

For Sale

# Northgate Development Site

CORNER LOCATION ON NE NORTHGATE WAY AND ROOSEVELT WAY NE  
11001 ROOSEVELT WAY NE, SEATTLE, WA



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**NAI** Puget Sound  
Properties



# Investment Highlights

NAI Puget Sound Properties is pleased to present 11001 Roosevelt Way NE Development Site in the thriving Northgate community. This 17,428 SF site has a flexible NC3-55 (M) zoning allowing a wide variety of uses. This desirable corner parcel is vacant and cleared with flat topography making the property excellent for development. Investment Highlights are the following:

## + FLEXIBLE ZONING

NC3-55 (M) zoning allows for development of retail, multi-family, office, and hotel uses.

## + EASY ACCESS TO EMPLOYMENT HUBS

The Property benefits from highly visible corner at intersection of Northeast Northgate Way and Roosevelt Way Northeast connecting Interstate 5 and SR-522 (Lake City Way Northeast).

## + PROXIMITY TO TRANSIT AND AMENITIES

The Property is ideally located 0.9 miles from the Northgate Station Light Rail and Bus Transit Center. The property is in the Northgate submarket, an urban area with plentiful amenities.

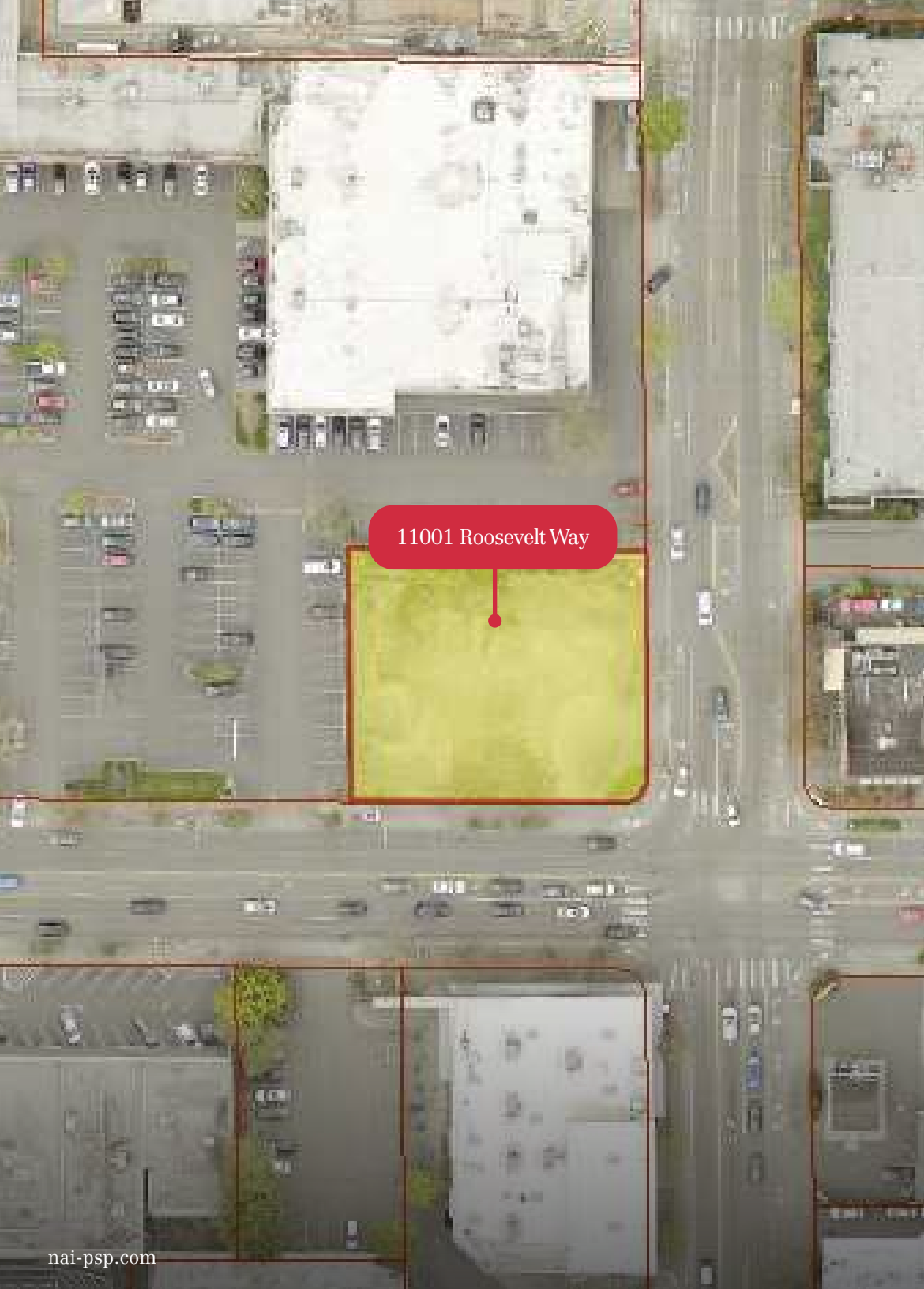
## + NEAR THE CITY CORE

Located 7 miles northeast from Downtown Seattle, the Property has easy access to SR-522 and to I-5.

## + HIGH-VISIBILITY LOCATION

Over 28,000 cars pass by the site every day. Approximately 289 feet of frontage on Northeast Northgate Way and Roosevelt Way Northeast.





11001 Roosevelt Way

## Property Highlights

<b>PROPERTY</b>	Northgate Way Corner Parcel
<b>ADDRESS</b>	11001 Roosevelt Way NE Seattle, WA 98125-6223
<b>TAX PARCEL NUMBER</b>	2926049119
<b>PRICE</b>	\$4,900,000 (\$282/SF)
<b>LAND AREA</b>	17,424 SF
<b>SITE DIMENSIONS (APPROXIMATE)</b>	181.30' S x 122' W x 143.25' N x 108' E
<b>ZONING</b>	NC3-55 (M)
