



University District

THREE-PARCEL DEVELOPMENT OPPORTUNITY • 12,490 SF

4733, 4737, & 4743 Brooklyn Ave NE, Seattle, WA 98105

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THE OFFERING



Daniel Smith with eXp Realty, are proud to present a **three-parcel 12,490 SF mixed use Development opportunity** is in the high demand **University District in Seattle**. The site comprises the former frame-shop on Brooklyn; 4733 Brooklyn Ave NE and the Fredrickson apartments 4737 Brooklyn Ave NE. and 4743 Brooklyn Ave NE All properties are currently leased at market rents.

This location is **1 block West of University Way ("The Ave")** and just off-campus from the University of Washington, a tier-1 University with enrollment of 50,097 in 2023. It boasts a nearly perfect **99 Walk Score, 95 Bike Score**, and a **future 95 Transit Score** with the Light Rail Station on Brooklyn Ave open.

PRICING SUMMARY:

4733 & 4737 Brooklyn \$7,500,000

4743 Brooklyn \$ 4,950,000

- » Parcels can be sold together or individually
Brooklyn development site total 12,474 sf
- » Sites have lease in place. Contact brokers for more information on terms and lease rates.

PROPERTY SUMMARY

Address	4733 Brooklyn Ave NE, Seattle, WA 98105
Site Area	4154 SF (0.0954 acres) Parcel 817400095
Address	4737 Brooklyn Ave NE, Seattle, WA 98105
Site Area	4158 SF (0.0955 acres) Parcel # 8817400090
Address	4743 Brooklyn Ave NE, Seattle, WA 98105
Site Area	4162 SF (.0996 acres) Parcel # 68817400090
Zoning	SM-U 75-240 (M1)

A Landmark Mixed-Use Development in University District

Prime Investment Opportunity in a Thriving Urban Center Located in the heart of Seattle's dynamic **University District**, just steps from the University of Washington, this premier 17-story mixed-use development site offers an exceptional opportunity for investors and developers alike. Positioned on **three prime parcels totaling 12,474 SF**, this site benefits from SM-U 75-240 zoning, allowing for high-density residential and commercial use. With over 6,000 new residential units planned or under construction in the area, demand for retail and commercial space is rapidly increasing —making this a **prime location for ground-floor businesses and modern living spaces**.

Featuring an impressive potential to have a mixed use 17 story development in the hart of the udistrict , this project is thoughtfully designed to maximize both residential and commercial potential. Strategically located along 150 feet of Brooklyn Street frontage, this development is poised to become a cornerstone of the University District's ongoing transformation. With a booming population, strong economic growth, and unbeatable proximity to transit, retail, and top-tier education, this is a rare chance to be part of Seattle's next great urban destination.

Don't miss out on this premier opportunity to shape the future of one of Seattle's most sought-after neighborhoods.



ZONING CODE SUMMARY

Site Area Zoning	12,474 sf total (4,154 sf+ 4,158 sf, 4162)
	SM-U 75-240 (MI) (Chapter 23.48)
Typical Uses	Residential, Commercial, Lodging, and Retail uses are permitted outright
FAR	<p>Lots without high-rise structures:</p> <ul style="list-style-type: none"> • 4.75 Base 6 Max <p>Lots with high-rise structures:</p> <ul style="list-style-type: none"> • 4.75 base 10 Max (residential) • Means to achieve extra floor area above the base FAR shall be achieved through affordable housing, TDR, etc. per 23.48.622 • All SM-U zones in the University Community Urban Center are subject to MHA provisions per 23.58B
Height	<ul style="list-style-type: none"> • Max. - 75' mid-rise 240' high-rise • A high-rise is a structure exceeding the mid-rise height excluding rooftop features. High-rises are subject to floor area limits per 23.48.645.A • Rooftop features permitted to extend 15' above max height limit roof coverage maximums per 23.48.025C

