



## INVESTMENT SALES TEAM

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## 01. EXECUTIVE OVERVIEW

- INVESTMENT OVERVIEW
- INVESTMENT HIGHLIGHTS



# INVESTMENT OVERVIEW

**THE SEATTLE INVESTMENT SALES TEAM OF IPA** has been retained as the exclusive Listing Brokers for the sale of 9510 Stone Avenue in Seattle, Washington. Situated on a ±15,095 SF parcel just north of Green Lake and less than half a mile from North Seattle College, the property offers a rare blend of stable in-place income and future redevelopment potential. The site is currently improved with an industrial building generating reliable cash flow, while permits are under review for an 86-unit multifamily project. Its proximity to Northgate Station ensures exceptional regional connectivity and positions the property to benefit from ongoing job creation, retail expansion, and mixed-use development throughout North Seattle.



## INVESTMENT HIGHLIGHTS



DENSE 5-MILE  
RESIDENTIAL  
POPULATION: 448,500+



\$143,500+ AVERAGE  
HOUSEHOLD INCOME  
(1-MILE RADIUS)



5-MINUTE DRIVE TO  
NORTHGATE STATION



150 FT OF FRONTAGE  
ALONG STONE AVE N



PERMITTING  
UNDER REVIEW



DESIGNATED  
COMMERCIAL SPACE FOR  
ADDITIONAL INCOME



4,300 SF AMENITY  
SPACE WITH COMMUNAL  
ROOFTOP



AMENITY-RICH  
NEIGHBORHOOD  
SETTING

## INVESTMENT HIGHLIGHTS

# 02.

## PROPERTY SUMMARY

- PROPERTY OVERVIEW
- SITE PLANS

# PROPERTY OVERVIEW

## Pricing

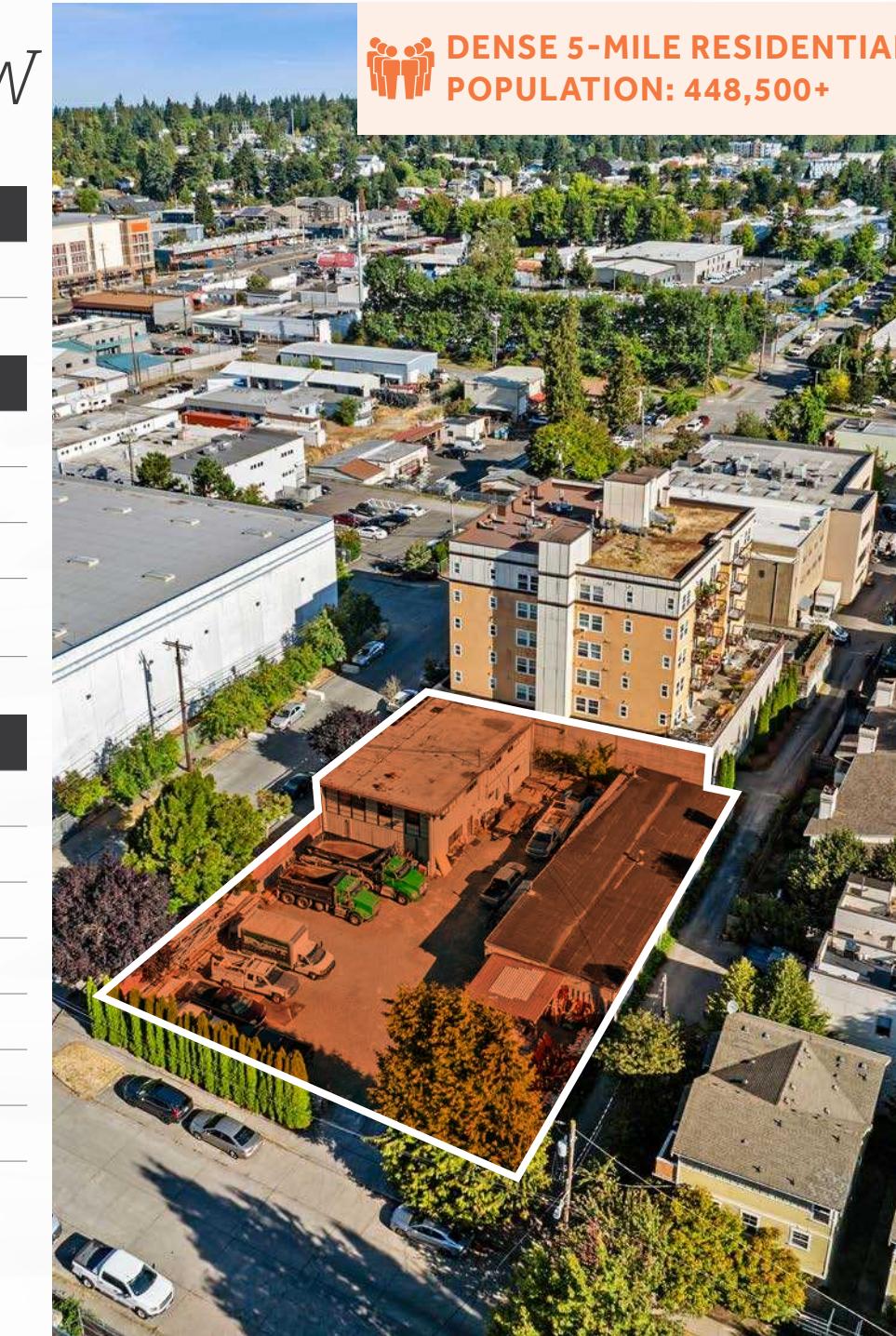
List Price **\$2,995,000**

## Location

Property Street Address 9510 Stone Ave N  
City, State, Zip Seattle, WA, 98103  
Parcel Number(s) 431070-1290  
Zoning NC3P-75 (M)  
(Neighborhood Commercial 3)

