FOR SALE

GREEN LAKE DEVELOPMENT SITE

8900 AURORA AVE N, SEATTLE, WA

INVESTMENT SUMMARY

PURCHASE PRICE	*$3,600,000*
LAND PRICE/SF	*$149*
TOTAL LAND AREA	*24,125 SF*
EXISTING USE	*Oaktree Motel* (38 UNIT, 2 STORY BUILDING)
BUILDING AREA	*9,024 SF*
ZONING	*NC3P-75 (M)*
PARCEL NO.	*099300-0495*

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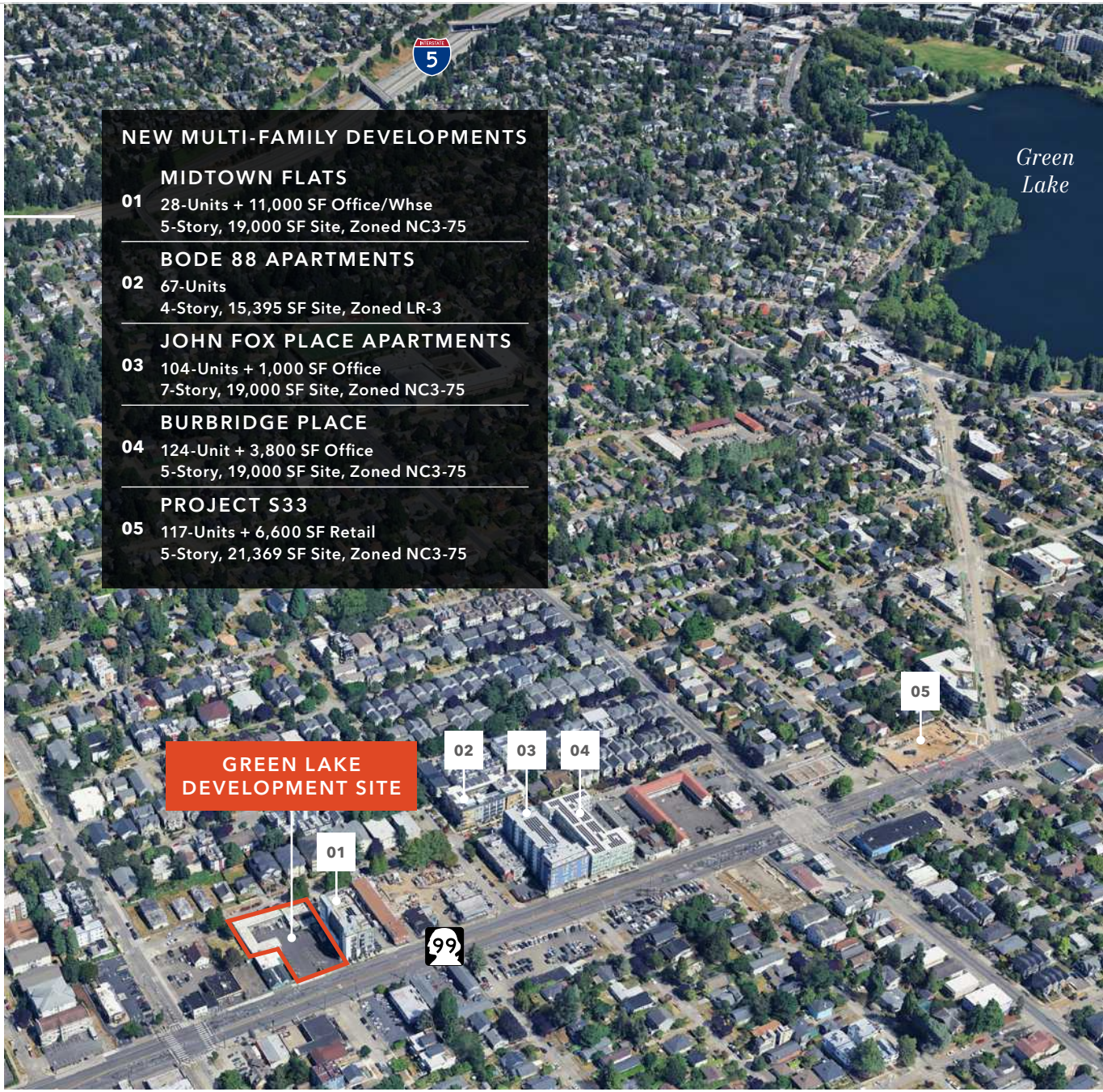
NC3 ZONING

The NC3 Zoning's function is to support or encourage a pedestrian-oriented shopping district that serves the surrounding neighborhood and a larger community, citywide, or regional clientele; that provides comparison shopping for a wide range of retail goods and services; that incorporates offices, business support services, and residences that are compatible with the retail character of the area; and where the following characteristics can be achieved