Far Exceptions	<p>All underground stories or portions of stories.</p> <ul style="list-style-type: none"> • Portions of a story that extend no more than 4' above existing or finished grade, whichever is lower • 3.5% of the total chargeable GSF, • allowance for mechanical. for structures over 65' high • Rooftop mechanical, whether enclosed or not, is not included as part of the calculation of total gross floor area
Street Level Uses	Street level uses listed in 23.48.605.C, even if those uses are not required, but that meet the standards or 23.48.040.C (13' floor to floor, 30' in depth, etc.).
Street Level Development Standards (23.48.640)	<p>Brooklyn Ave NE</p> <ul style="list-style-type: none"> • 5' average setback from street lot lines • 3' min. setback from street lot lines • Setback must be landscaped or part of useable open space • Setbacks further than 10' from lot line shall not be included in averaging calculation • If structure contains street-level, street-facing residential units or live-work units, facades containing those uses shall be set back 7' (average) from street lot line • Mid-block corridor is not required • Overhead weather protection is required for 60% of frontage • Transparency standards apply • Underground structures allowed in all setback areas

**Upper Level D
development
Standards,
Setbacks &
Tower
Separation
(23.48.645)**

Lots without high-rise structures:

- An average of 10' setback is required from all abutting street lot lines for any portion of the structure above 65' in height

Lots with high-rise structures:

- A minimum separation of 75' is required between high rise portions of structures on a lot of any existing high-rise structures located on separate lots on the same block

High-rise floor area limits for structures between 95' and 320' high:

- Average gross floor area of all stories from 45' - 95' above average grade: 20,000 sf non-residential; 12,000 sf residential
- Average gross floor area of all stories from 160' - 240' above average grade: 10,500 sf
- Average gross floor area of all stories greater than 240' above average grade: 9,500 sf

Side Lot Setback: A minimum setback of 15' is required from any side lot line (not street or alley) for all portions of a structure exceeding the mid-rise height limit of the zone (95')

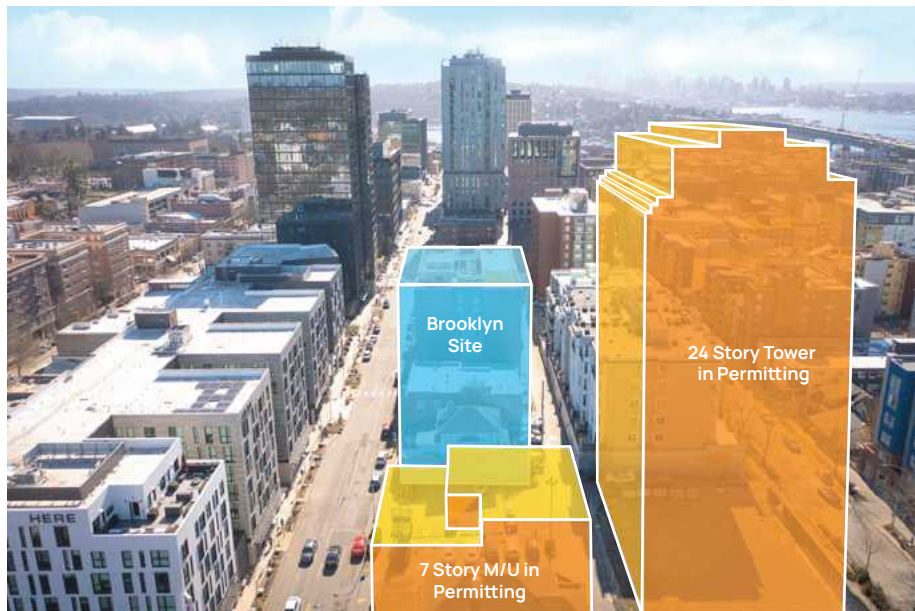


studio19 architects

For additional information regarding zoning regulations and the potential of your project site, contact the team at [Studio19 Architects](#). Their experienced professionals specialize in interpreting local zoning codes and development guidelines, offering valuable insights to help you understand what's possible for your property. Whether you're exploring new development opportunities or assessing an existing site, their team is ready to support you in unlocking your project's full potential.



REAL OPPORTUNITY HIGHLIGHTS



Transformation and Revitalization of the Area are Currently Underway

The Future of the University District: A Thriving Innovation Hub

This is one of the the last remaining sites to develop on **Brooklyn Ave in the SMU 75-240 zone**. With the new Core Tower and Cedars Development going in next door comprised of 234 units and only 3700 sf of retail space. This site proposes a unique opportunity to capitalize on the lack of new retail space in the area. The University of Washington, in collaboration with private developers, is transforming the University District into a cutting edge innovation district—a dynamic blend of student and market-rate housing, **state-of-the-art office and research facilities, and vibrant 24/7 retail and entertainment**. This exciting evolution is fostering a hub of collaboration, innovation, and economic growth, reshaping the area into one of Seattle's most sought-after destinations.



