

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)

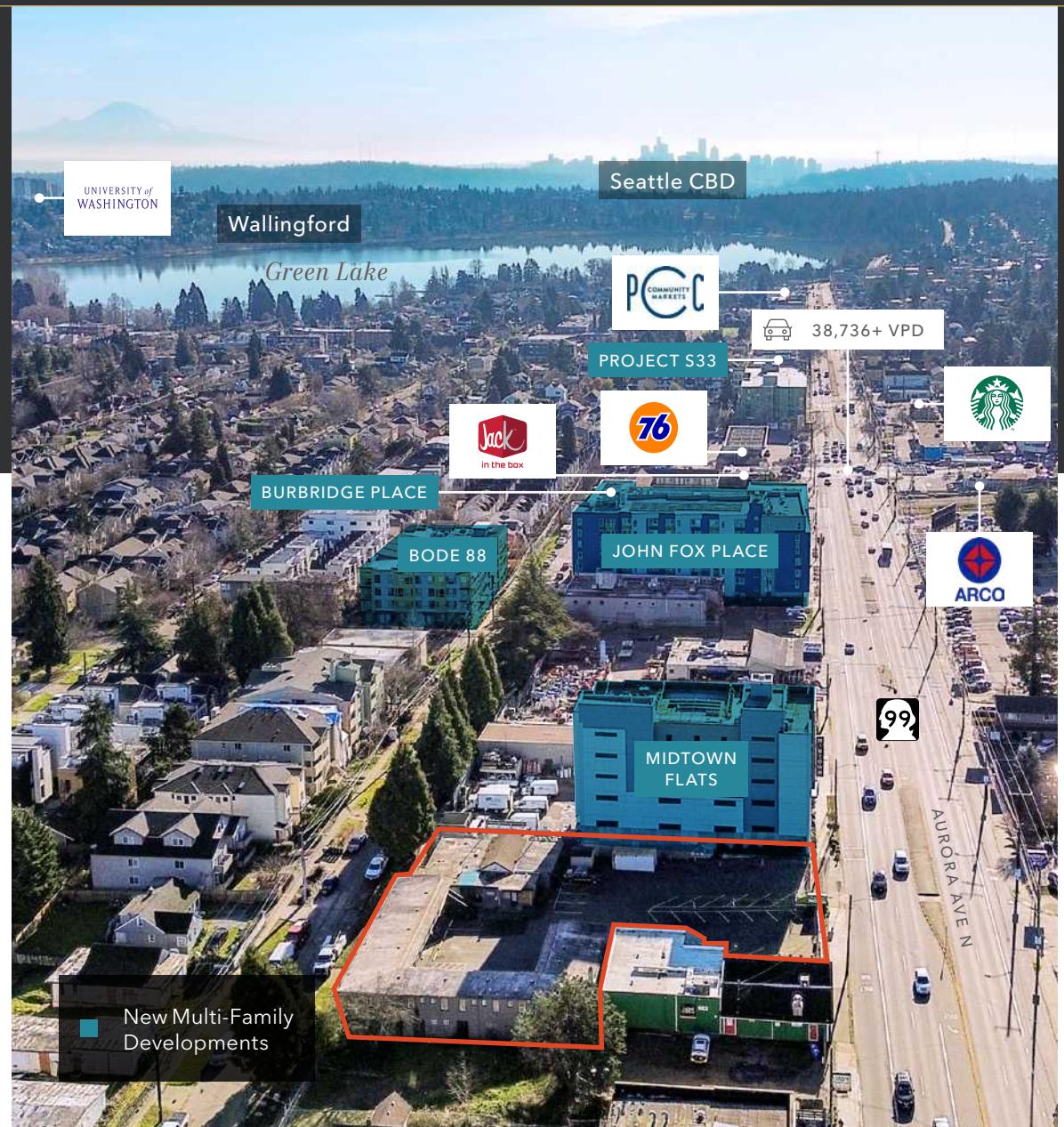
BUILDING AREA **9,024 SF**

ZONING **NC3P-75 (M)**

PARCEL NO. **099300-0495**

