

High Volume Auto Collision Center for Sale

COOK'S AUTO REBUILD

1722 NE 85th St, Seattle, WA 98115



BRUCE HEMMAT
206.787.1461
bhemmat@neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

An aerial photograph of a city street grid, likely in Portland, Oregon, showing streets such as 11th Ave NW, 9th Ave NW, NW 50th St, and NW 49th St. A dark, semi-transparent rectangular box is centered over the image, containing the Table of Contents text in white and red. The background image is in grayscale.

TABLE OF CONTENTS

SECTION 1

EXECUTIVE SUMMARY

- Investment Overview
- The Offering
- Investment Highlights
- Aerial
- Property Photos

SECTION 2

MARKET OVERVIEW

- Drive-Time Map
- Top 20 Employers
- Demographics

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The Neil Walter Company is pleased to have been selected to exclusively market the sale of the Cook’s Auto Rebuild property located at 1722 NE 85th Street, Seattle, WA 98115.

This special offering includes both the business and the property. Cook’s Auto Rebuild is recognized as a top tier Auto Body Repair shop and has successfully been doing business since 1947. Cook’s Auto Rebuild is consistently one of the busiest Automotive Collision Repair shops in the Maple Leaf, Laurelhurst, and Wedgewood area of Seattle.

The property consists of 11,880 SF on 0.51 acres, situated at the corner of 85th Street and Lake City Way in Seattle.

THE OFFERING

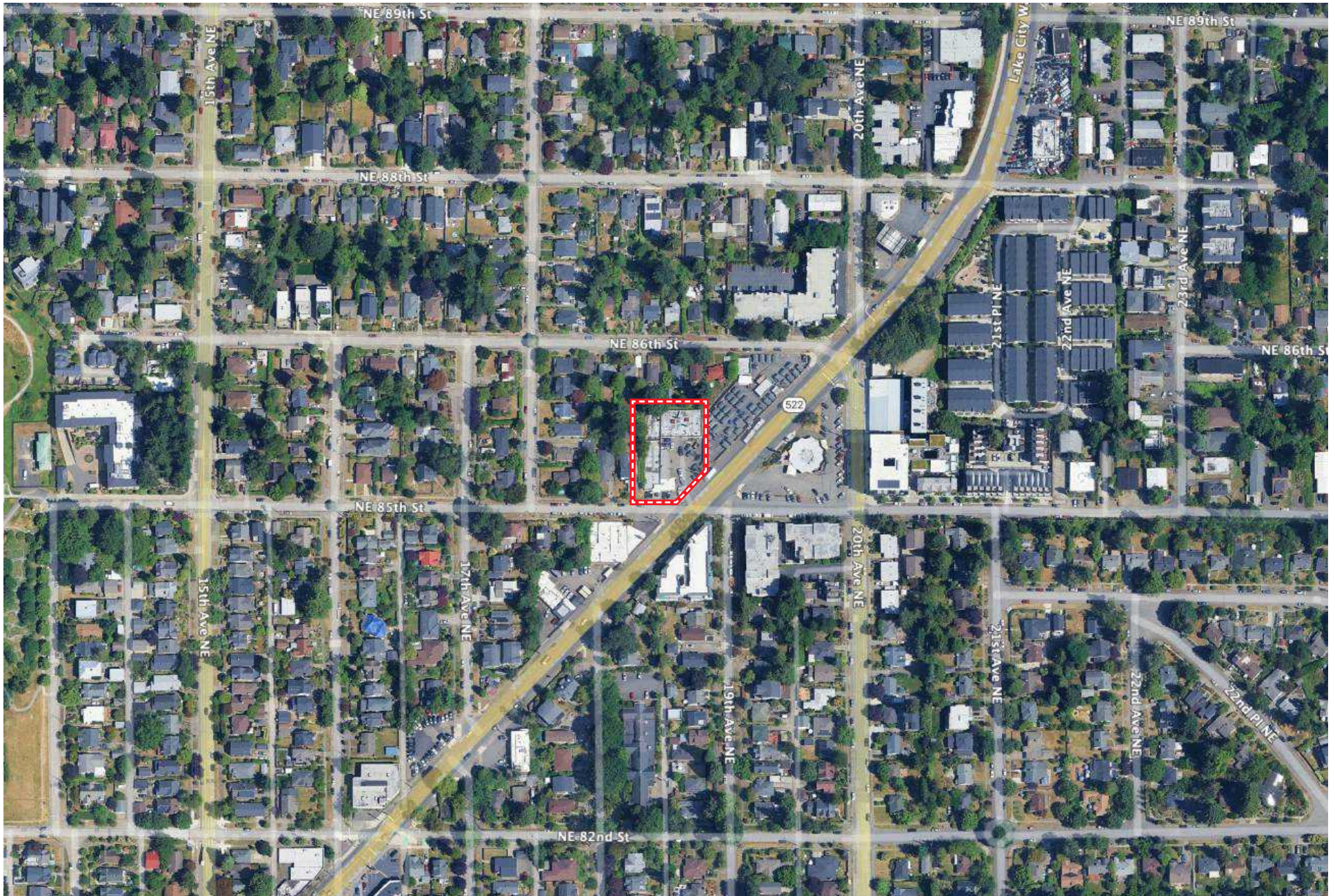
Purchase Price*	Includes*	Tax Parcel	Building Size	Land Size	Zoned
\$6,495,000	Property + Business	510040-0320	11,880 SF	0.51 AC (22,100 SF)	C1-55 (M)