Strategic Investment Opportunity in Seattle's Next High-Growth Urban Core

Positioned at the center of one of Seattle's fastest-growing districts, this site offers investors a rare opportunity to deliver Class A product in a market primed for transformation. Anchored by a growing student population, an influx of young professionals, and immediate proximity to Seattle's business core, the area is evolving into a vibrant, mixed-use urban hub.

Retail market rents are exceeding \$45 + NNN per SF, driven by strong demand and limited supply of high-quality space. Existing retail inventory along "The Ave" is predominantly older Class B product — underscoring a significant market gap and value-add potential for new Class A development.

With accelerating population growth, increasing consumer spending, and a constrained pipeline of new supply, this location presents a compelling opportunity for investors to capture long-term value in one of Seattle's most dynamic urban submarkets.

PROPERTY LOCATION 4733, 4737 & 4743

Brooklyn Ave NE Seattle, WA

COMBINED SITE POTENTIAL 17 Story Mixed Use Development



PARCEL # 0085/0090/0095

Site Area	12,474 SF
Base FAR 4.75	59,327 SF
Max FAR 10.0	124,600 SF



BROOKLYN DEVELOPMENT SITE



LOCATION HIGHLIGHTS



VIEWS FROM 200 FEET



STEPS FROM THE UNIVERSITY OF WASHINGTON AND “THE AVE”

The **University of Washington** is a tier-1 University with enrollment of 50,097 in 2023-2024. This captive student audience provides consistent demand for multifamily housing near campus as evidenced by the annually low vacancy rate in the University District multifamily submarket.

BLOCKS FROM THE U-DISTRICT LIGHT RAIL STATION

At the intersection of **Brooklyn and 43rd**, the station will provide easy access to:

- **Capitol Hill** (5 minutes)
- **Downtown Seattle** (8 minutes)
- **SeaTac International Airport** (41 minutes)

INSTITUTIONALIZATION OF THE U-DISTRICT

The **University of Washington**, along with private developers, are converting this area into an innovation district, complete with both student- and market-rate housing, class A office and research facilities plus 24/7 retail and entertainment –this potent combination of collaboration and innovation is poised to transform the area.

