

FORMER FRED MEYER | SEATTLE WASHINGTON

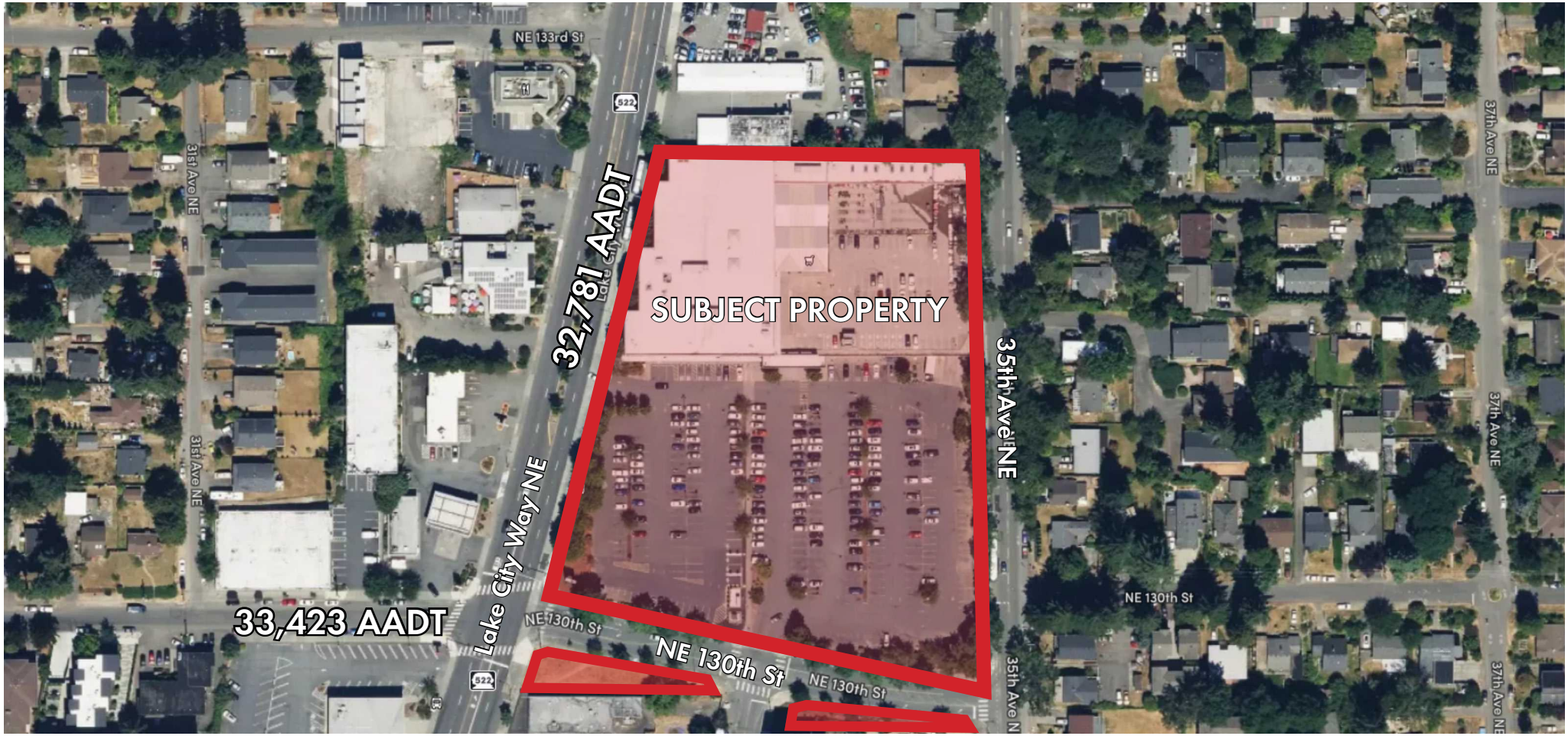
13000 Lake City Way NE
Seattle, WA 98125

CBRE | Leibsohn & Company
Commercial Real Estate Services

EXECUTIVE SUMMARY

13000 Lake City Way NE
Seattle, WA 98125

Located in the Lake City Neighborhood of Seattle Washington, this exceptional property presents a great repurposing or redevelopment opportunity. The property is located on Lake City Way (SR 522), which is the main thoroughfare on the north end of Lake Washington between Seattle and the Eastside. This former Fred Meyer Grocery Store includes 5.5 acres, a 118,095 SF building, and 208 surface parking stalls. The current zoning is Neighborhood Commercial (NC3-55M), which supports a wide range of development options.