## Proposed Building Size

Stories 7 Stories  
Units 86 Units  
Residential SF 66,711 SF  
Commercial SF 8,611 SF  
Parking Stalls 60 Stalls  
Bicycle Parking 27 Stalls  
Land Area 15,095 SF (0.35 Acres)



# SITE PLAN

## MIXED-USE PROGRAM DESIGN

The proposed development delivers a balanced mix of parking, commercial, office, residential, and rooftop amenity space, creating a modern, sustainable project designed for long-term value.

## PROGRAM SUMMARY

**LEVEL A:** 28 secure parking stalls

**1<sup>ST</sup> FLOOR:** 60 stalls, 27 bike stalls, commercial frontage + lobby

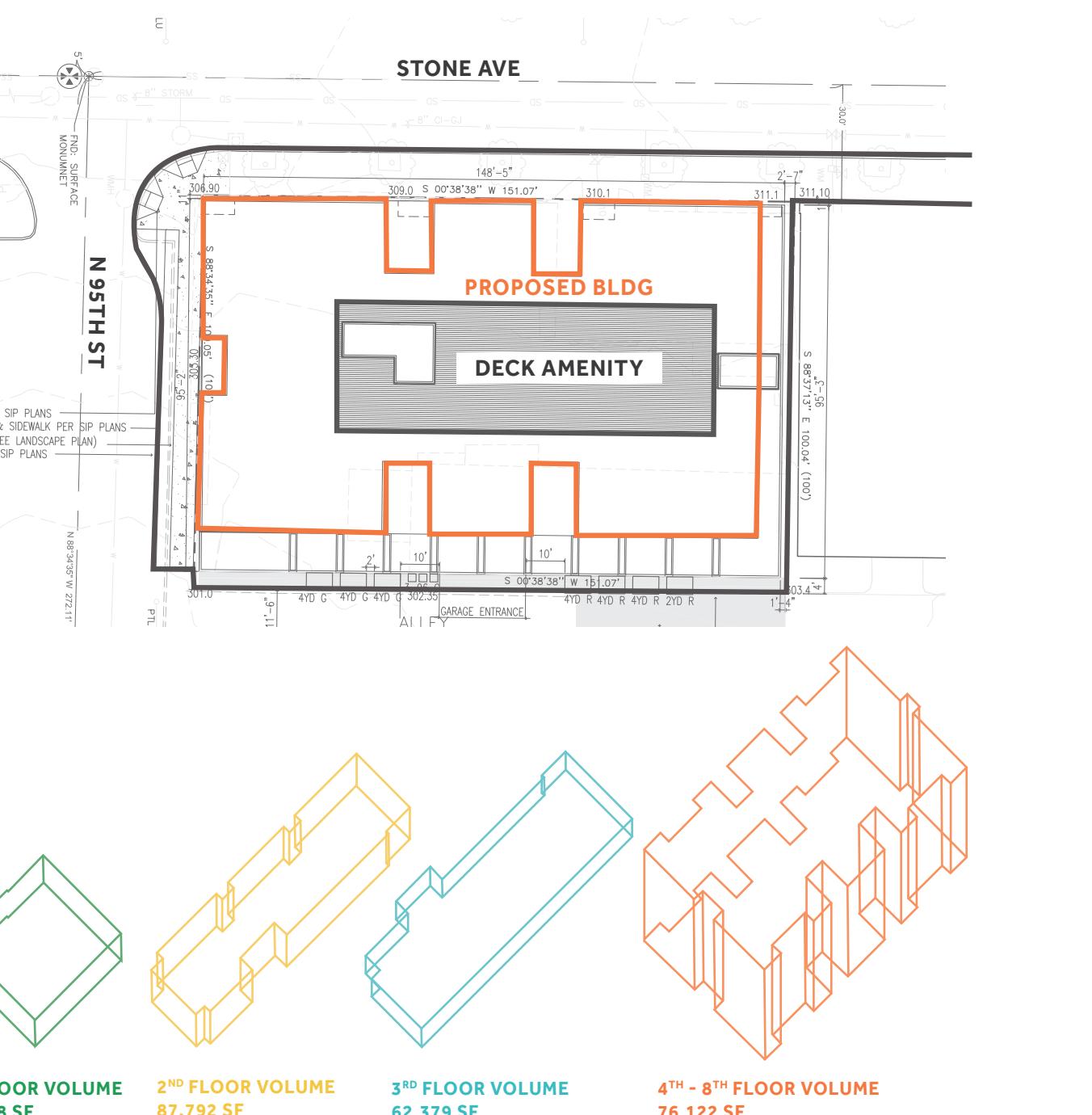
**2<sup>ND</sup> FLOOR:** 3 office suites with restrooms, open-to-below design

