

For Sale

6363 6th Ave S

SEATTLE, WA 98108

BEYOND CLOTHING

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**NAI** Puget Sound  
Properties



# Offering Summary

NAI Puget Sound Properties is pleased to present for sale **6363 6th Ave S, Seattle, WA**, a well-maintained warehouse/flex property located in the highly desirable Georgetown industrial market. Positioned in the heart of Seattle's industrial district, the property offers exceptional access to major freeways and the Port of Seattle.

The property is comprised of a 19,769 SF building, situated on 20,906 SF of land, zoned MML U/85. The entire upper floor is occupied by a single tenant, Beyond Clothing (511 INC), whose lease expires September 2026, with no options to extend. There are five lower-level units in the building, with four of them currently leased.

The offering is **perfect opportunity for an owner-user** to occupy the Beyond Clothing space upon lease expiration next year and continue to lease the lower-level units for ancillary income. Built in 1985, the building has been well maintained and is in excellent condition. The upper-level features four dock-high loading doors.



**5,950,000**

ADDRESS	6363 6th Ave S Seattle, WA 98108
BUILDING SIZE	19,769 SF
LOT SIZE	20,906 SF
ZONING	MML U/85
YEAR BUILT	1985
LOADING	4 DH





# Investment Highlights



## + IDEAL “CLOSE-IN” SEATTLE LOCATION

Situated in the highly sought after Georgetown industrial market.

## + OWNER-USER OPPORTUNITY WITH ADDITIONAL INCOME

The entire upper floor is occupied by a single tenant, Beyond Clothing (511 INC), whose lease expires September 2026, with no options to extend, creating an opportunity for an owner-user to occupy the space upon lease expiration. The property has 5 ground level units on S. River St, each with a roll-up door, that can provide additional ancillary income for a user.

## + POTENTIAL PORTFOLIO PURCHASE OPPORTUNITY WITH ADJACENT PROPERTIES

6363 6th Ave S can be purchased individually or together with the adjacent properties at 6348 6th Ave S and 6349 6th Ave S, which are also being offered for sale. Please contact the listing brokers for additional details.

## + EXCELLENT BUILDING CONDITION

Built in 1985, the concrete building is in excellent condition, benefitted by a less than 10-year-old roof, four (4) roof mounted HVAC units, and a class A office/showroom buildout on the upper level.

# Financial Analysis

## Operating Expenses

Taxes	\$57,088
Ins. - Estimated per building split	\$15,513
Utilities	\$16,329
Exterior Building Repairs/Adj	\$6,061
Interior Building Repairs/Adj	\$4,045
Fire & Life Safety	\$660
Landscaping and Other General Building Repair	\$9,036
<b>Total</b>	<b>\$108,733</b>