99 
WALK SCORE

95 
BIKE SCORE

95+ 
TRANSIT SCORE

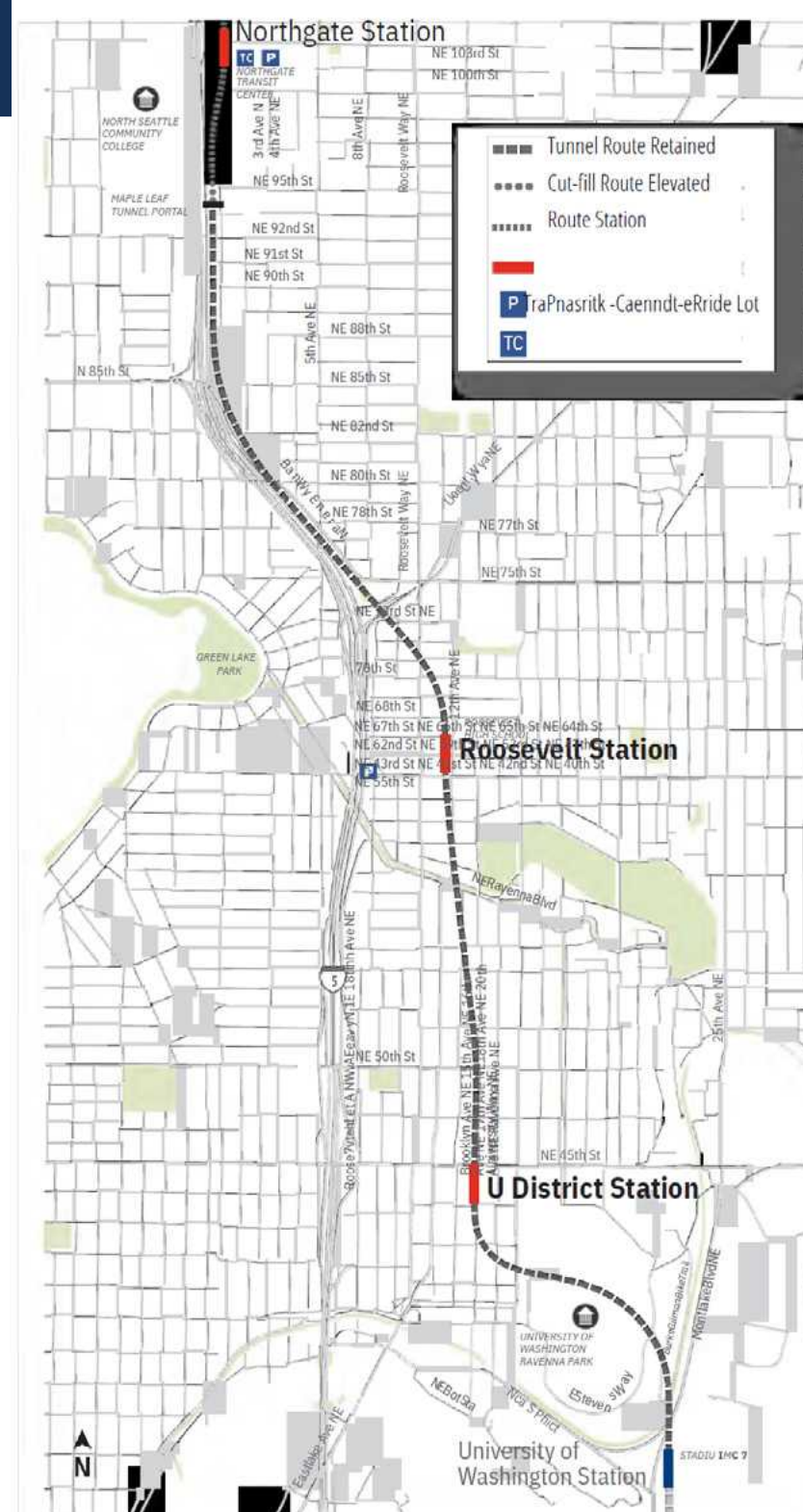
U DISTRICT LIGHT RAIL STATION

Sound Transit

The **U District Light Rail Station** is located on Brooklyn Ave NE between NE 45th and NE 43rd streets. It will serve the surrounding residential community, the “Ave” business district, other employment sites, the UW Tower and the north University of Washington campus.

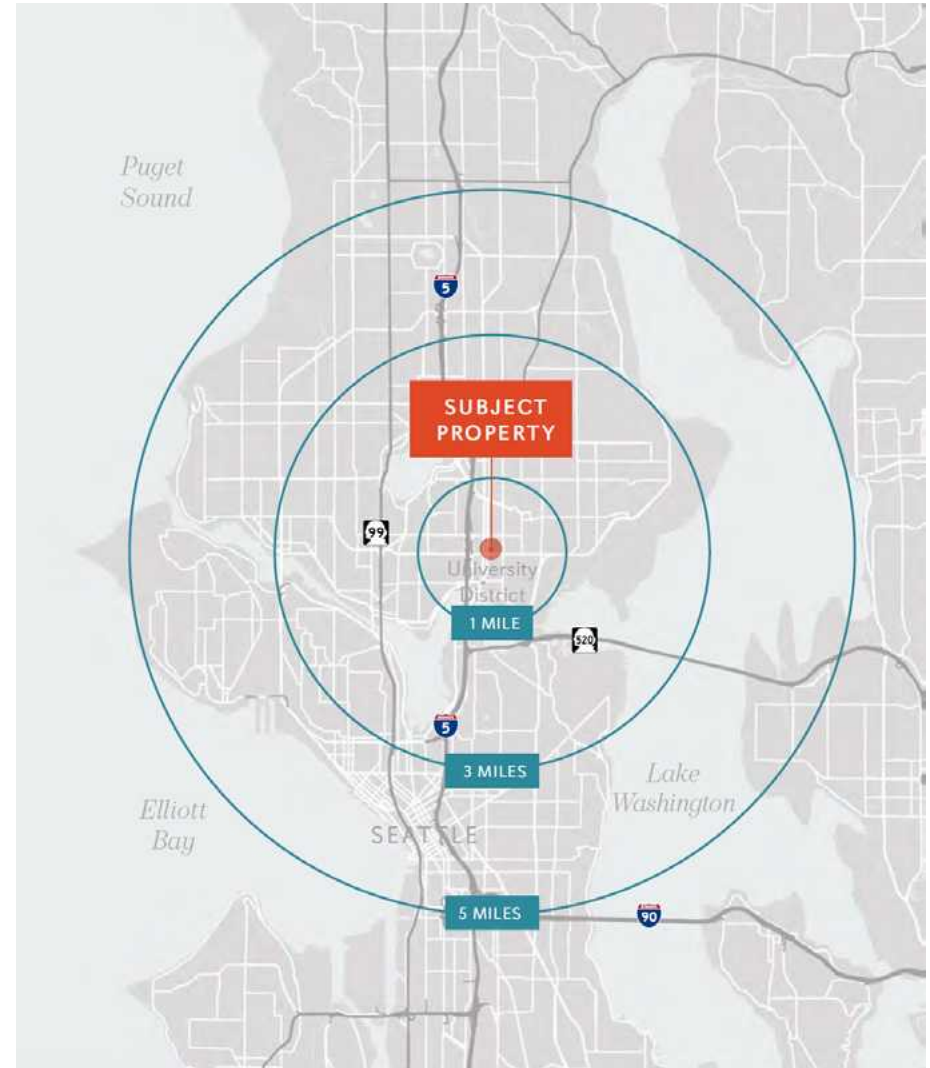
Riders will board trains underground, accessing the station via elevators, escalators, and stairs in two entrances along Brooklyn Ave NE. The station will have about 100 bike parking spaces. The site is designed to accommodate future development above the station.