**3<sup>RD</sup> FLOOR:** 11 apartments units (studios + 2BR)

**4<sup>TH</sup>-8<sup>TH</sup> FLOORS:** Identical layouts with studios, one-bedrooms, and two-bedrooms

**ROOFTOP:** ±2,250 SF amenity deck + green roof

*All floors feature elevator and stairwell access.*

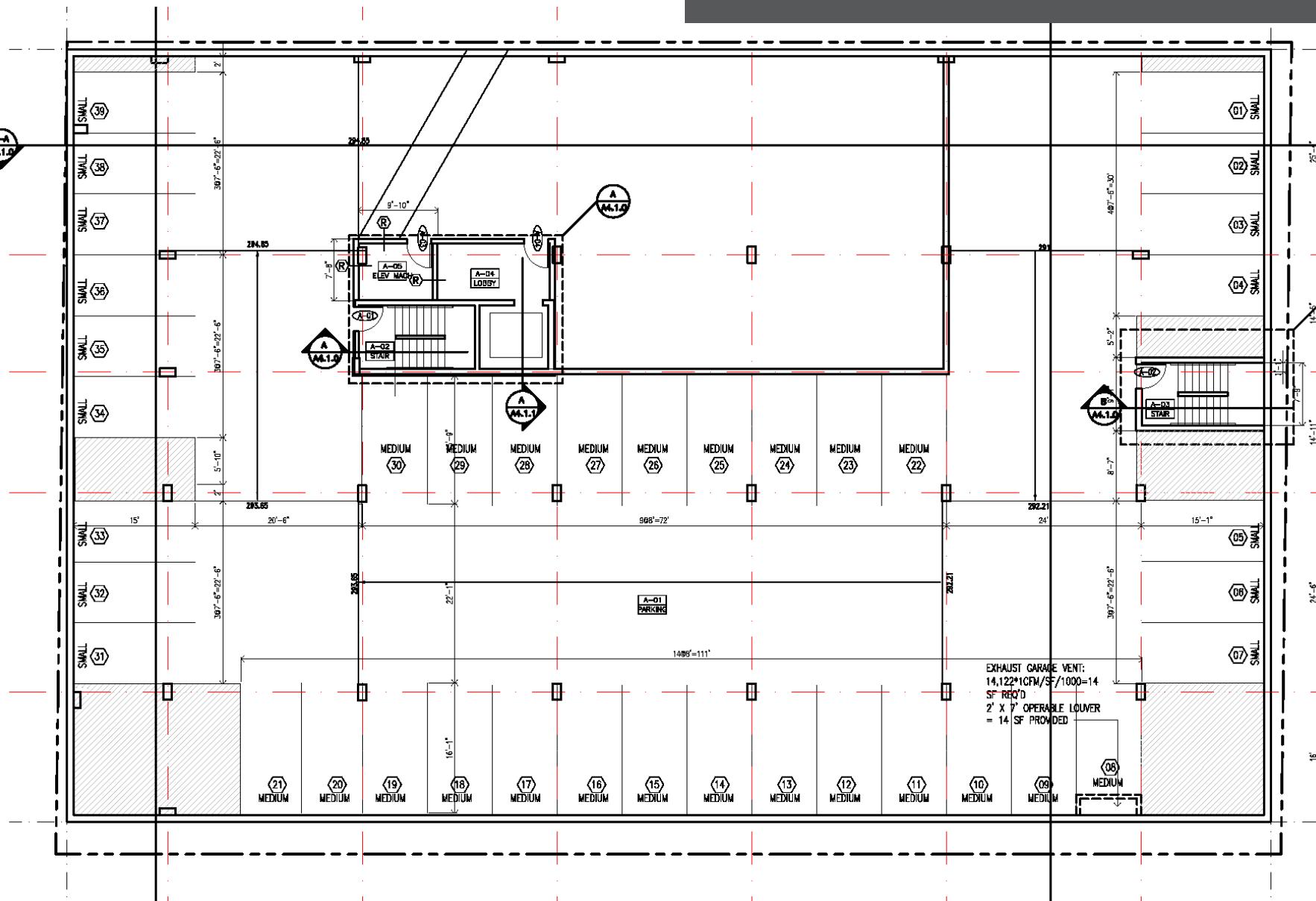


# SITE PLAN

## LEVEL A- PARKING GARAGE

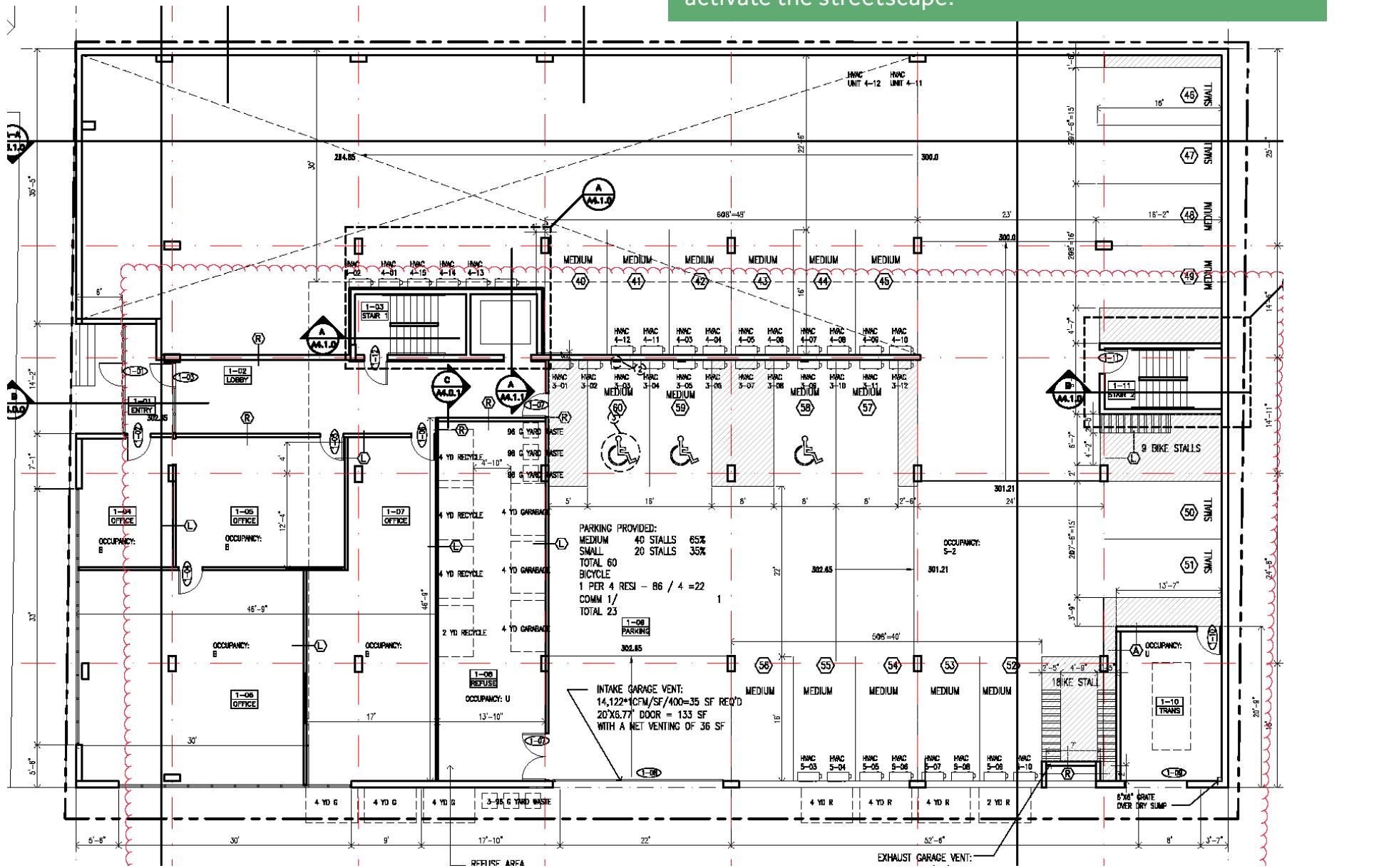
### ON-SITE PARKING GARAGE

Secure, covered garage providing 28 medium-size stalls, with elevator and stairwell access to upper floors.



