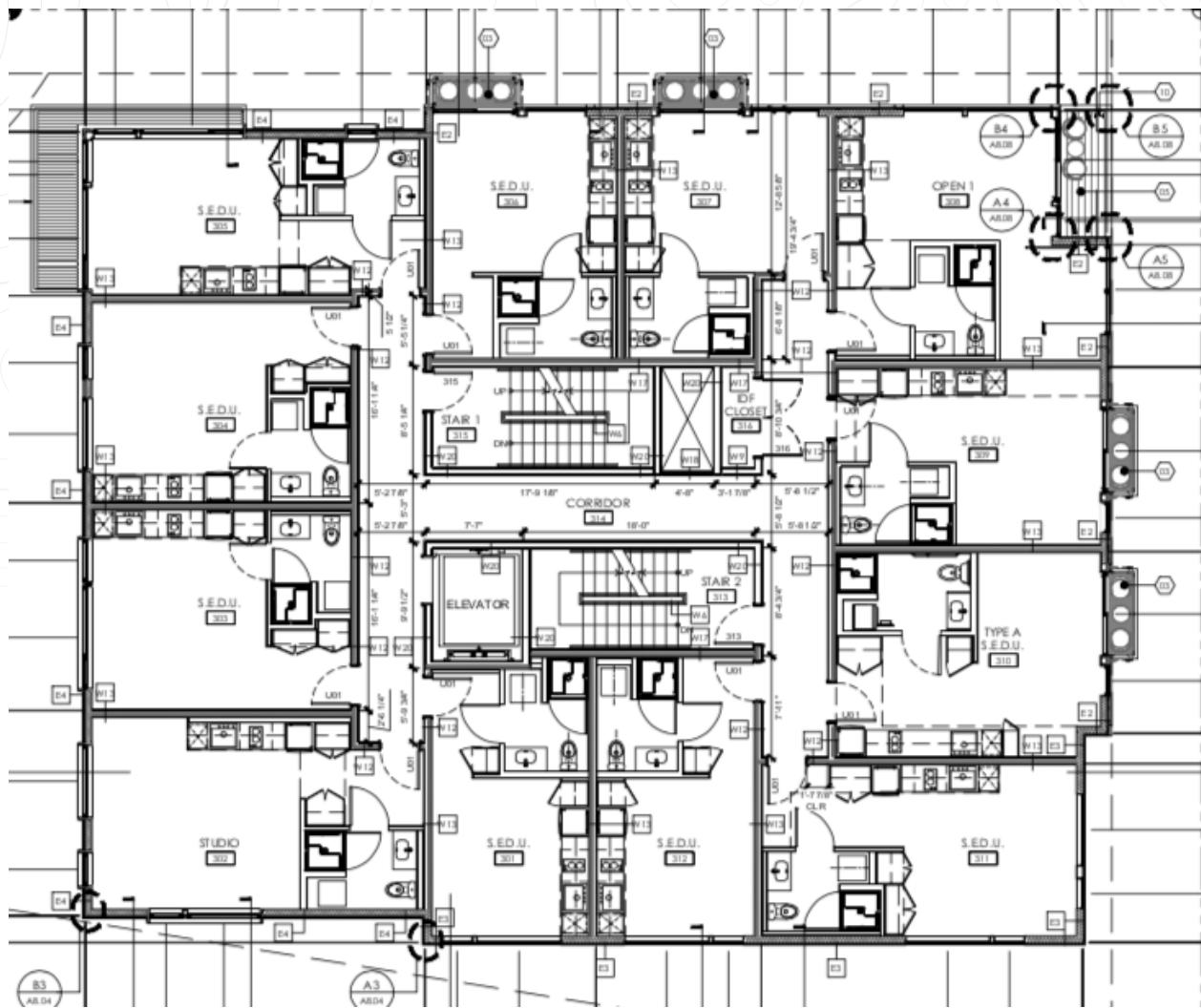


Level 2

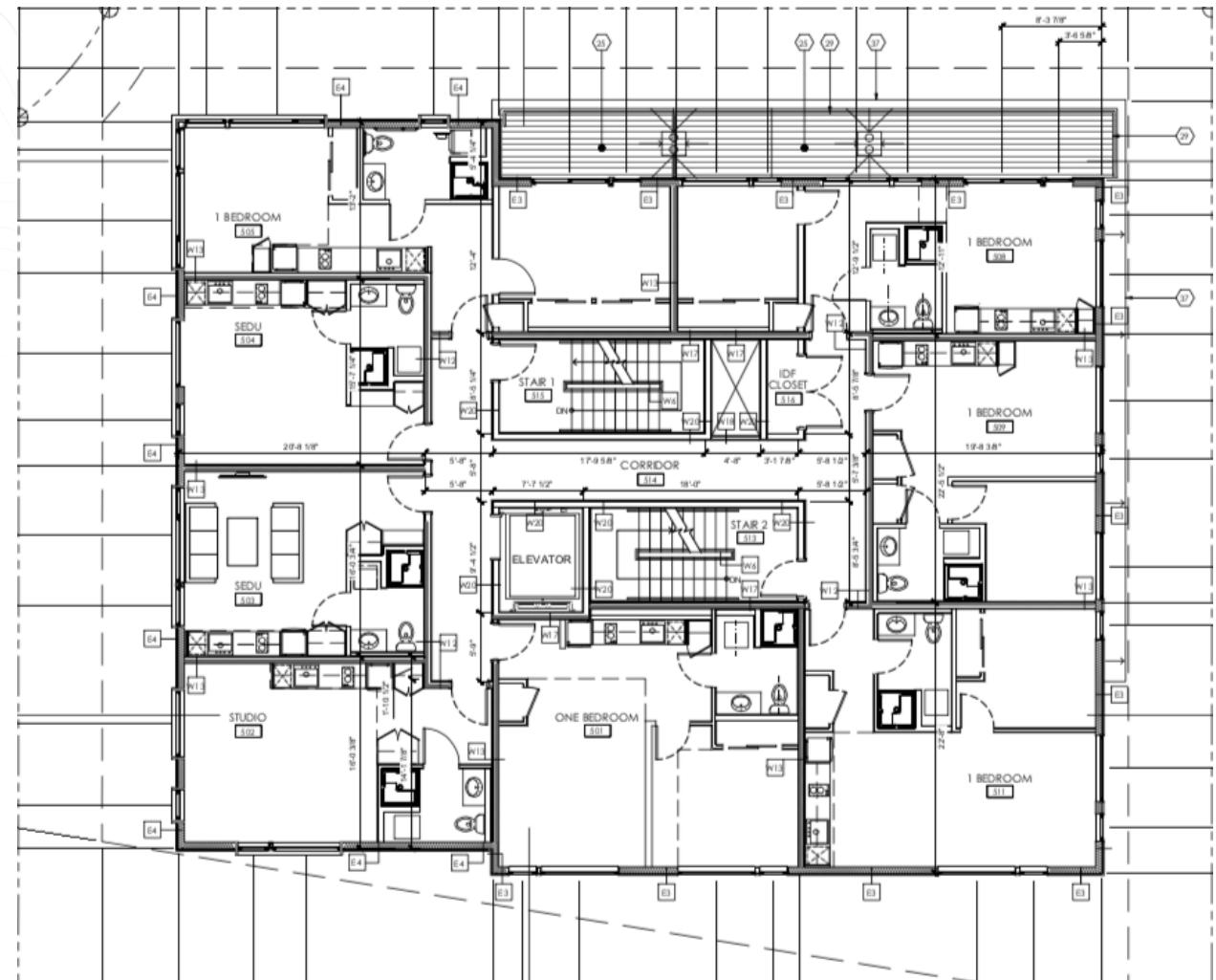


Apartment Floor Plans

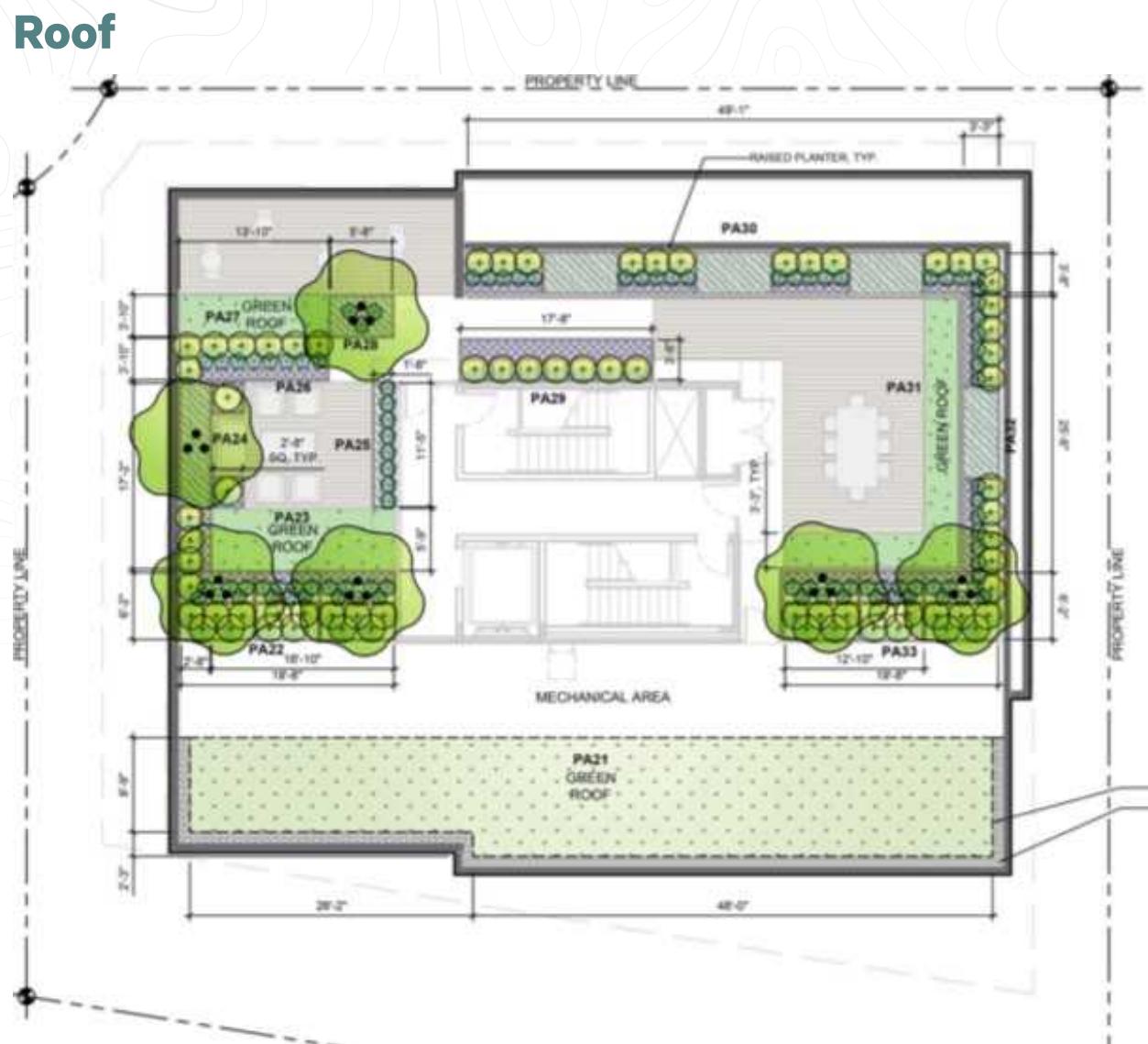
Level 3 & 4



Level 5



Apartment Floor Plans



Apartment Elevations

North-East Elevation



North-West Elevation



Apartment Elevations

South-East Elevation



South-West Elevation



Apartment Stats and Unit Mix

Site Addresses:	1016 & 1020 Bellevue Ct E.
Parcel numbers:	0676000115; 0676000120
Zoning:	LR-3 (M) High
Overlay:	Capitol Hill Urban Center Village
Site Area:	9157 Sq. Ft.
Stories:	5 + Roof Deck
Gross Bldg. Area:	24,024 Sq. Ft.
Bldg. Amenities:	
