

7,790 SF
FOR SALE

13749
Midvale Ave N

CONFIDENTIAL OFFERING MEMORANDUM

CBRE

Seattle, WA, USA

GEM WAREHOUSE / BUSINESS READY

Affiliated Business Disclosure

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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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PROPERTY DETAILS

- The property also features a large, fenced lot for parking or storage. The C1-75 (M)m zoning allows for a wide variety of uses like office, retail and distribution.
- Located in North Seattle, with easy access to both SR-99 and I-5, this 7,790 SF warehouse is move in ready for a wide variety of commercial uses.

PROPERTY HIGHLIGHTS

- Fully Sprinkled
- AC and Heat throughout
- New Roof installed 2023
- New Grade Level Door
- Remodeled Kitchen and Break room space
- Two Bathrooms and One Shower
- Load-Bearing Mezzanine with Forklift Access Door
- Fully Fenced Site
- 20 ft CL in Warehouse

PROPERTY OVERVIEW

| | |
|--------------|---------------------|
| Address | 13749 Midvale Ave N |
| BLDG SF | 7,790 SF |
| Lot SF | 12,888 SF |
| Zoning | C1 - 75 (M) |
| Asking Price | \$2,800,000 |
| Per SF | \$360 |
| Per Land SF | \$217 |



FULLY
SPRINKLERED



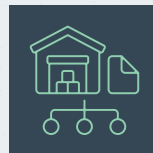
OVERSIZED GRADE
LEVEL DOOR



FULLY FENCED
SITE



20 FT CL



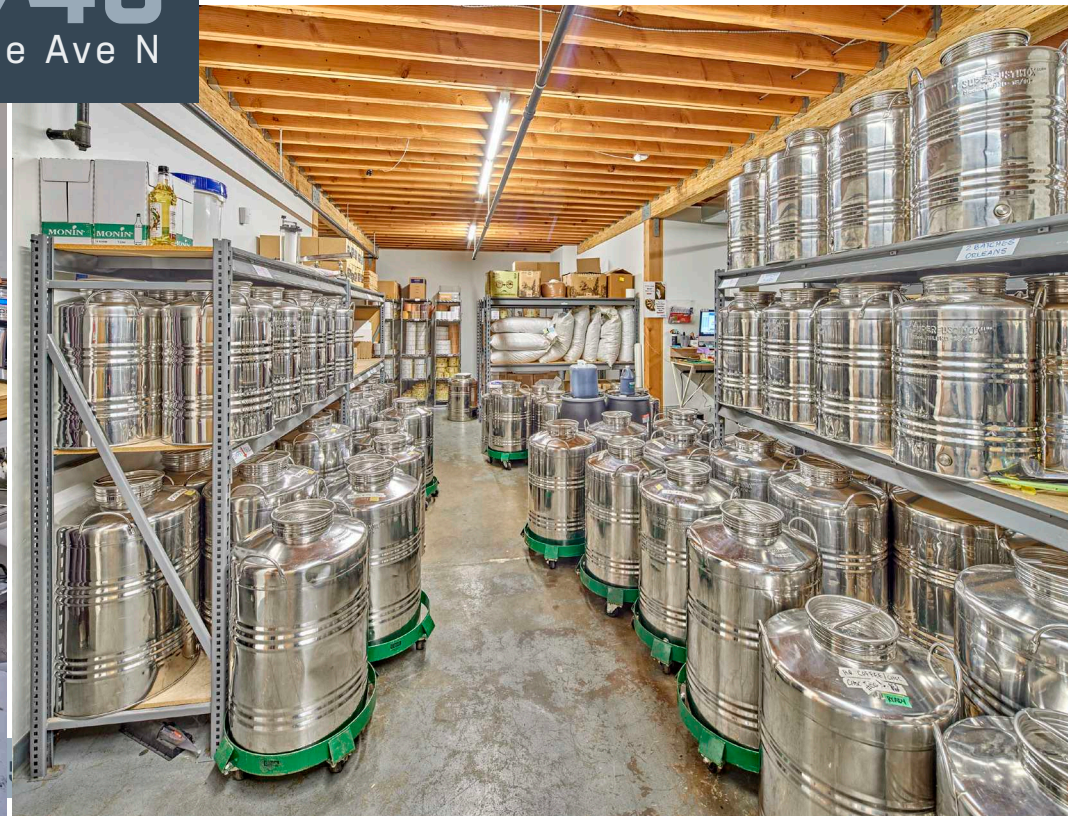
UPDATED
HVAC

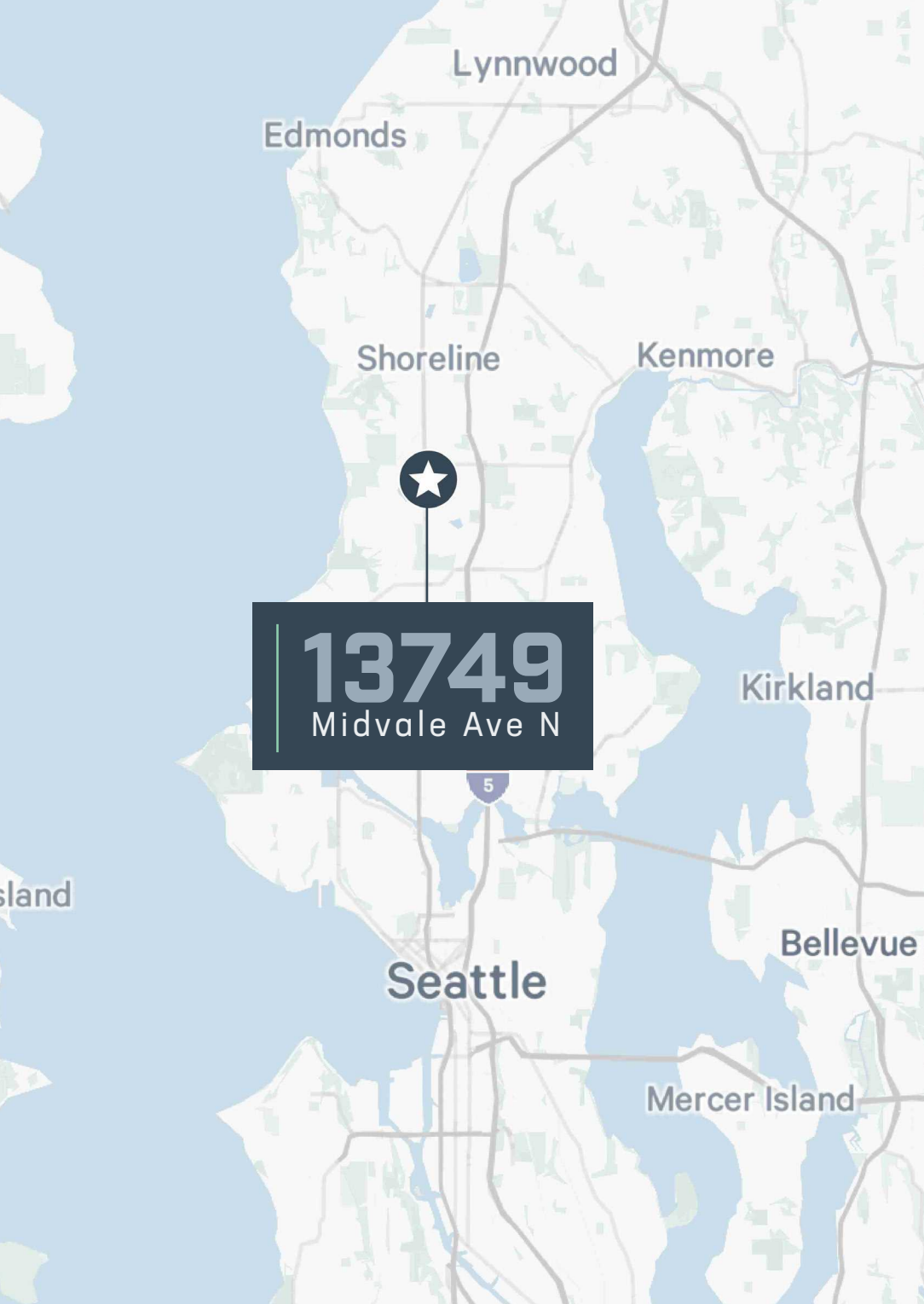


NEW
ROOF



13749
Midvale Ave N





Demographics

| DEMOGRAPHIC COMPREHENSIVE | 1 MILE | 2 MILES | 3 MILES |
|---|-----------|-----------|-----------|
| Population | | | |
| 2024 Population - Current Year Estimate | 22,046 | 160,709 | 391,857 |
| 2029 Population - Five Year Projection | 25,314 | 173,266 | 412,034 |
| 2020 Population - Census | 20,734 | 153,610 | 377,461 |
| 2010 Population - Census | 18,020 | 135,912 | 329,851 |
| 2020-2024 Annual Population Growth Rate | 1.45% | 1.07% | 0.88% |
| 2024-2029 Annual Population Growth Rate | 2.80% | 1.52% | 1.01% |
| Household Income | | | |
| 2024 Average Household Income | \$131,381 | \$159,962 | \$179,138 |
| 2024 Median Household Income | \$88,214 | \$108,689 | \$121,912 |
| 2024 Per Capita Income | \$59,334 | \$68,985 | \$77,812 |

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