

FOR SALE



FORMER FRED MEYER | SEATTLE WASHINGTON

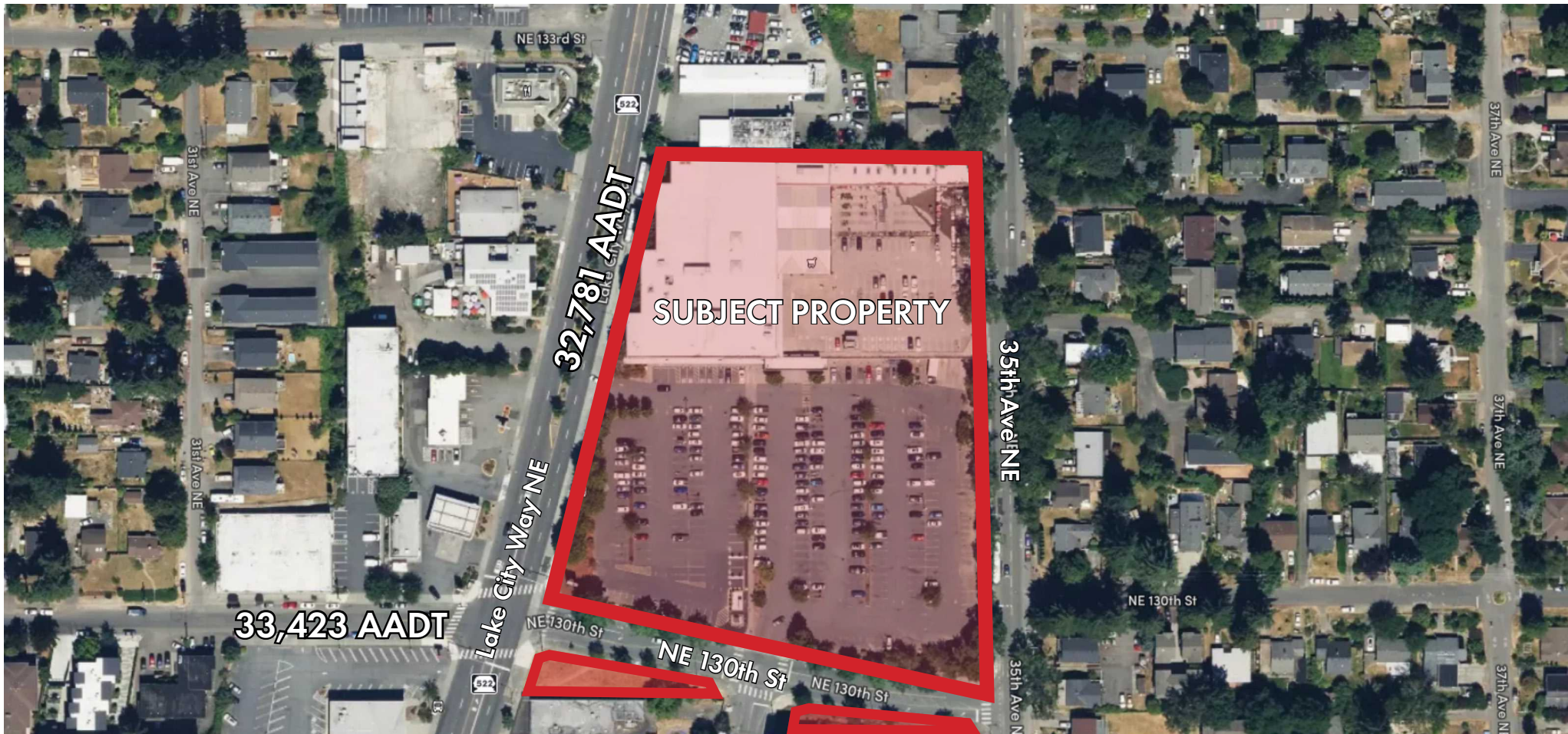
13000 Lake City Way NE
Seattle, WA 98125



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 400 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: 400 Stalls

Year Built: 1995

Lot Size: 249,972 SF (5.51 AC)