*\$4,695,000 property + \$1,800,000 business

INVESTMENT HIGHLIGHTS

- Long Operating History with over 77 years doing business as the leading Auto Body Repair shop in the area.
- Located at the corner of NE 85th Street and Lake City Way with a daily traffic count exceeding 26,000 vehicles per day.
- Surrounded by Numerous Car Dealerships and Auto Service Centers including Lee Johnson Mazda of Seattle, Pierre Auto Centers (Ford and Chevrolet), University Motorsports, Seattle Mini, and much more.
- Nestled in the Maple Leaf neighborhood of North Seattle, a predominantly residential area previously recognized as the national “Neighborhood of the Year”.
- Collision Centers are shown to be resistant to economic downturns as demand for vehicle repairs typically will increase along with population growth.

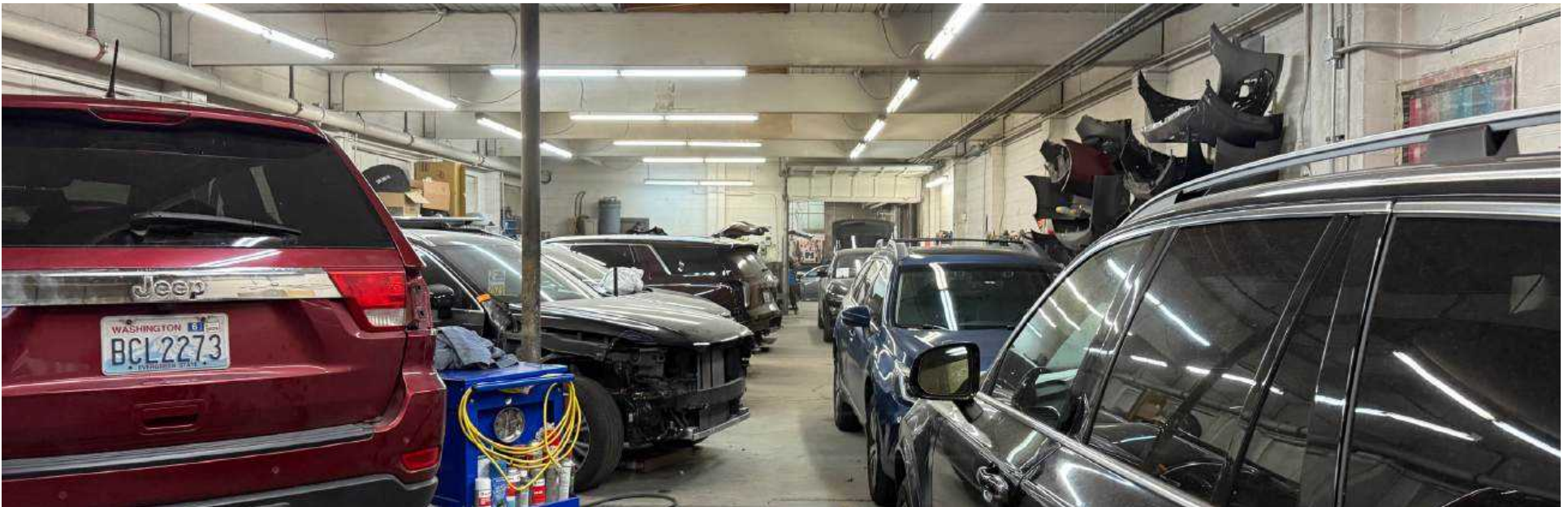
AERIAL



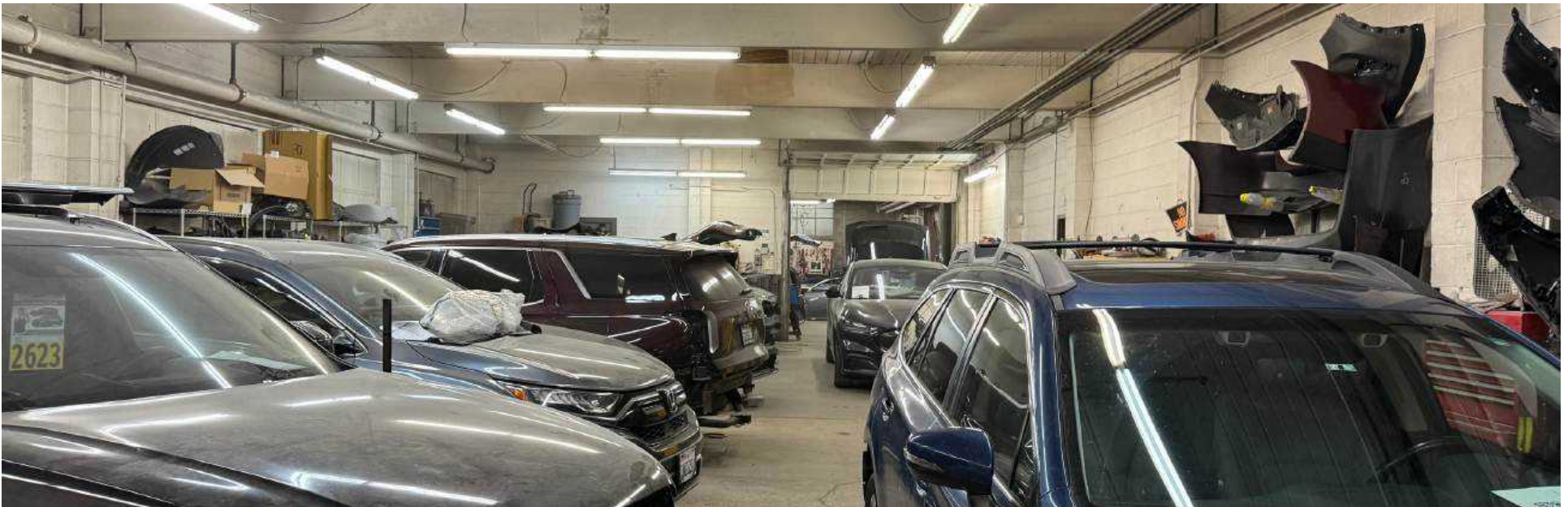
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



MARKET OVERVIEW

Located in the northeastern part of Seattle, Maple Leaf is a residential neighborhood known for its quiet, tree-lined streets, and family-friendly community. The neighborhood is bordered by Interstate 5 to the west and is close to several major roads making other parts of Seattle easily accessible.