PROPERTY INFORMATION

13000 Lake City Way NE
Seattle, WA 98125

Sale Price: Contact Listing Brokers

Building
1st Floor: 81,897 SF
2nd Floor: 36,198 SF
Total SF: 118,095 SF

Dock High Doors: 2

Grade Level Doors: 1

Parking: 208 Stalls

Year Built: 1995

Lot Size: 249,972 SF (5.51 AC)

King County APN: 145360-1660

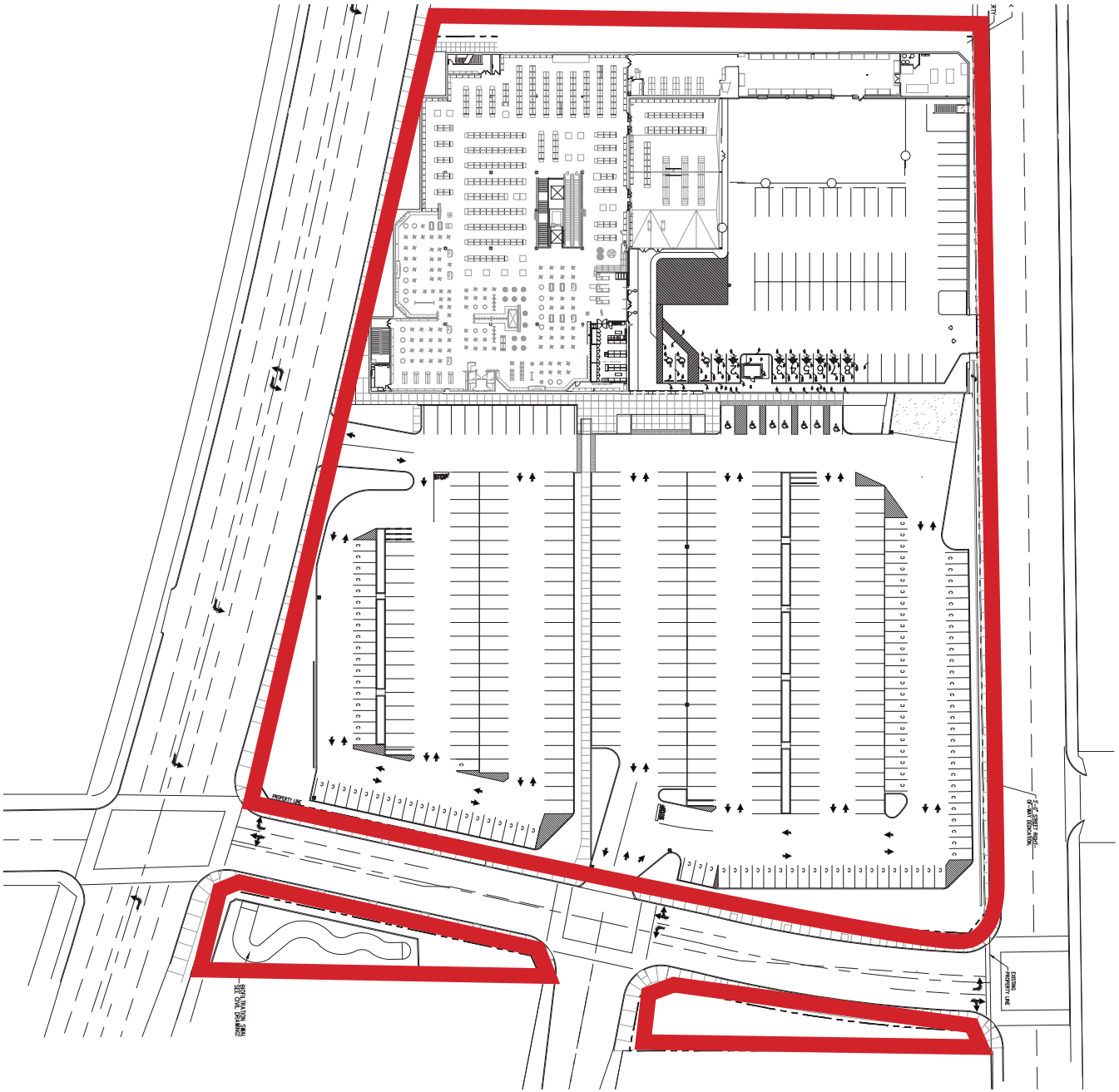
Zoning: Neighborhood Commercial (NC3 – 55M) 55ft height limit