King County APN: 145360-1660

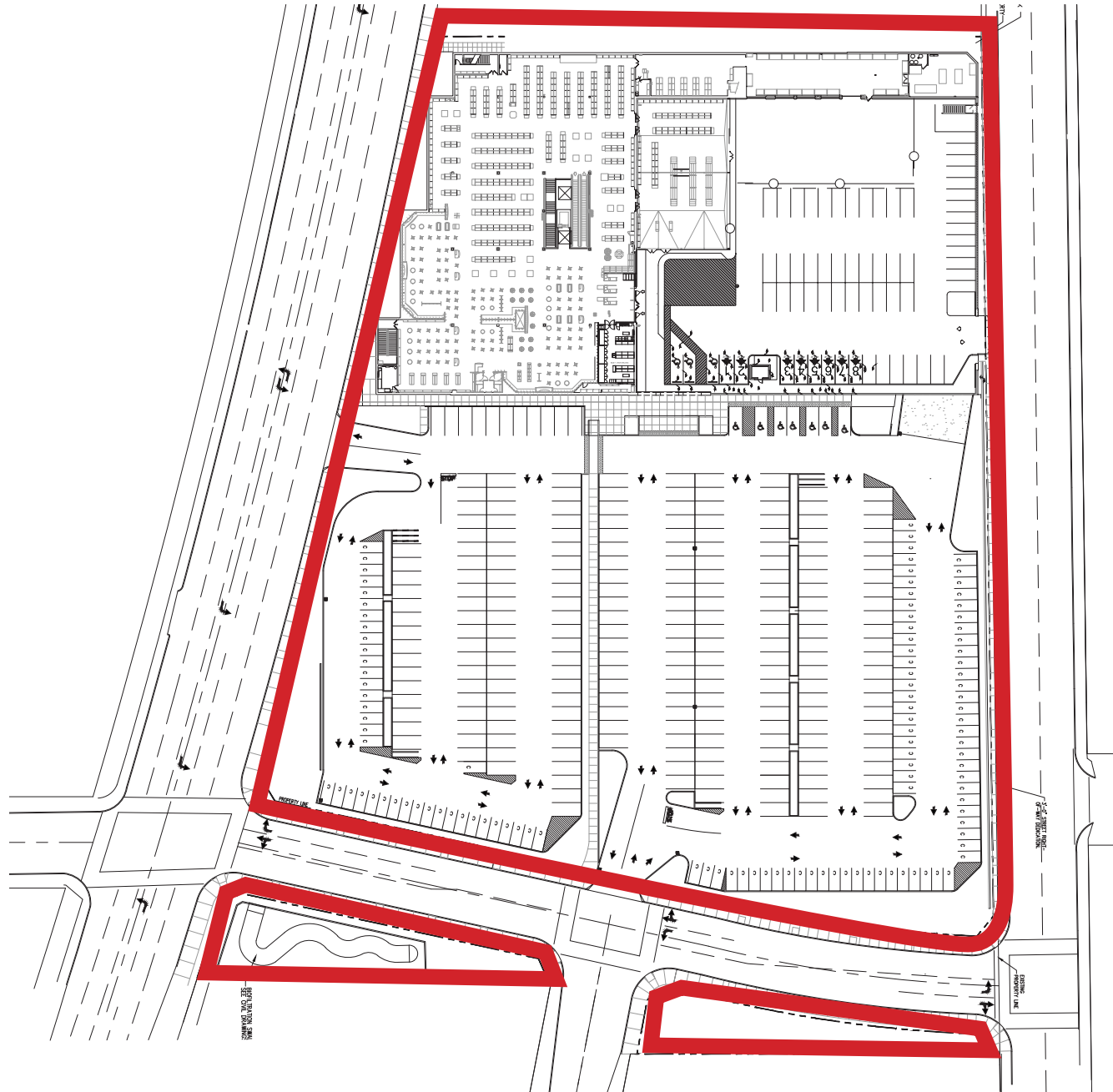
Zoning: Neighborhood Commercial (NC3 – 55M) 55ft height limit

[Click To Access Lake City Zoning Code](#)