- **HUSKY STADIUM:** 2 MINUTES
- **CAPITOL HILL:** 5 MINUTES
- **SEATTLE CBD:** 8 MINUTES
- **SEATAC AIRPORT:** 41 MINUTES



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2020 CENSUS	52,214	259,280	542,638
2023 ESTIMATED	51,364	256,004	559,489
2028 PROJECTED	56,890	274,260	611,747
2023 HOUSEHOLDS	1 Mile	3 Miles	5 Miles
ESTIMATED HOUSEHOLDS	21,141	123,465	283,682
ESTIMATED AVG INCOME	\$110,289	\$200,773	\$183,949
2023 EDUCATION	1 Mile	3 Miles	5 Miles
HIGH SCHOOL GRADUATE	6.1%	5.9%	7.8%
ANY COLLEGE (SOME OR HIGHER)	91.9%	92.5%	89.1%
COLLEGE DEGREE (BACHELOR+)	73.1%	77.4%	71.8%
2023 MONTHLY HOUSEHOLD SPENDING	1 Mile	3 Miles	5 Miles
TOTAL EXPENDITURE	\$6,168	\$10,007	\$9,323
NON-RETAIL EXPENDITURE	\$3,309	\$5,378	\$5,010
NON-RETAIL EXPENDITURE	\$2,859	\$4,629	\$4,313



The information contained herein has been given to us by sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Lot lines, site plans, renditions are for informational purpose and are not to scale and should be verified independently.



DANIEL SMITH

EXCLUSIVE LISTING AGENT

Confidentiality & Disclaimer

eXp Realty have been retained as the exclusive listing broker for 4733, 4737 & 4743 Brooklyn Ave NE, in the city of Seattle, Washington. The Seller will consider offers on an all cash basis. Legal documents and reports summarized in this Offering Memorandum are not intended to be comprehensive statements of the terms or contents of such documents and reports. Although the Seller and eXp REALTY believe the information to be accurate, interested parties should conduct an independent investigation and reach conclusions without reliance on materials contained herein.

The Seller reserves the right, for any or no reason, to withdraw the property from the market. The Seller has no obligation expressed or implied, to accept any offer. Further, the Seller has no obligation to sell the property unless and until the Seller executes and delivers a signed contract of sale on terms acceptable to the Seller, in its sole discretion.

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This Memorandum is delivered under the terms and conditions of a Confidentiality Agreement, which has been executed by the recipient as Reviewer. All terms and conditions of the Confidentiality Agreement apply to information contained herein, as appropriate. Offers should be delivered to the office of the Exclusive Listing Agent Daniel Smith To facilitate analysis of offers, Buyer's are encouraged to provide information relative to funding sources, experience in owning and operating similar properties, familiarity with the market and any other information which is likely to favorably reflect on the offerors ability to close this proposed transaction in a timely manner.

Inquiries and tours are to be directed to the Exclusive Listing Agents. Please do not contact the Property OWNERS OR TENANTS.

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