Click To Access Lake City Zoning Code



SITE PLAN

13000 Lake City Way NE
Seattle, WA 98125



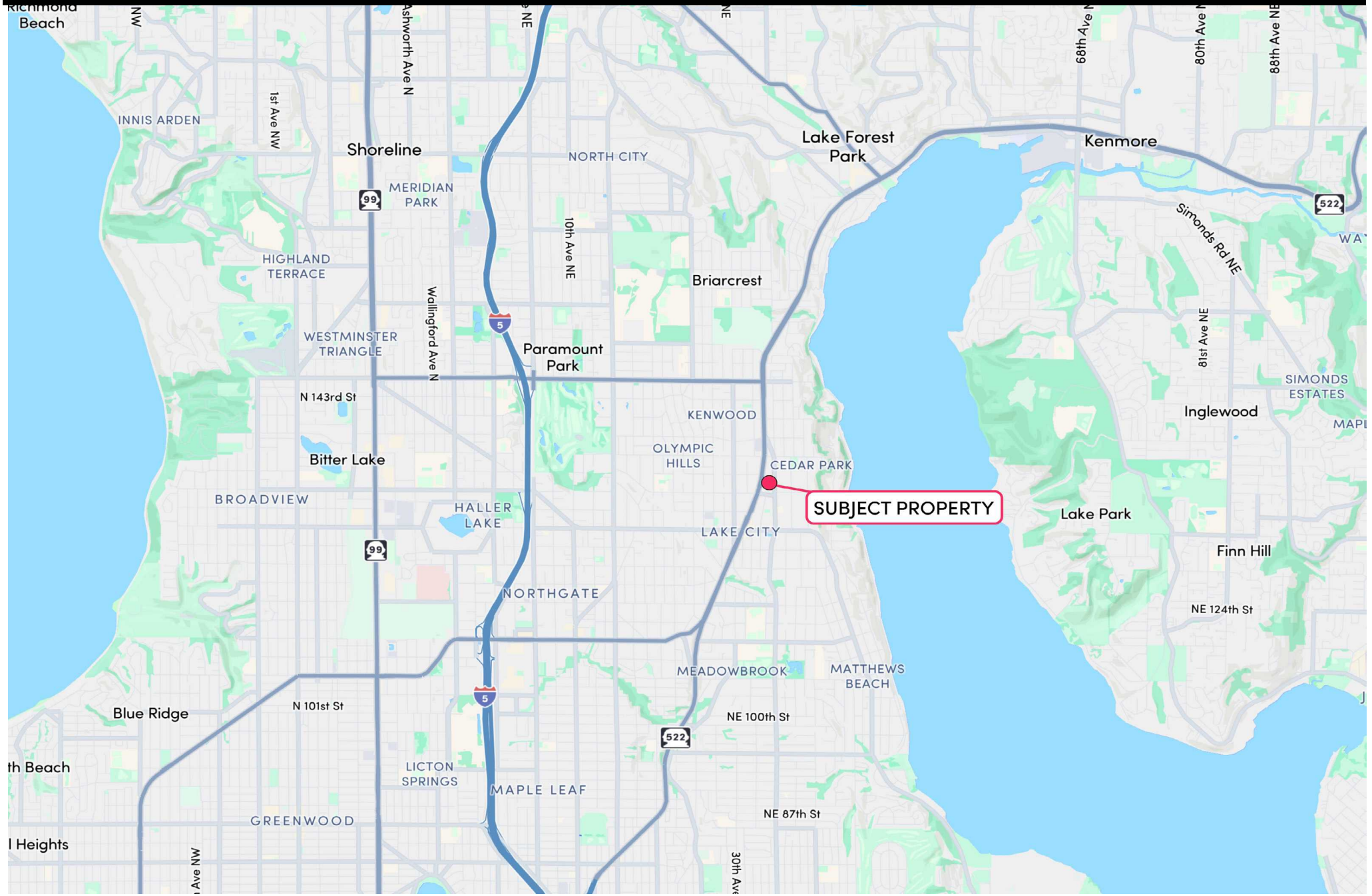


DEMOGRAPHICS

	Population	Daytime Population	Avg. HH Income	Median Age
1 Mile	22,615	15,468	$140,400	39
3 Miles	147,556	110,551	$170,100	41
5 Miles	403,587	332,559	$177,700	40
10 Miles	1,185,119	1,468,256	$185,900	39

AREA MAP

13000 Lake City Way NE
Seattle, WA 98125





ROYCE COTTLE

Senior Vice President | Leibsohn & Co.

(206) 999-3483

rcottle@leibsohn.com

RON WALDBAUM

CEO | Leibsohn & Co.

(425) 586-4640

rwaldbaum@leibsohn.com

MICHAEL J. MORAN

Executive Vice President | CBRE

(513) 369-1363

michael.moran@cbre.com

KATIE BEARD

First Vice President | CBRE

(513) 369-1377

katie.beard@cbre.com

Leibsohn & Company and CBRE hereby advises all prospective purchasers as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Leibsohn & Company and CBRE has not and will not verify any of this information, nor has Leibsohn & Company or CBRE conducted any investigation regarding these matters. Leibsohn & Company and CBRE makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Leibsohn & Company and CBRE expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenants. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property.

By accepting this Marketing Brochure, you agree to release Leibsohn & Company and CBRE and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property