<b>PERMITTED USES</b>	Retail, Multifamily, Hotel, and Commercial uses

# Zoning Summary

## + ZONING DESCRIPTION

A larger pedestrian-oriented shopping district serving the surrounding neighborhood and a larger community, citywide and regional clientele. Building types are single-purpose commercial structures, multi-story mixed use and residential structures.

## + TYPICAL ALLOWABLE USES

Supermarkets, restaurants, offices, hotels, clothing shops, business support services, and residences that are compatible with the area's mixed-use character. Permitted uses in NC3 zone include the following:

- Residential
- Congregate Care Residences
- Low Income Housing
- Drinking Establishments
- Restaurants
- Adult Cabarets
- Sport & Recreation
- Theaters
- Laboratories
- Lodging
- Medical Services
- Offices
- Retail Sale & Services including Automotive
- Showrooms
- Religious Facilities
- Schools
- Child Care
- Youth Services
- Self-Storage (maximum 25,000 SF)
- Warehouse (maximum 25,000 SF)
- Parking

## + BUILDING TYPES

Single purpose commercial structures, office buildings, multi-story mixed-use and residential structures. Nonresidential uses typically occupy the street frontage.

## + STREET-LEVEL USES

No limit on mix of residential and non-residential uses.

## + MAXIMUM SIZE OF COMMERCIAL USE

No size limits for most uses.

## + PARKING LOCATION

Parking must be located at the rear or side of a building, within a structure, or off-site within 800'. Parking between a building and a street is not allowed. Parking to the side of a building is limited to 60' of street frontage. Within a structure, street-level parking must be separated from the facade by another permitted use.

## + PARKING ACCESS

Parking access must be from the alley, if feasible. If alley access infeasible, street access with limited curb cuts may be allowed.