SITE PLAN

13000 Lake City Way NE
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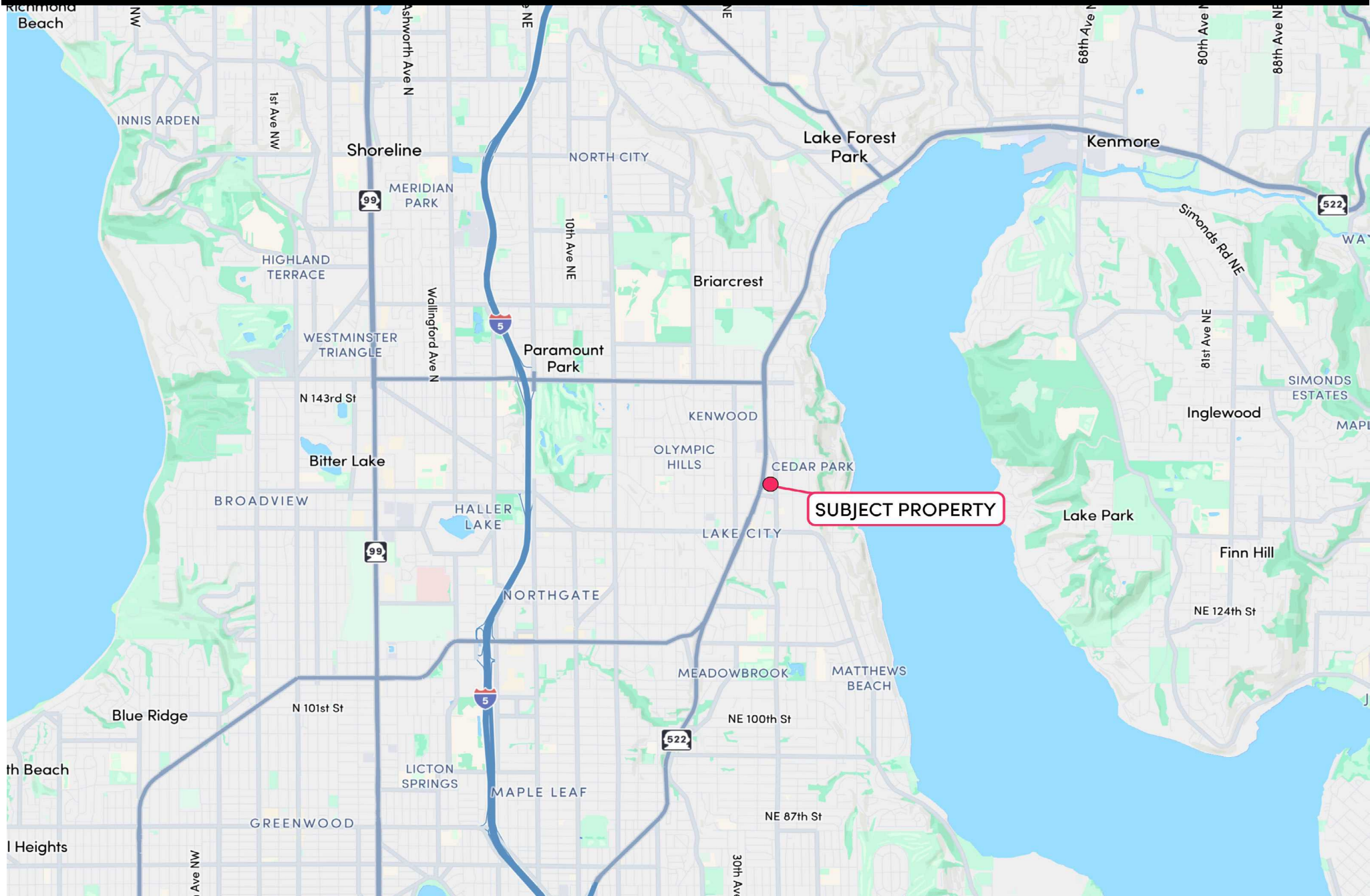


DEMOGRAPHICS

| | 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

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