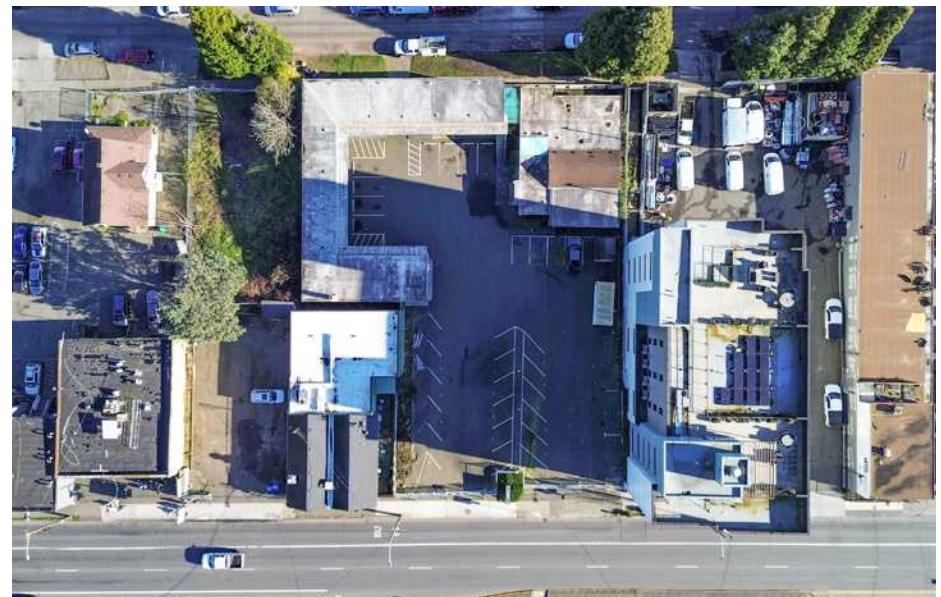
[KIDDER.COM](http://KIDDER.COM)

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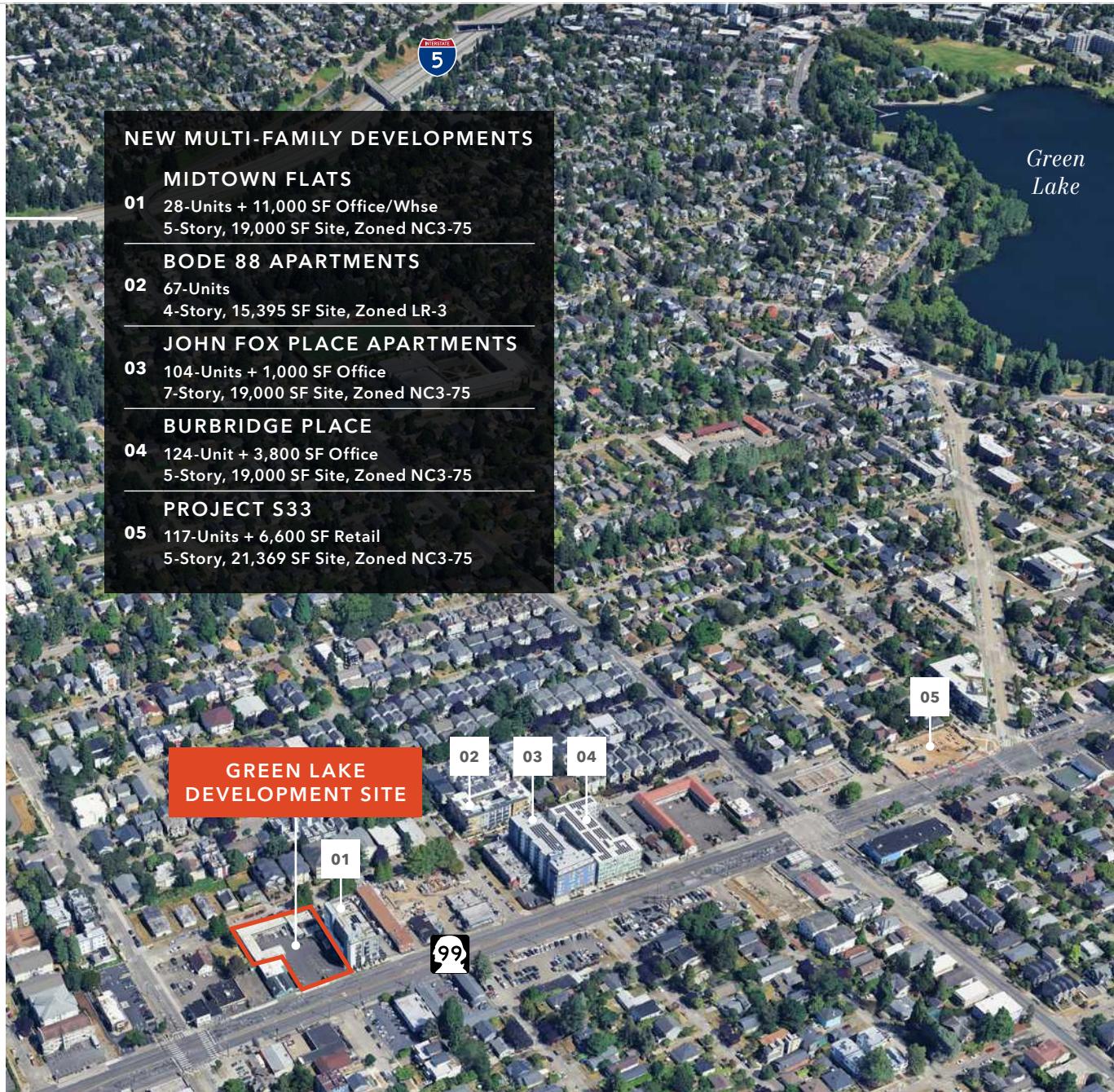