## Rent Roll

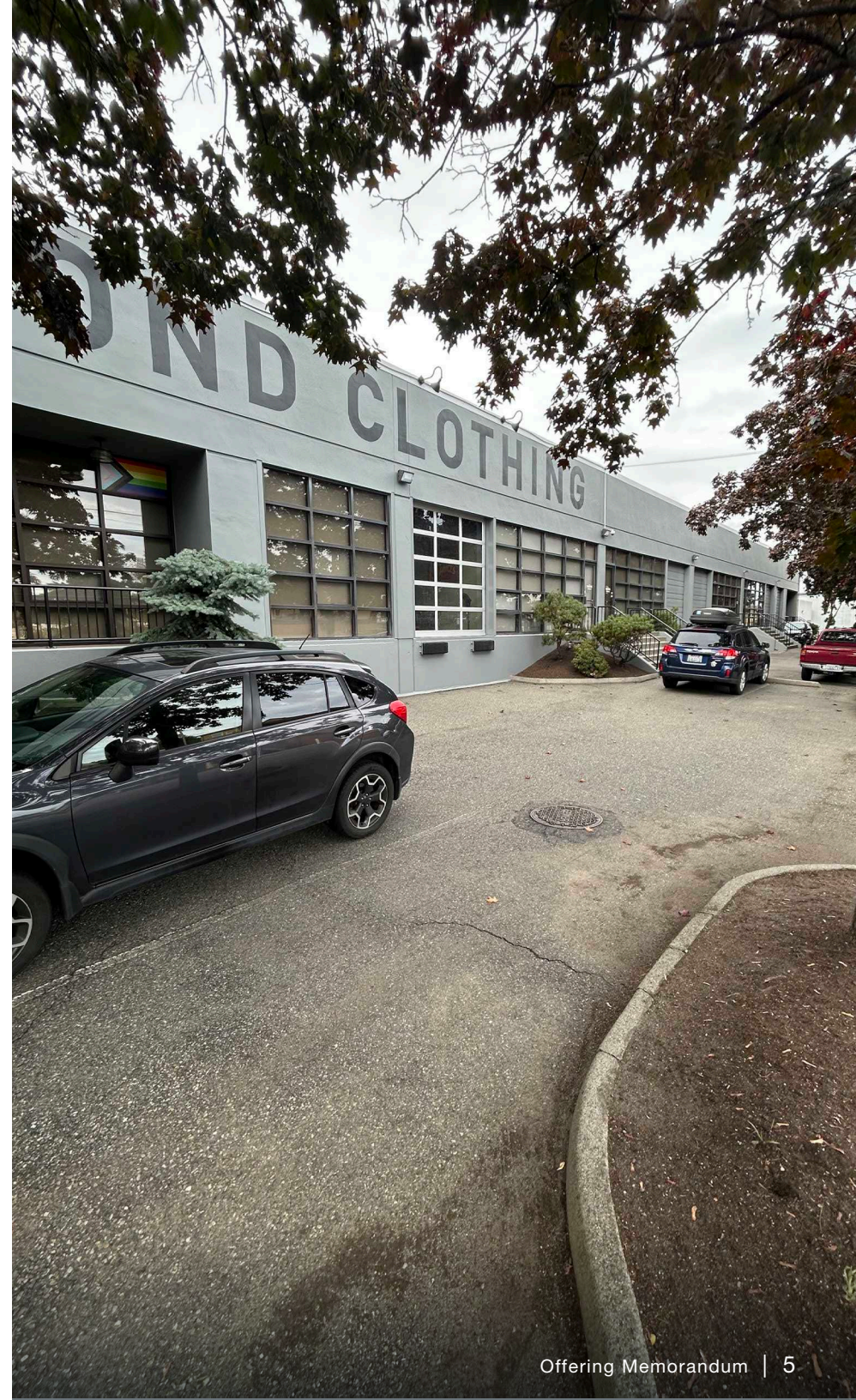
TENANT	SF	%	LEASE START	EXPIRATION	\$	NNN	\$/SF
511 INC	11,340	58%	10/1/2014	9/30/2026	12,474.00	\$5,411.39	\$1.10
Peter Sgoures	444	2%		M2M	\$500.00		\$1.13
MothershipX dba CK Foods	1,979	10%	9/1/2025	8/31/2030	\$2,117.53	\$969.71	\$1.07
Vacant	1,445	7%			\$-		
Linen Express	3,369	17%	7/4/2004	5/31/2029	\$2,963.88	\$1,831.81	\$0.88
Studio Screen, Inc.	1,018	5%		M2M	\$1,042.77	\$682.97	\$1.02
	<b>19,595</b>	<b>100%</b>			<b>\$19,098.18</b>	<b>\$8,895.88</b>	<b>\$1.10</b>