1. A variety of sizes and types of retail and other commercial businesses at street level
2. Continuous storefronts or residences built to the front lot line
3. Intense pedestrian activity
4. Shoppers can drive to the area, but walk around from store to store
5. Transit is an important means of access

→ ZONING CODE



SEATTLE

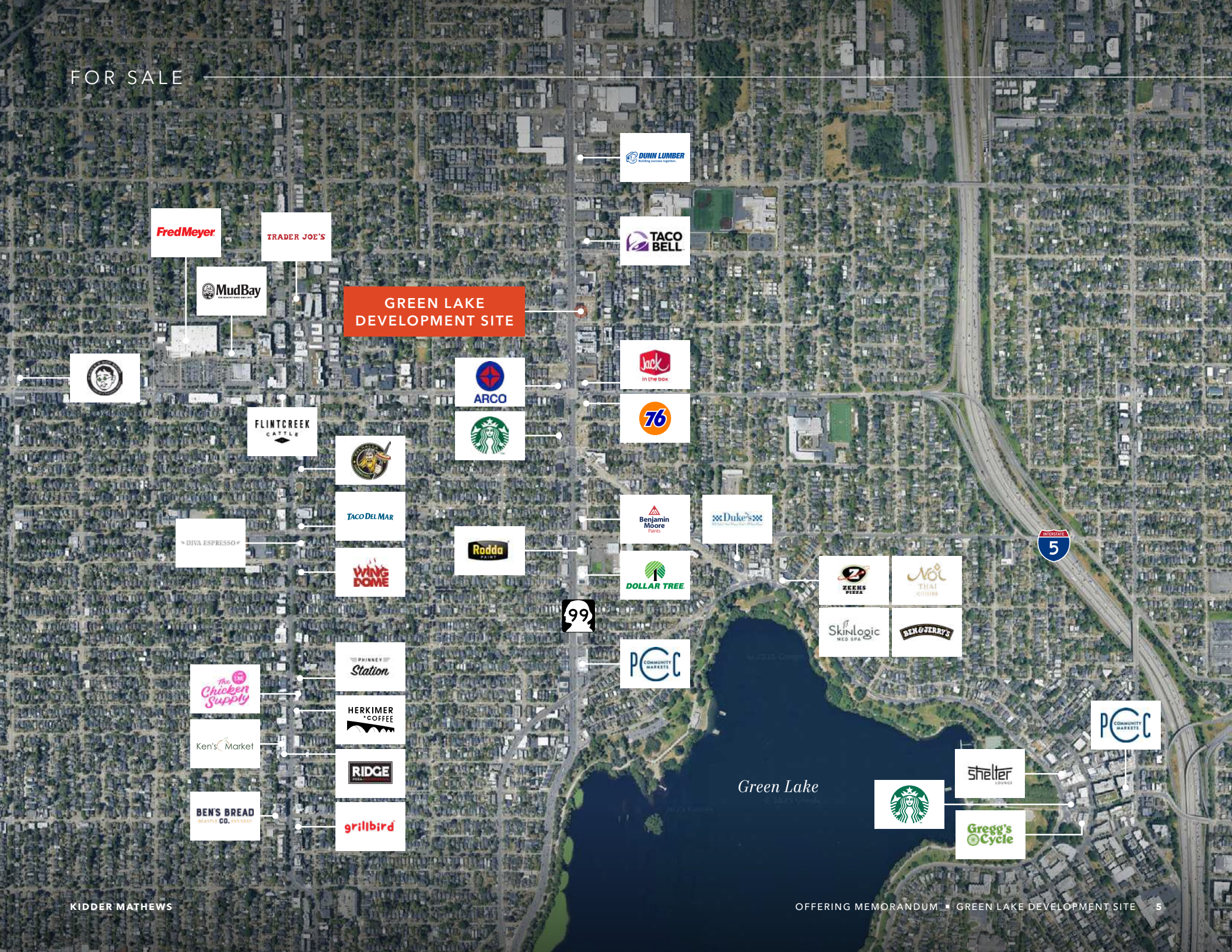
Seattle is a national center for manufacturing, technology, services, international trade and tourism.

The region is known for its quality of life, arts, and outdoor lifestyle which helps attract an educated workforce. Numerous camping, hiking, winter sports, and recreational activities are located a short drive from the city. Seattle's main attractions include Pike Place Market, the Space Needle, and Seattle Center, home of the 1962 World's Fair.

EMPLOYMENT GROWTH

Seattle has remained one of the most resilient cities due to its diverse industries. The Port of Seattle was ranked the 6th business seaport in the US, playing a key role in bringing international trade, transportation and travel to the Pacific Northwest.