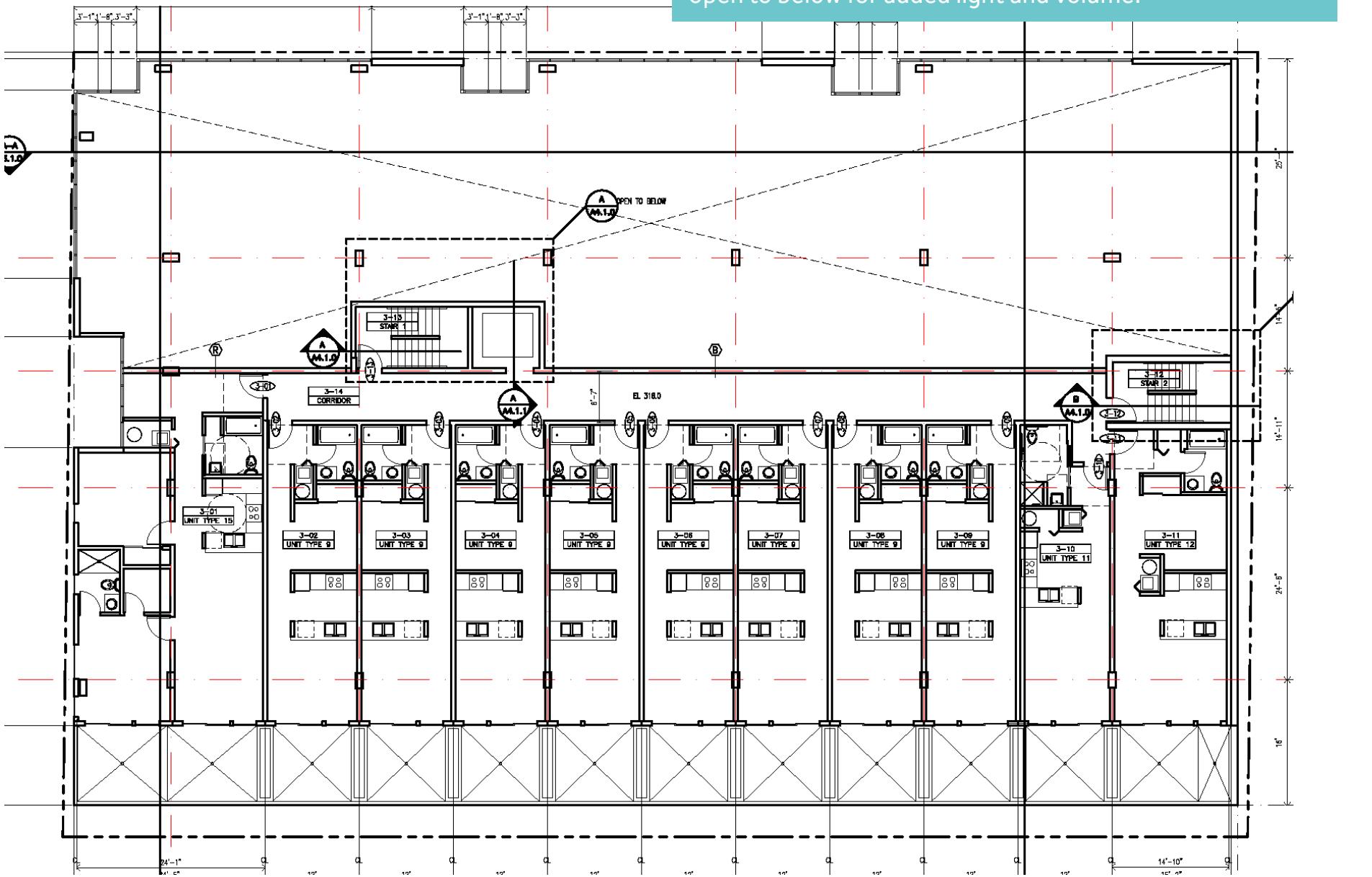
# SITE PLAN

## 1<sup>ST</sup> FLOOR PLAN



# SITE PLAN

## 3RD FLOOR PLAN

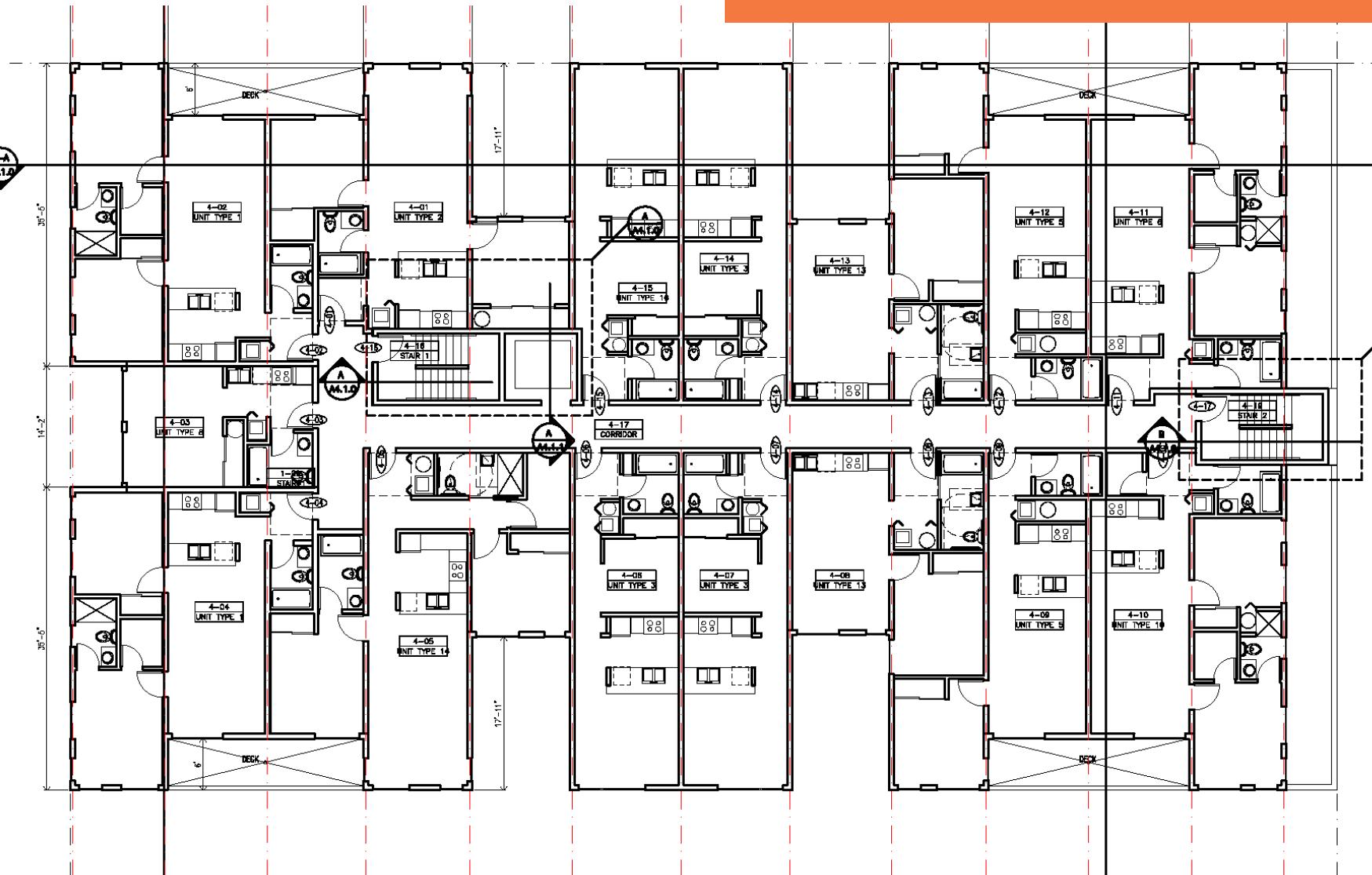


### RESIDENTIAL APARTMENTS

The 3<sup>rd</sup> floor features 11 apartments, including studio layouts and one two-bedroom unit, supported by elevator and stairwell access, with portions