Level 1:	Package room Bike room Storage Locker room Trash Room Lobby Mailboxes Covered front porch at cul-de-sac Fenced garden and dog run Exterior Prep Kitchen & BBQ Area Amenity Deck Dining area Exterior Lounge Garden
Level 2:	
Roof:	

Unit Mix	#	Av. Sq. Ft.
S.E.D.U.:	33	278
Studio:	3	308
Open 1:	4	345
1-Bed:	6	466
Total:	46	320
MHA Affordable:	#	Location
S.E.D.U.:	2	(1) each on Levels 2 & 3
1-Bed:	1	Level 1
Remaining fractional unit MHA fees = \$ 37,178.		
Unit Amenities:	Mini-Split AC Front-load washer & dryer Glass shower door Quartz countertop Dishwasher Microwave + oven combo Full tile backsplash Triple-pane high-STC windows Patios* Decks*	
* Not all units		

Project Team	
Architect:	Studio 19 Architects
Structural Engineer:	PCS Structural Solutions
Civil Engineer:	AHBL
Landscape Architect:	AHBL
Soil Engineer:	Associated Earth Sciences
Mechanical Engineer:	Emerald Aire
Electrical Engineer:	Emerald City Engineers
Plumbing Design:	Windsor Engineers
Fire Alarm & Security:	Linx
Shoring Design:	Hayward Baker Inc.
Sprinkler:	Smith Fire



Capitol Hill: Neighborhood as an Amenity

WALKABLE TO DESIRABLE AMENITIES & EASY ACCESS TO EMPLOYERS

The Site enjoys a phenomenal central location on the eastern slopes of Capitol Hill, surrounded by burgeoning job growth, neighborhood amenities, recreational options and access to transportation.