As the home of Microsoft and Amazon, Seattle accounts for over 20% of the nation's software publishing employment. Healthcare employment is projected to continue to grow dramatically and Seattle has the 5th largest biotechnology Research and Development alliance between the University of Washington and the Fred Hutchinson Cancer Research Center. In addition, Puget Sound is one of the capitals of aerospace and computing, with Boeing as an industry leader and one of the largest employers.


DUNN LUMBER
TACO BELL
FredMeyer
TRADER JOE'S
MudBay
GREEN LAKE DEVELOPMENT SITE
ARCO
jack in the box
76
FLINTCREEK CATTLE
TACO DEL MAR
DIVA ESPRESSO
WING DOME
Benjamin Moore Paints
Duke's
Radda PAINT
DOLLAR TREE
99
ZEEKS PIZZA
SkinLogic MED SPA
BEN & JERRY'S
PCC COMMUNITY MARKETS
INTERSTATE 5
PHINNEY Station
The Chicken Supply
HERKIMER COFFEE
Ken's Market
RIDGE
BEN'S BREAD SEATTLE CO.
grillbird
Green Lake
shelter LOUNGE
Gregg's Cycle

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 EST. TOTAL	34,866	278,941	477,012
2030 PROJECTION	35,777	284,562	486,712
2020 CENSUS	32,775	263,890	446,426
PROJECTED GROWTH 2025 - 2030	0.5%	0.4%	0.4%

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 EST. MEDIAN HH INCOME	$87,007	$84,840	$93,047
2025 PER CAPITA INCOME	$87,701	$85,323	$93,634
TOTAL BUSINESSES	1,896	15,205	27,251
TOTAL EMPLOYEES	9,924	83,719	172,299

HOUSEHOLDS

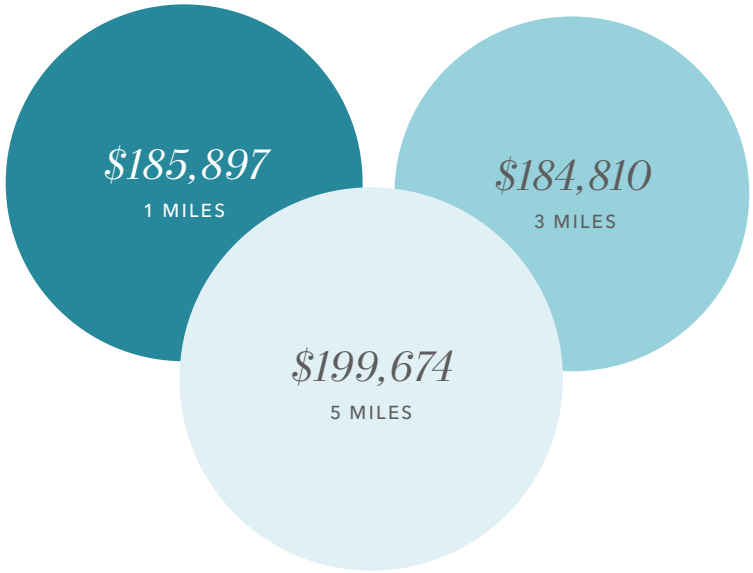
	1 Mile	3 Miles	5 Miles
2025 TOTAL	16,282	127,079	221,027
2030 PROJECTED	16,849	131,087	227,777
2020 CENSUS	15,126	118,349	205,501
PROJECTED GROWTH 2025 - 2030	0.7%	0.6%	0.6%

83 WALK SCORE

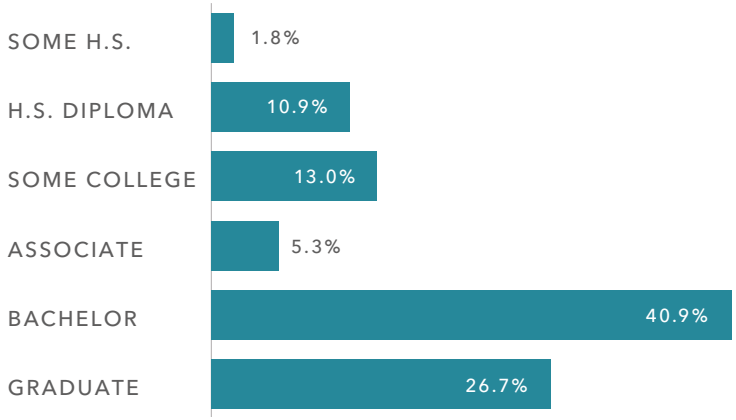
57 TRANSIT SCORE

67 BIKE SCORE

AVERAGE HOUSEHOLD INCOME



EDUCATION (5 MILES)



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