of the floor open to below for added light and volume.

# SITE PLAN

## 4TH- 8TH FLOOR PLANS

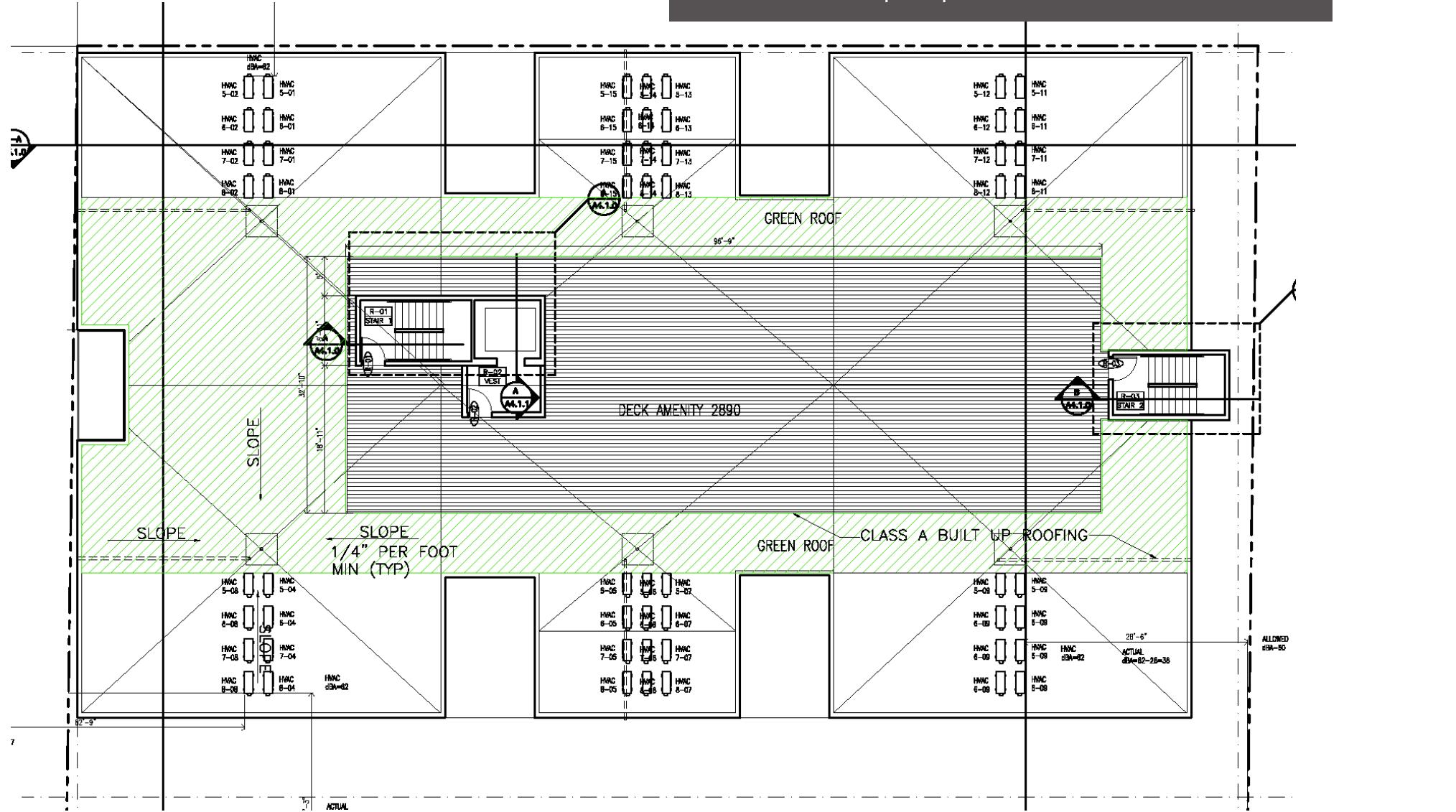


### RESIDENTIAL APARTMENTS

Floors 4 through 8 share identical residential layouts, each with a mix of studios, one-bedrooms, and two-bedrooms, organized around a central corridor for efficient circulation.