# Owner-User Opportunity

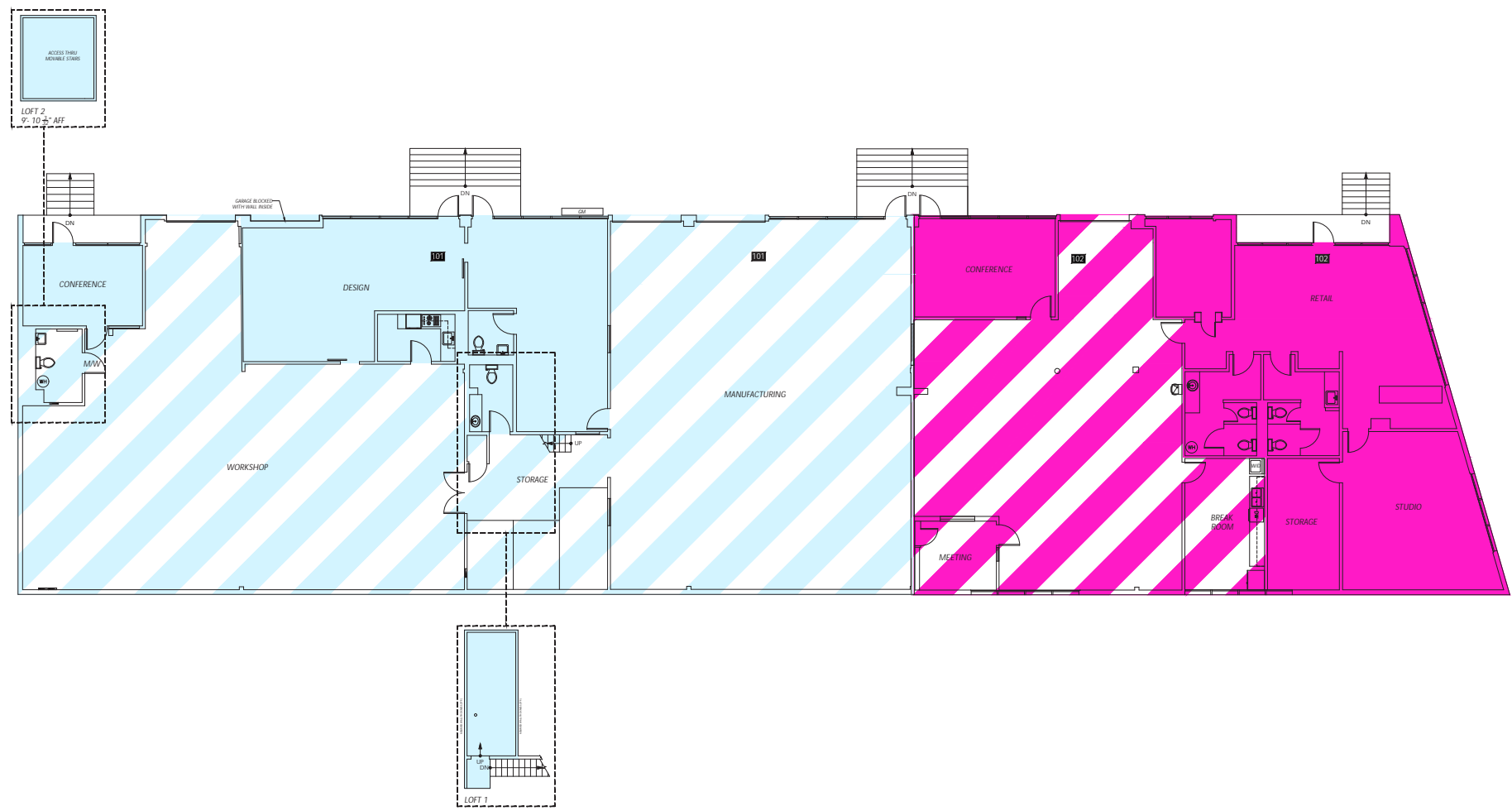
Entire first floor will be available to an owner-user buyer by October 1, 2026.

- + 11,340 SF
- + 7,520 SF Warehouse
- + 3,788 SF Office/Showroom
- + Currently leased to Beyond Clothing, a clothing manufacturer and retailer.
- + Four dock-high loading doors (possibility of converting to six)
- + 14-foot ceiling height
- + Heavy 3-phase power