The median household income in Maple Leaf is higher than the overall median household income in Seattle, and home prices for homes in Maple Leaf are slightly higher than the city average (Feb 2025).

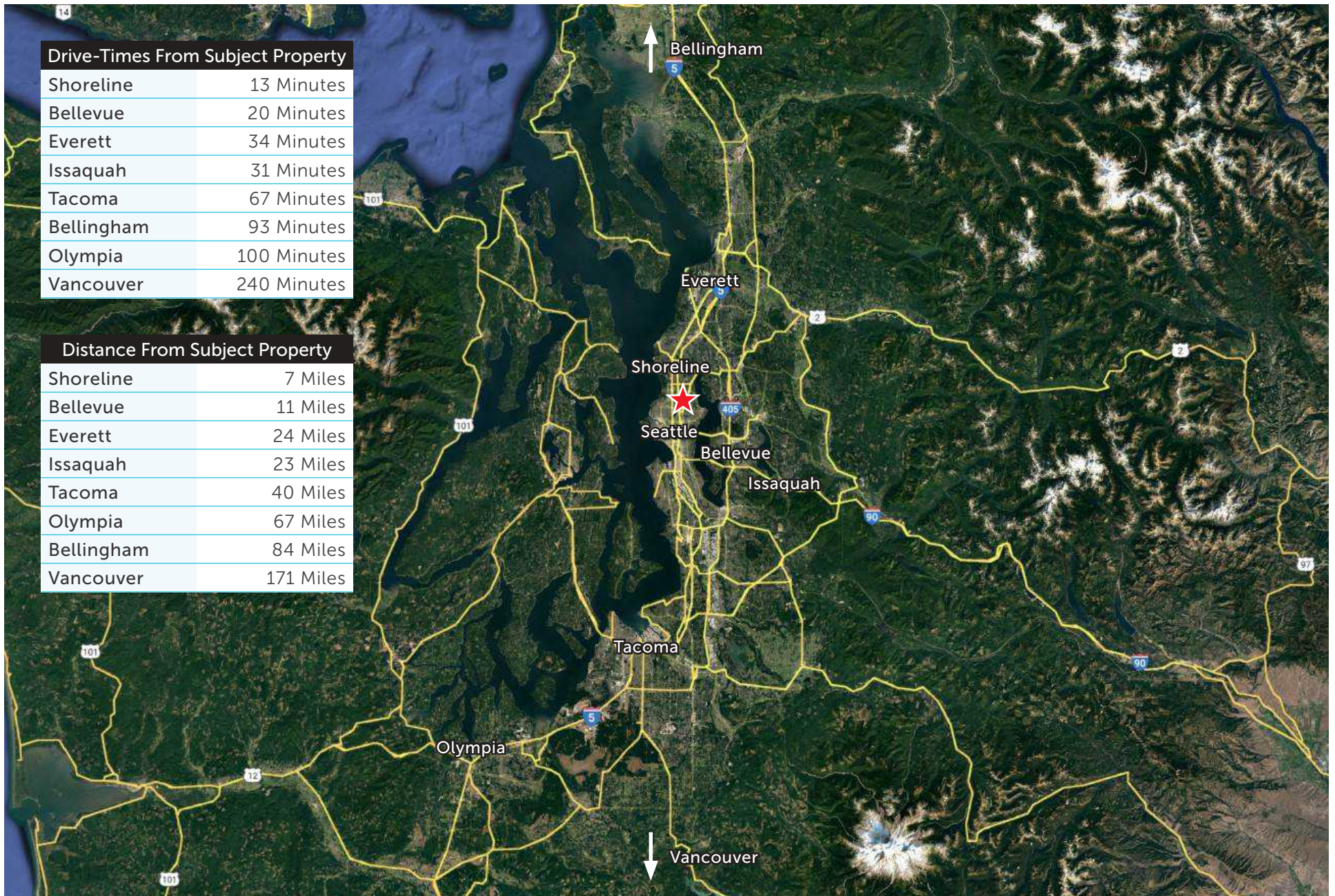
The area offers an urban feel and is home to several restaurants, bars, and cafes, including the Northgate Mall and Maple Leaf Grill. It is a tight-knit community made up of mostly bungalow-style and Tudor homes