# SITE PLAN

## ROOFTOP



# SITE PLAN

## WEST ELEVATION



# 03.

## MARKET OVERVIEW

- LOCAL DEMOGRAPHICS
- NEARBY DEVELOPMENTS
- REGIONAL ECONOMIC DRIVERS
- REGIONAL DRIVE TIMES

## LOCAL DEMOGRAPHICS IN A 5-MILE RADIUS

### POPULATION

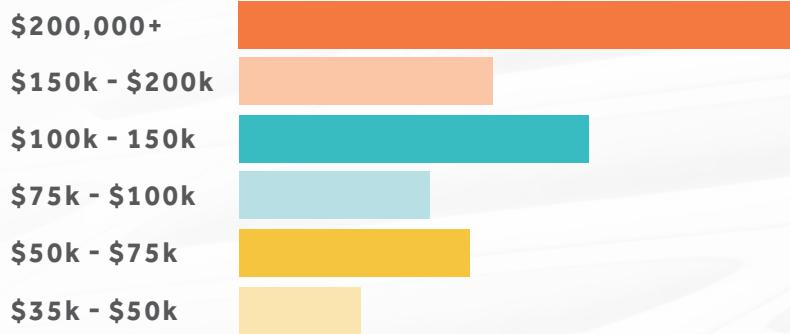
2024 TOTAL POPULATION	448,550
2029 PROJECTED POPULATION	464,524
DAYTIME POPULATION	429,392

### HOUSEHOLDS

2024 ESTIMATE	203,067
2029 PROJECTED	210,510

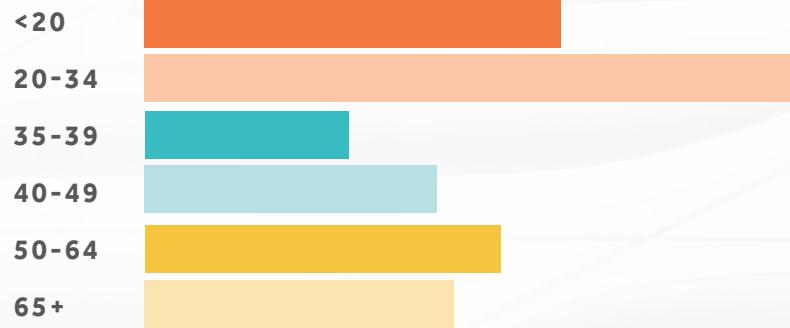


### INCOME BY HOUSEHOLD



AVERAGE HH INCOME	MEDIAN HH INCOME	PER CAPITA INCOME
\$160,091	\$135,830	\$72,562

### AGE



### STRONG DEMOGRAPHIC GROWTH

High household incomes, a young population base, and direct access to light rail position The Offering in one of Seattle's strongest growth corridors.

# NEARBY DEVELOPMENTS

## LIGHT RAIL EXTENSION TO EVERETT

The recently completed Lynnwood Link extension now connects riders from Angel Lake to Lynnwood, providing seamless transit access throughout the region. With construction underway to extend service north to Everett, commuters will soon benefit from greater connectivity and reduced travel times across the Puget Sound corridor.



# NEARBY DEVELOPMENTS

## NORTHGATE STATION REDEVELOPMENT

Northgate Station—formerly Northgate Mall—is transforming into a mixed-use hub anchored by the Seattle Kraken Community Iceplex. The redevelopment integrates new hotels, retail, public space, and office development, reinforced by the adjacent Link light rail station. Together, these investments position Northgate as a key economic engine just north of Seattle's CBD.

### CATALYST FOR GROWTH

Located only 1.3 miles (5 minutes) from the offering, Northgate's transformation strengthens North Seattle as a destination, spurring continued investment and long-term value creation.



# REGIONAL ECONOMIC DRIVER



## NORTH SEATTLE COLLEGE

Located in the Licton Springs neighborhood just off I-5, North Seattle College serves as a major educational hub for the city's north end. The institution plays a critical role in workforce development, preparing thousands of students annually for careers in **healthcare, business, technology, and the trades**.

### KEY FIGURES:

**14,000+ STUDENTS** enrolled annually

**80+ ACADEMIC** & professional programs

**ROBUST EMPLOYER PARTNERSHIPS**

**SEAMLESS TRANSFER PATHWAYS** to the University of Washington and other four-year institutions

**0.4 MILES | 10-MINUTE WALK** from The Offering

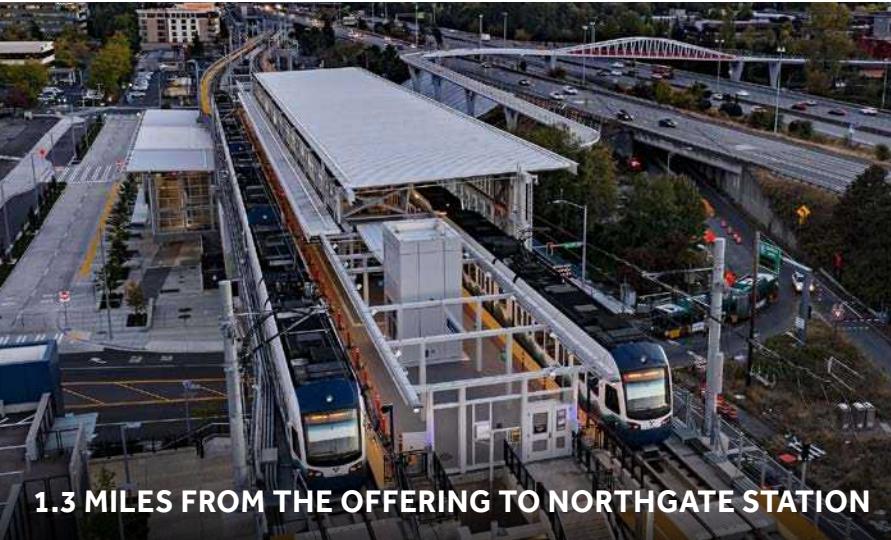
### HEALTH SCIENCES AND STUDENT RESOURCES BLDG