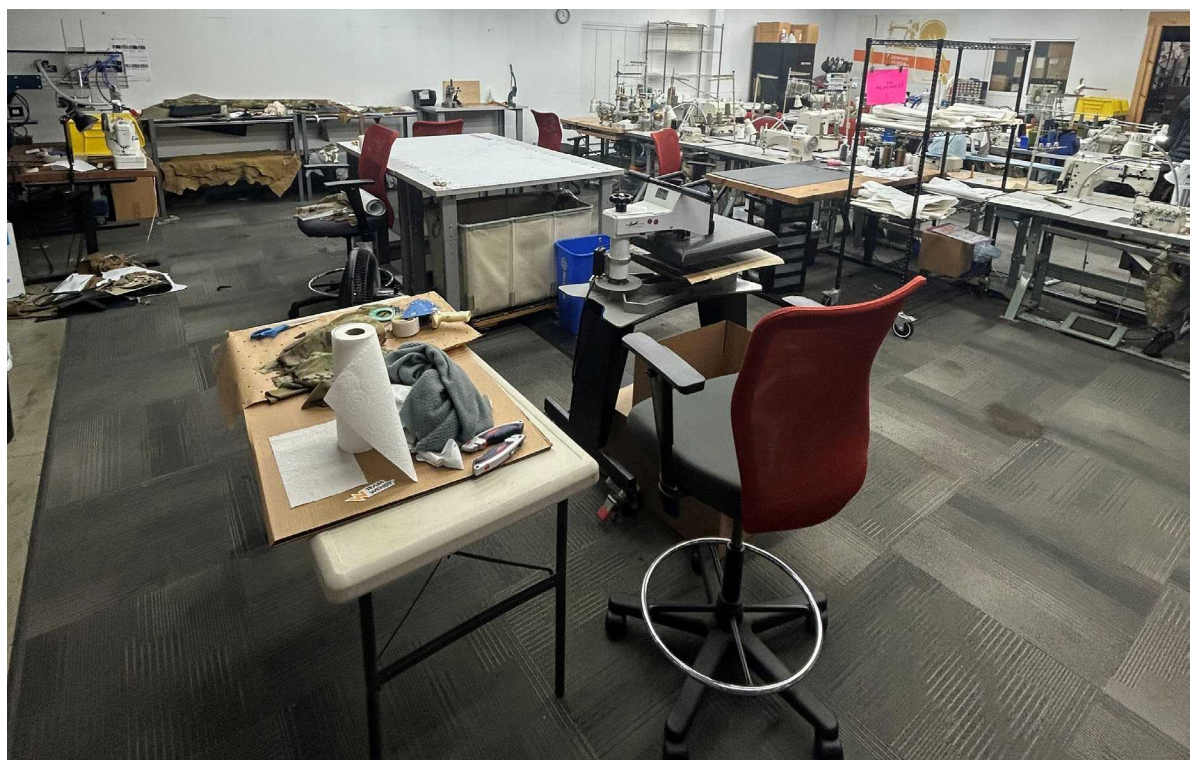




# Upper Floor Plans









# Nearby Amenities





# Nearby Amenities

Seattle CBD  
15-MINUTE DRIVE



Prologis  
Georgetown



S MICHIGAN STREET

6363 6th  
Avenue S

6TH AVENUE S

7TH AVENUE S

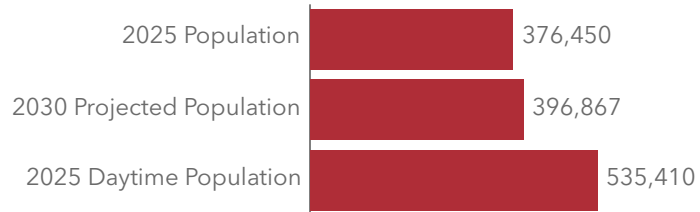
S RIVER STREET





# DEMOGRAPHICS

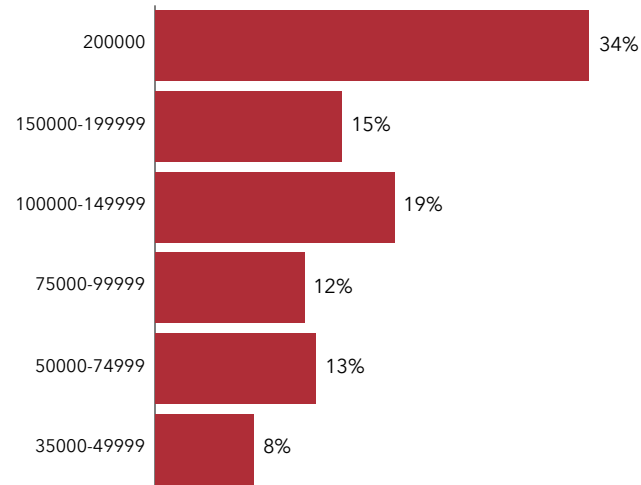
## Population



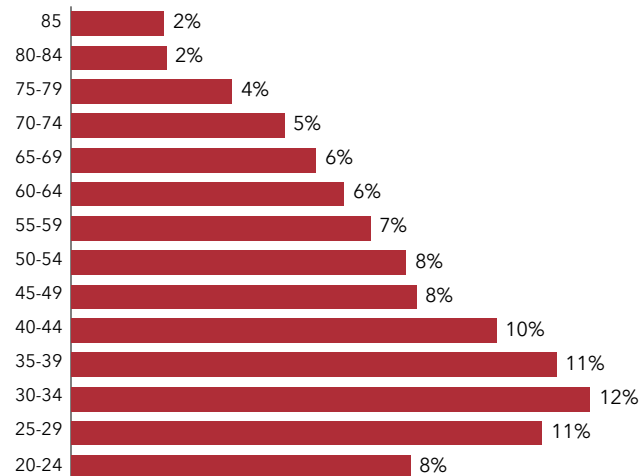
## Total Households



## Income by Household



## Ages



**38.5**

Median Age



**\$119K**

Median HH Income



**\$881.0K**

Median Home Value





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SEATTLE, WA

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EXCLUSIVELY LISTED BY:

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