with many conveniences nearby, making it a top choice for young professionals and families. The area also boasts an abundance of parks and outdoor spaces. One of the most notable is the Maple Leaf Reservoir Park, which has trails, gardens, athletic fields, and a children's play area. The neighborhood is also home to the sprawling Thornton Creek Park and offers easy access to the Burke-Gilman Trail.

Maple Leaf offers a quiet retreat from the city, but also gives residents a convenient home base, allowing them to explore all parts of Seattle. There are ample parks and outdoor areas, close by amenities, and proximity and easy access to some of Seattle's most popular attractions.



DRIVE-TIME MAP



TOP 20 EMPLOYERS



COMPANY/CORPORATION	EMPLOYEES
Amazon	50,000
University of Washington	51,849
Boeing	30,000
Providence Swedish	22,771
Microsoft	10,000
Starbucks	10,000
City of Seattle	10,000
Seattle Children's Hospital	8,450
T-Mobile	6,000
Nordstrom	5,000
Google	5,000
Facebook (Meta)	4,800
Seattle Public Schools	3,192
Oracle	3,000
Fred Hutchinson Cancer Research Ctr.	2,500
Expedia Group	2,000
Alaska Airlines	2,000
PCC Community Markets	1,800
Seattle Fire Department	1,065
Seattle Public Library	675