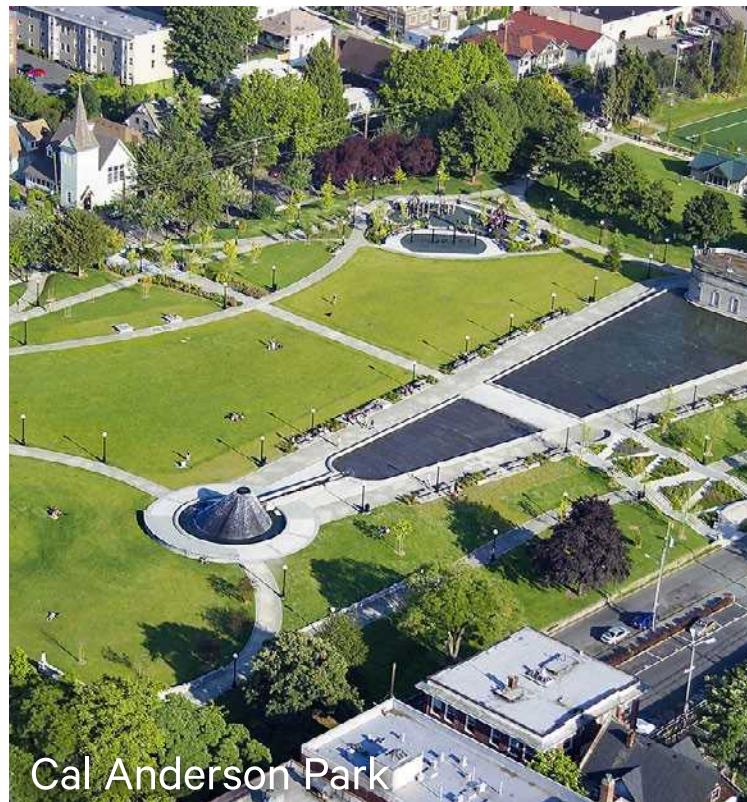
Capitol Hill is one of Seattle's most prestigious and sought-after neighborhoods, delivering some of the best bars, restaurants and nightlife that Seattle has to offer. The Site is located less than a mile from the neighborhood's vibrant Broadway retail district, and less than two miles from the bustling Pike-Pine Corridor, which offers the best of the neighborhood's overflowing list of bars, restaurants and retailers. Capitol Hill is also home to numerous entertainment venues, such as Neumos, the Broadway Performance Hall and the Century Ballroom, as well as expansive recreational space at Volunteer and Cal Anderson Parks.

The nearby Eastlake neighborhood provides future residents with walkable access to

one-of-a-kind cafés, restaurants and eclectic boutiques. The site is a ten-minute walk to Eastlake's commercial area, which is always buzzing with activity. This main strip along Eastlake is home to many long tenured bars and grills, as well as a local public park equipped with tennis courts and many other amenities.

Access to transportation provides another competitive advantage. Bus routes run along Lakeview Avenue and stop adjacent to the Site, providing access to downtown Seattle, South Lake Union and the University of Washington. The Site is also conveniently located with access to Interstate 5, Highway 520 and downtown Seattle.

North Capitol Hill is known for it's breathtaking city views, luxury real estate and incredible access to amenities