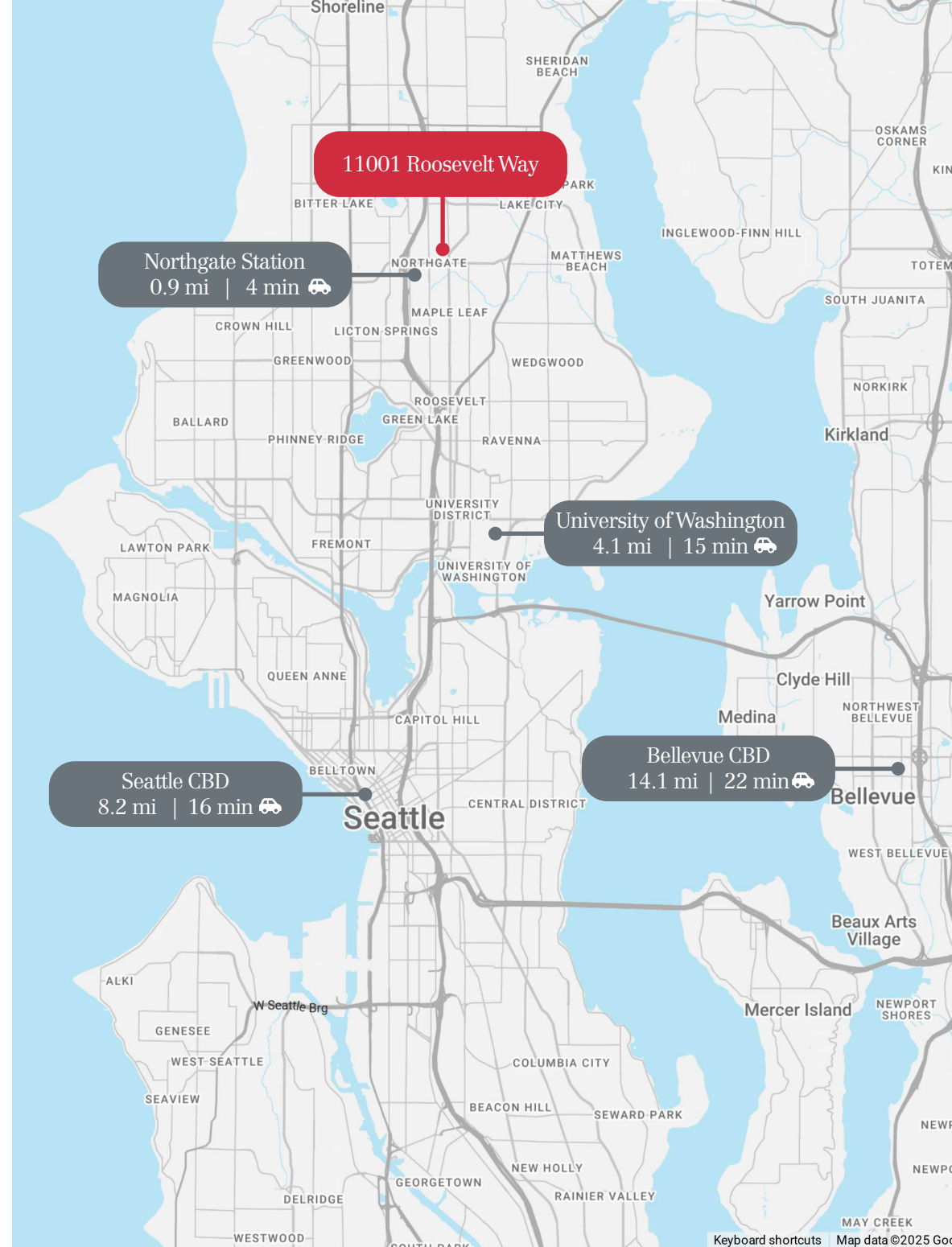


# Location Highlights

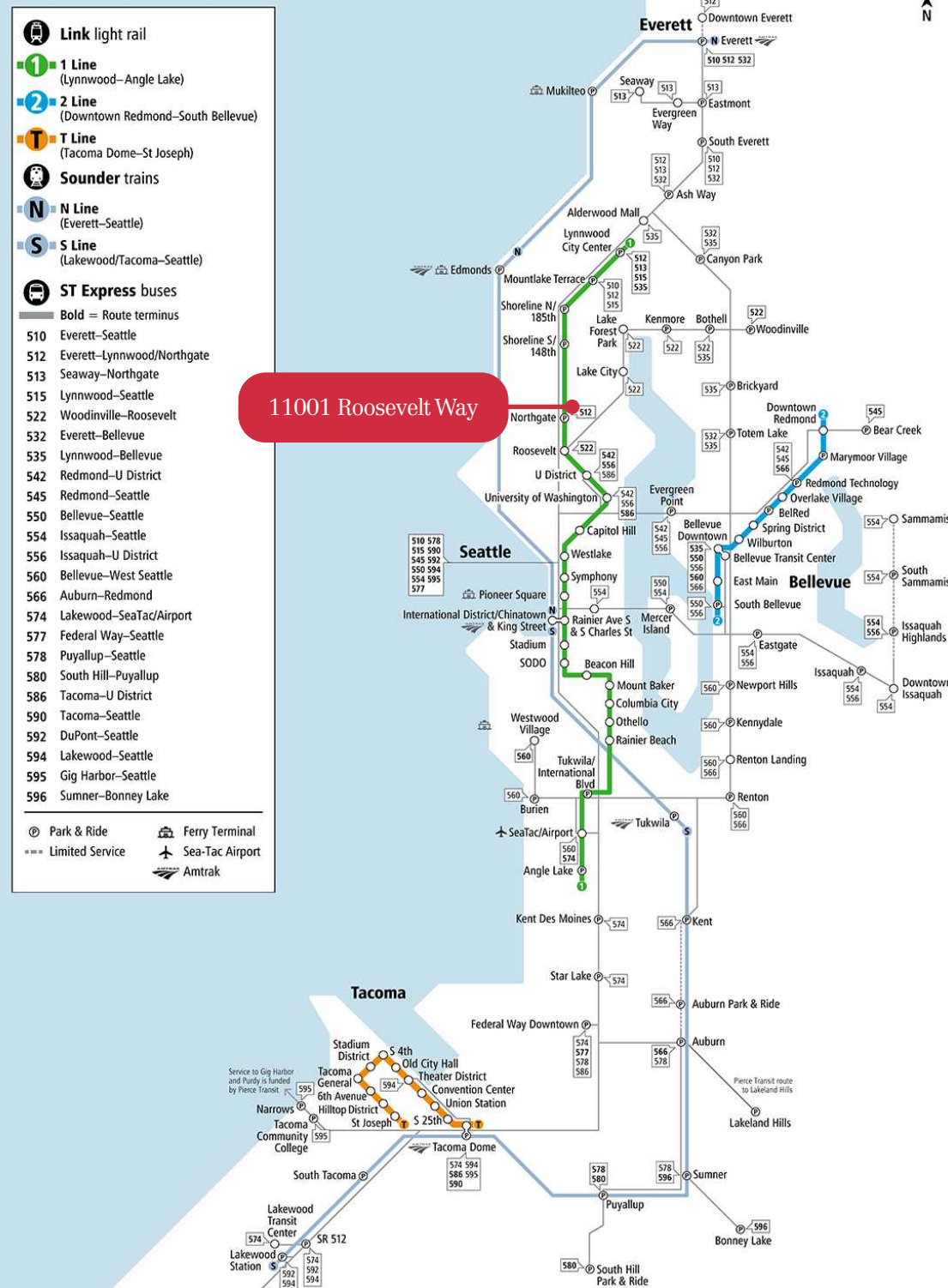
Northgate is a neighborhood located just north of Seattle along the I-5 corridor. It was originally named after the Northgate Mall, formerly known as Northgate Center. The mall was one of the first post-war shopping centers in the country with a goal to be the hub of any shopping needs; a central location where consumers could have a one stop shopping experience.

As the Northgate community keeps up with the changing times, a new reimagined Northgate Mall is being redeveloped. A plan for the Northgate facility includes: 400,000 square feet of retail space, 1 million square feet of office space, 953 residential units, 400 hotel rooms, roughly 7.5 acres of open space, and over 5,100 parking stalls. Accompanying all this will be a \$75 million, 140,000-square-foot hockey facility built and funded by NHL Seattle as the Kraken practice facility. It has been said that the goal of this incredible mall and hockey center is to transform the area into a predominantly pedestrian friendly community.

This pairs perfectly with the Northgate Light Rail Link Extension with 4.3 miles of light rail service from University of Washington to Northgate. The projected initial ridership was project at nearly 50,000 daily riders. Northgate is also home to North Seattle College; formerly a two-year community college and now a four-year college. Combining the new hockey facility, and North Seattle College with the Light Rail Link, the revitalize Northgate area is becoming one of the region's most desirable, thriving, walkable, public transit-oriented urban centers.