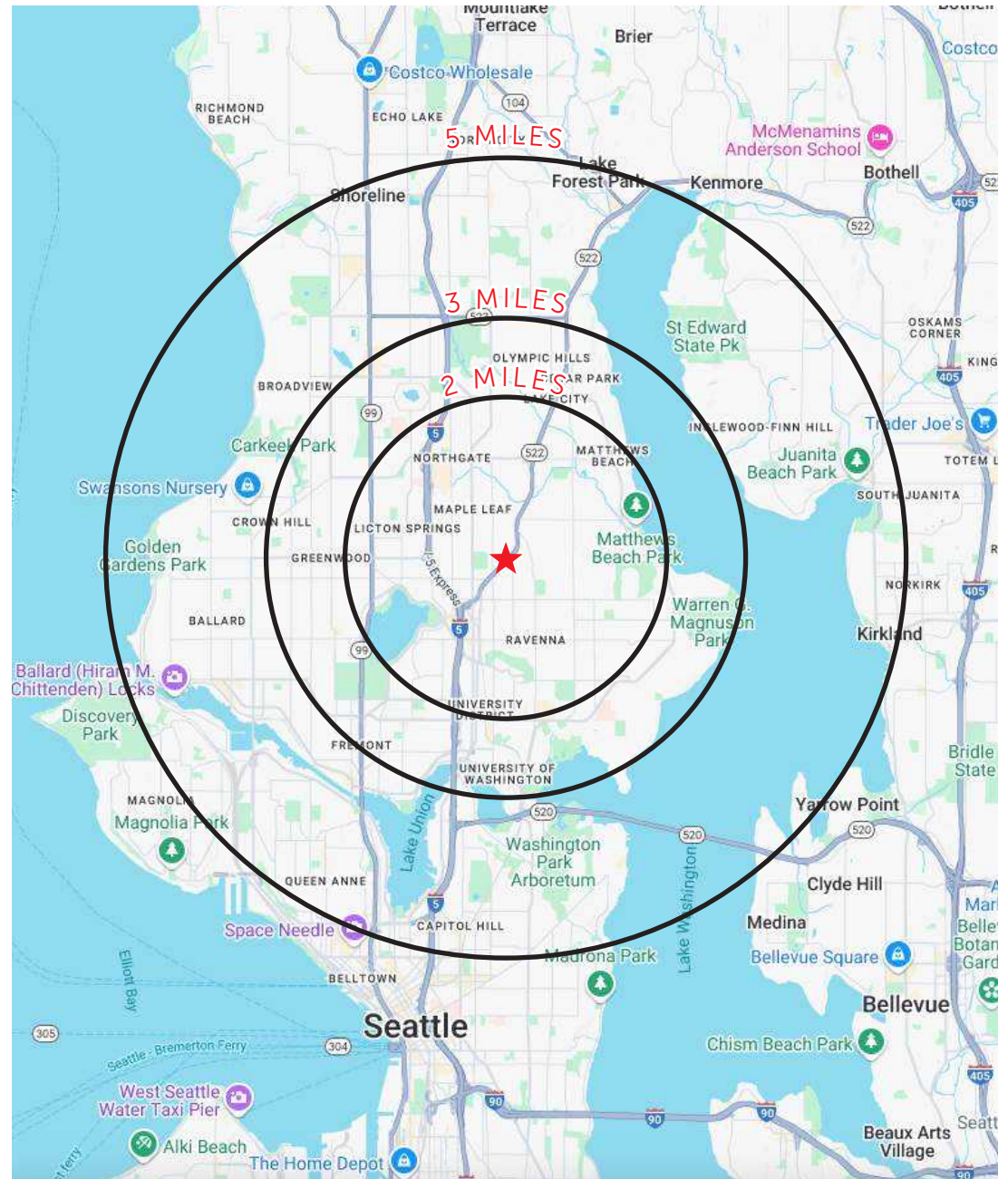
DEMOGRAPHICS

POPULATION	2 MILE	3 MILES	5 MILES
2029 Projection	122,582	229,754	485,768
2024 Estimate	121,247	227,361	480,491
2020 Census	119,955	225,400	475,320
Growth 2024 - 2029	1.10%	1.05%	1.10%
Growth 2020 - 2024	1.08%	0.87%	1.09%

HOUSEHOLDS	2 MILE	3 MILES	5 MILES
2029 Projection	53,146	99,547	222,570
2024 Estimate	52,501	98,451	220,108
2020 Census	51,671	97,485	217,860

HOUSEHOLDS BY INCOME	2 MILE	3 MILES	5 MILES
<\$25,000	14.41%	14.10%	11.48%
\$25,000 - \$50,000	11.33%	11.32%	10.48%
\$50,000 - \$75,000	10.20%	11.29%	11.37%
\$75,000 - \$100,000	11.01%	10.44%	9.58%
\$100,000 - \$125,000	9.41%	9.50%	10.31%
\$125,000 - \$150,000	7.06%	7.29%	7.51%
\$150,000 - \$200,000	10.45%	10.48%	11.46%
\$200,000+	26.14%	25.58%	27.80%

HOUSING VALUE	2 MILE	3 MILES	5 MILES
<\$100,000	152	310	636
\$100,000 - \$200,000	82	178	325
\$200,000 - \$300,000	132	303	805
\$300,000 - \$400,000	340	667	1,999
\$400,000 - \$500,000	490	1,096	3,444
\$500,000 - \$1,000,000	12,710	23,363	49,616
\$1,000,000+	9,445	17,882	41,015



High Volume Auto Collision Center for Sale

COOK'S AUTO REBUILD

1722 NE 85th St, Seattle, WA 98115



NEIL WALTER
COMPANY

BRUCE HEMMAT

206.787.1461

bhemmat@neilwalter.com

DISCLAIMER

The information contained herein is from sources deemed reliable. It is provided without representation, warranty or guarantee, expressed or implied as to its accuracy. Any clients using this information for any purpose should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.