#### TALENT PIPELINE IMPACT

As both an educational anchor and workforce driver, North Seattle College strengthens the region's employment base and enhances the long-term appeal of nearby residential and commercial investment.



# REGIONAL TRANSIT CONNECTIVITY

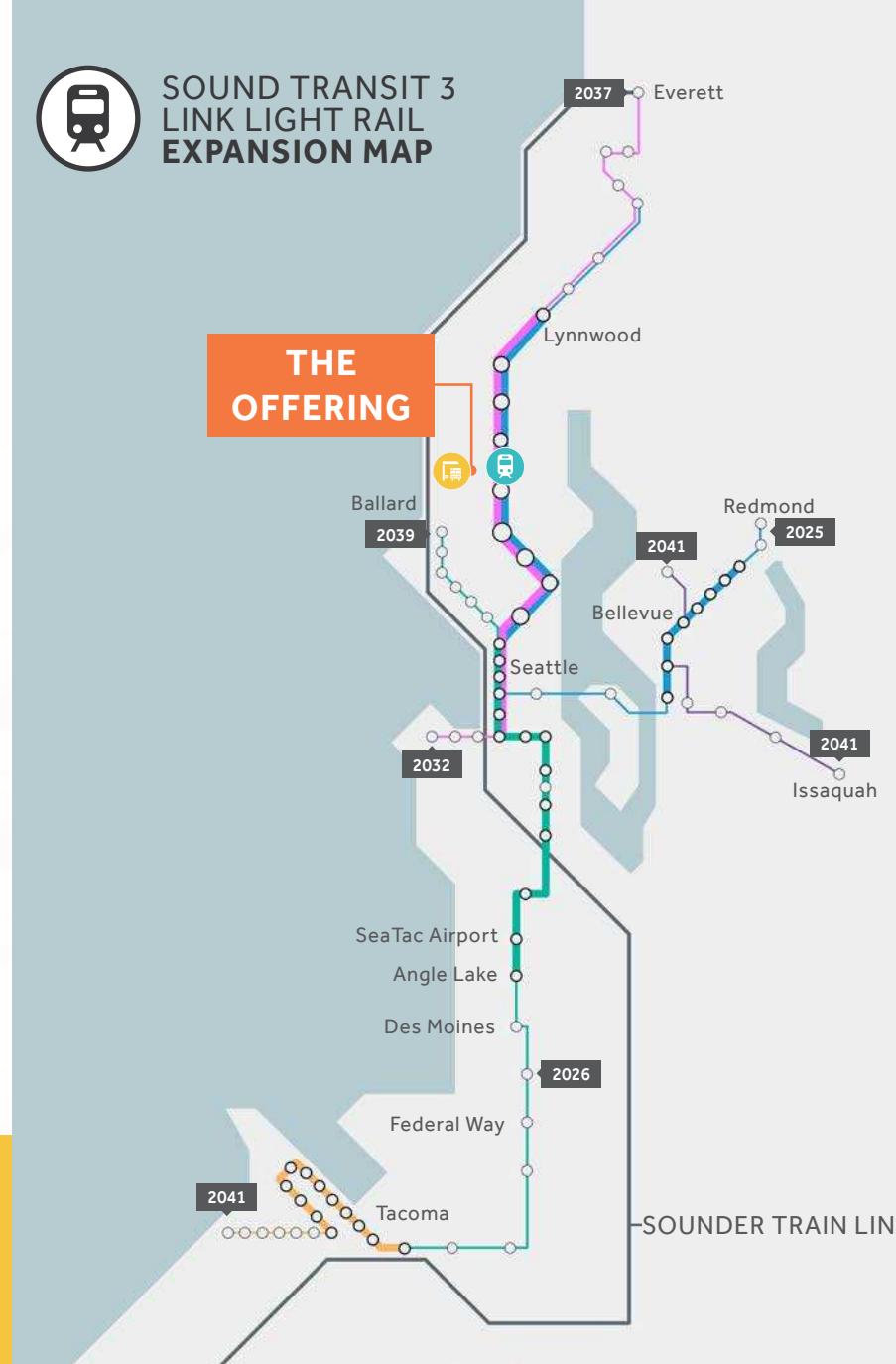


**1.3 MILES FROM THE OFFERING TO NORTHGATE STATION**

 **16 MINUTES**  
TO DOWNTOWN SEATTLE

#### 0.2 MILES (4 MIN WALK) TO RAPIDRIDE E LINE (N 95TH ST)

Direct service along Aurora Ave with frequent connections to Downtown Seattle.



# REGIONAL MAP & DRIVE TIMES



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