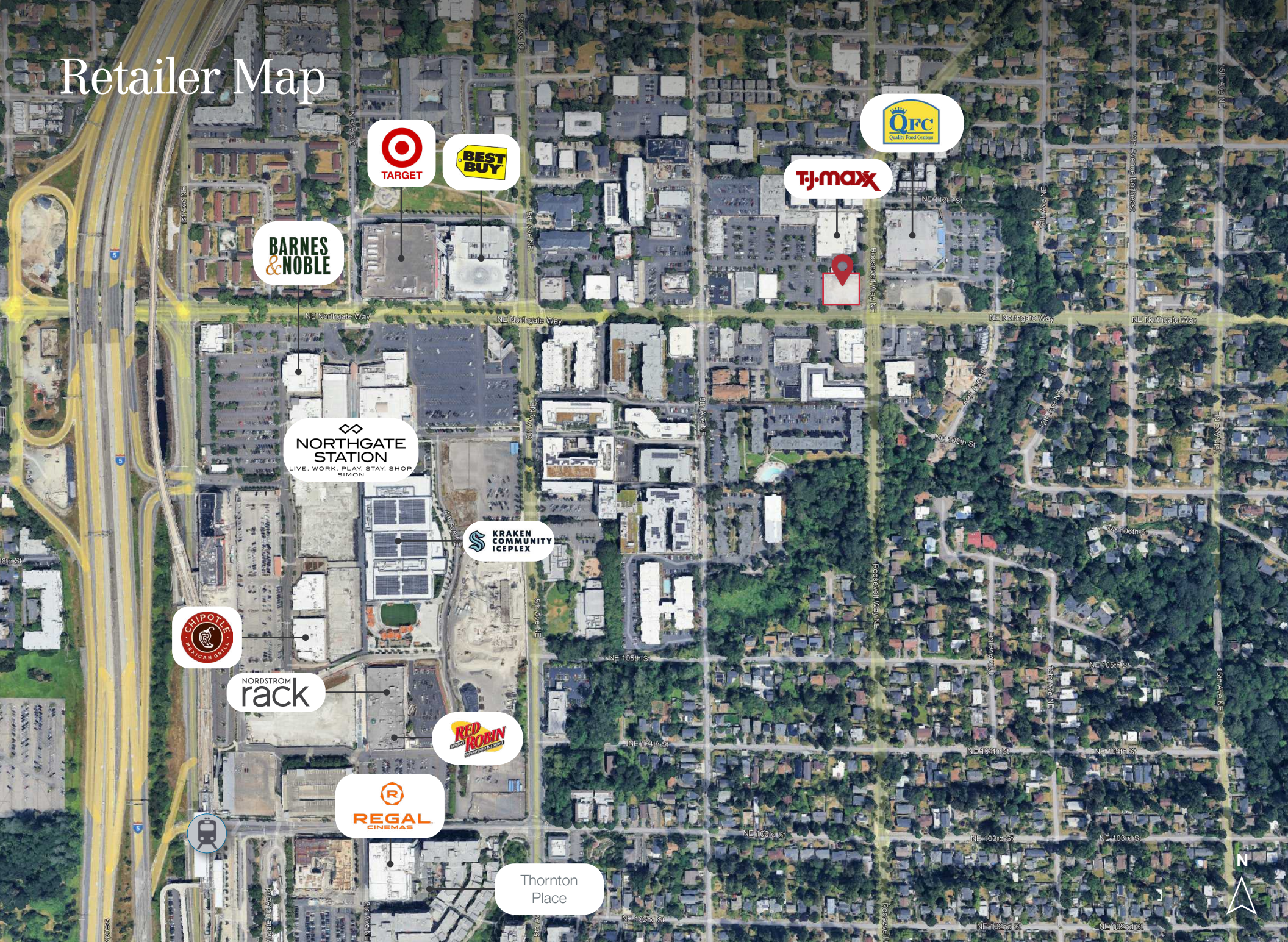


# Sound Transit

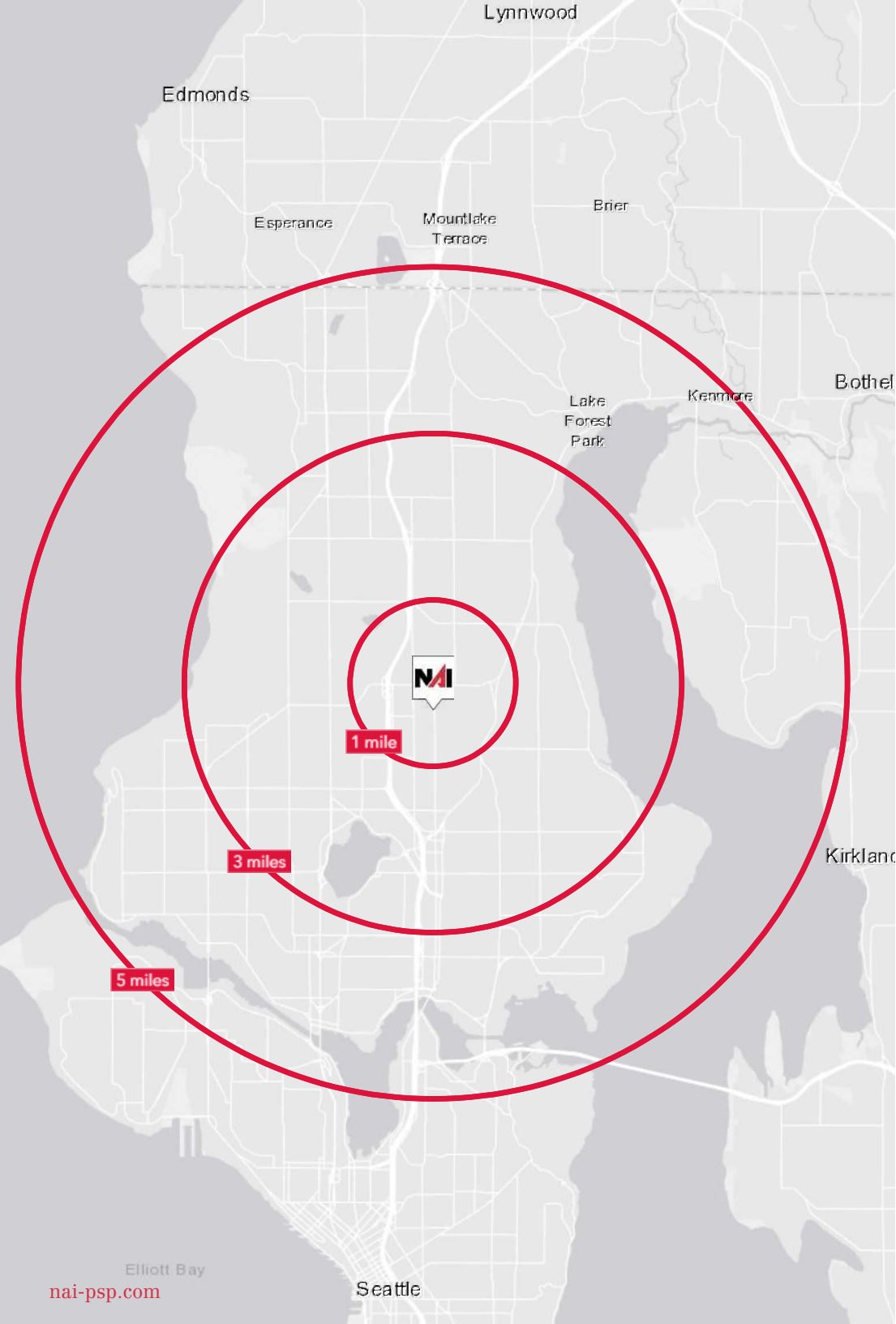




# Retailer Map







## Demographic Overview

	1 MILE	3 MILES	5 MILES
Population	26,467	205,549	444,931
Households	11,852	89,476	191,829
Median Age	36.5	37.0	35.9
Median HH Income	\$100,215	\$119,969	\$127,239
Avg. HH Income	\$149,003	\$178,330	\$186,496



# 11001 Roosevelt Way NE

SEATTLE, WA

EXCLUSIVELY LISTED BY:

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