



**FOR
SALE**

OFFERING MEMORANDUM



kw
BELLEVUE
KELLERWILLIAMS.

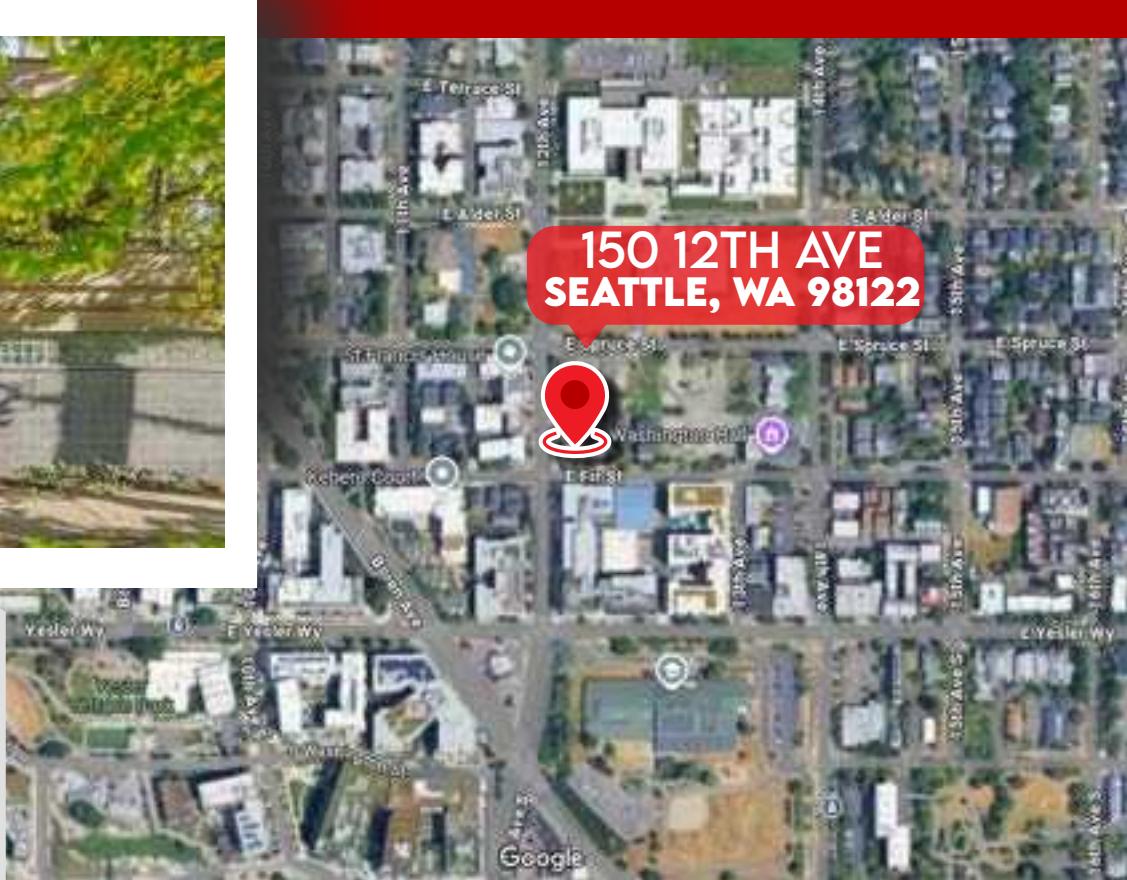




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INVESTMENT SUMMARY

THE OFFERING

Exceptional investment opportunity in the heart of Capitol Hill! Versatile mixed-use property ideal for retail, office, or redevelopment potential. Located in one of Seattle's most

vibrant and walkable neighborhoods, surrounded by restaurants, shops, and transit. On-site parking adds value and convenience, a rare find in this central location. Ideal for

investors or owner-users seeking to generate long-term income and growth in a thriving Seattle community.

	1800 S JACKSON ST. SEATTLE, WA 98144
	Asking Price \$3,500,000
	Price Per Square Foot (Land) \$257.13
	Total Land Area 13,612 SF
	Building Area 8,000 SF
	MC3P-55 (MI) IN OPPORTUNITY ZONE
	New Built 1926-BEING 1955



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BELLEVUE
KELLERWILLIAMS
THE SEAREAL Team



SITE OVERVIEW



SEVERAL BUS AND CABLE CAR LINES PROVIDE EASY ACCESS THROUGHOUT SEATTLE.



93/100

HIGH WALKABILITY SCORE CLOSE TO CAFES, SHOPS, PARKS, AND NIGHTLIFE.

STELLAR LOCATION

It's right on the border between Capitol Hill and First Hill, just 1 mile east of downtown. Excellent access to the light rail (Capitol Hill Station) or the First Hill cable car line.

TRANSPORTATION & CONVENIENCE

Excellent connectivity: The Capitol Hill Light Rail station connects to Downtown, the University of Washington, and the airport.

CULTURE AND LIFESTYLE

Diverse and creative atmosphere, with a strong presence of LGBTQ+ communities, cultural, art, and live music options.

Active area with signature cafes, select bars, and trendy restaurants like Lost Lake Café and Oddfellows Café

PARKS & GREEN SPACES

Near the iconic Volunteer Park (with a botanical conservatory and water tower) and Cal Anderson Park (with a social area, pool, and dog run)







MARKET OVERVIEW

ABOUT SEATTLE

Seattle is a vibrant coastal metropolis nestled in King County, Washington. As the largest city in both the state and the Pacific Northwest, it boasts a stunning location on Puget Sound with breathtaking views of Lake Washington.

The city's rapid growth has solidified its position as the 15th largest metropolitan area in the United States, with a population of approximately 4.02 million residents.

Known as a global tech hub, Seattle's economy is diverse and robust. The city serves as a major center for trade, finance, and transportation, with the Port of Seattle operating as a crucial gateway to Asia and Alaska. Beyond technology,

Seattle's industries span a wide range, including aerospace, maritime, biotechnology, and renewable energy. The city's rich history as a lumber and fishing town continues to influence its culture and economy.



In the heart of Seattle, right on the border between Yesler Terrace and the Central District, a new urban chapter is unfolding a community where the energy of transformation blends seamlessly with the historic character that defines the city.

150 12th Ave captures that perfect balance. Just steps from downtown and surrounded by projects that are redefining the area, this address sits at the epicenter of Seattle's urban renaissance: vibrant streets, independent cafés, art galleries, coworking spaces, and modern developments that elevate the neighborhood's standard of living.

Living here means more than enjoying a contemporary home with luxury finishes and smart technology it means becoming part of an evolving community where value grows every day.

This enclave is attracting professionals, creatives, and visionaries who seek more than just a place to live they want to be part of the movement transforming the very essence of Seattle's core.

At 150 12th Ave, the present already feels like the future.



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