Starbucks Reserve Roastery



Oddfellows Cafe



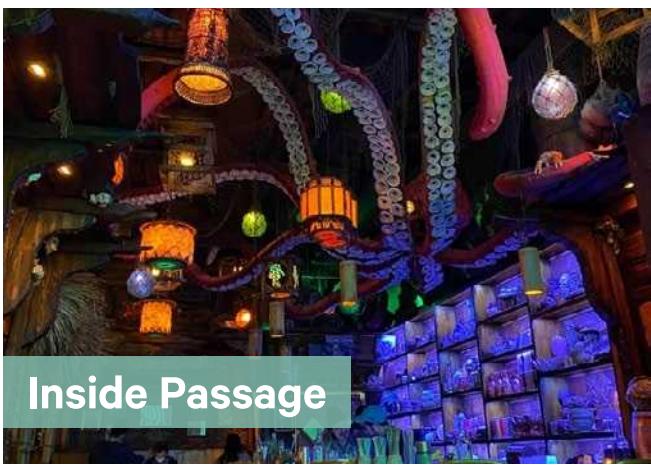
Boat Bar

NEARBY ATTRACTI0NS & RECREATION

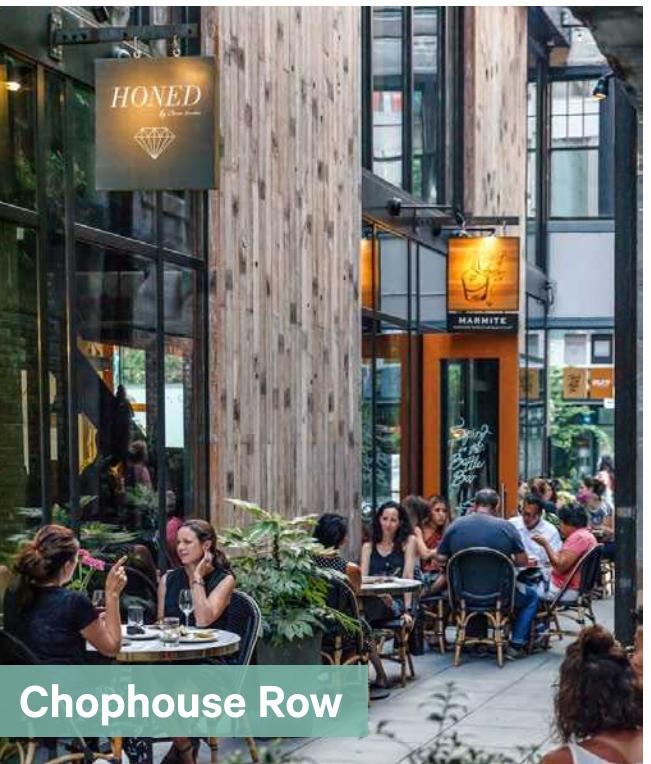
- » Starbucks Reserve Roastery
- » Elliott Bay Book Company
- » Redhook BrewLab
- » Oddfellows Cafe
- » Volunteer Park
- » Big Mario's Pizza
- » Chophouse Row
- » Boat Bar
- » Momiji
- » Salt & Straw
- » Inside Passage



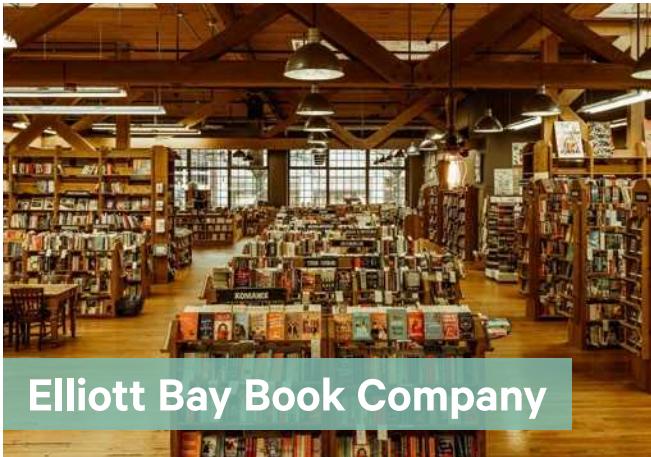
Big Mario's Pizza



Inside Passage



Chophouse Row



Elliott Bay Book Company

Close-In Location Provides Easy Access to Major Employers



Epicenter of the World's Most Prosperous Companies



BELLEVUE CT DEVELOPMENT SITE



PNW MULTIFAMILY INVESTMENT SALES

Reed Hunter

Vice President
+1 206 442 2713
reed.hunter@cbre.com

Peter Wright

Vice President
+1 206 442 2735
peter.wright@cbre.com

Beau Meitl

Associate
+1 206 442 2765
beau.meitl@cbre.com

Spencer Clark

First Vice President
+1 206 442 2764
spencer.clark@cbre.com

Troy Alan

Associate
+1 206 910 7590
troy.alan@cbre.com

© 2025 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

For more information, visit the website below:

www.CBRE-BellevueCt.com

CBRE