# NC3 ZONING

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.*

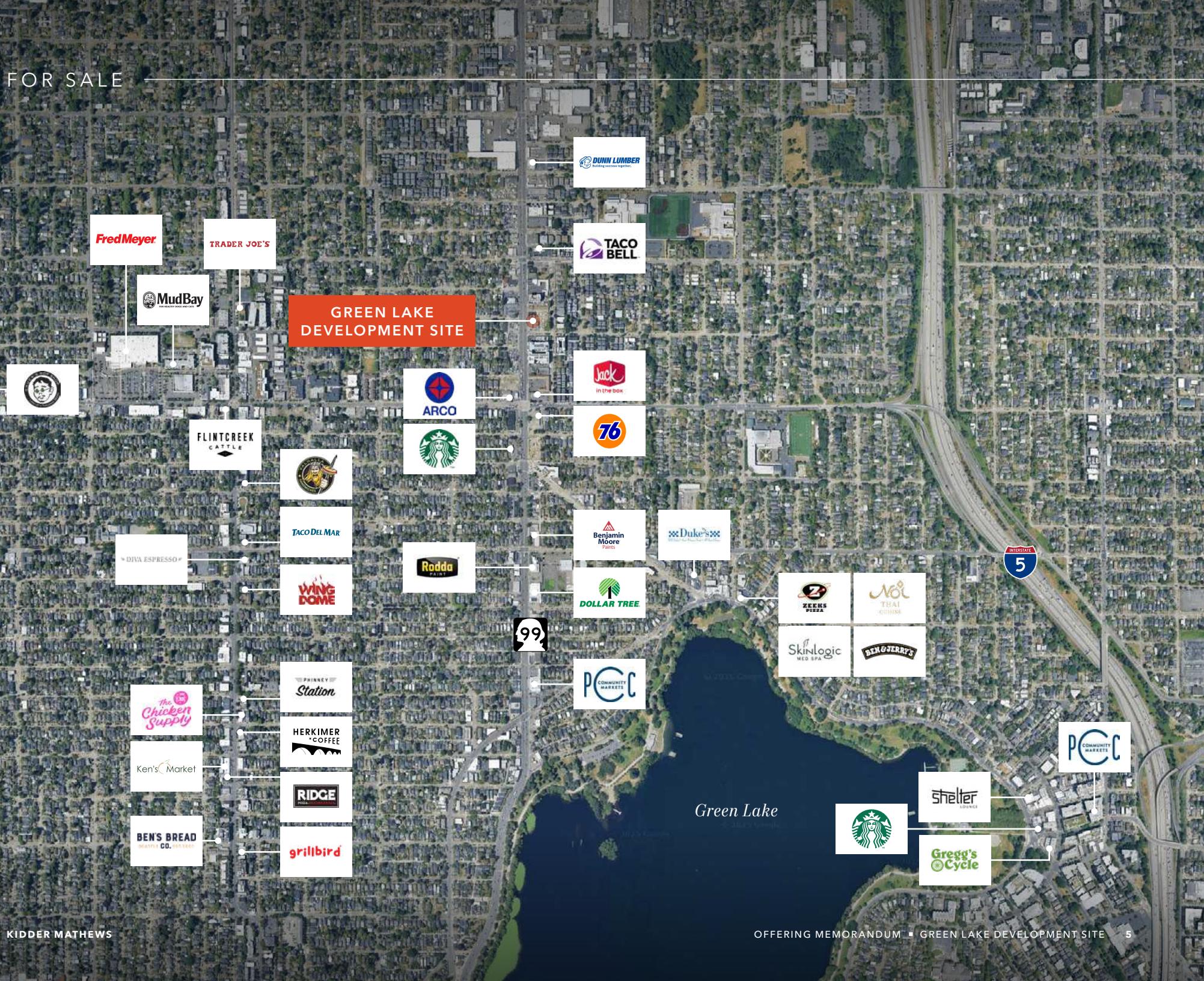
The region is known for its quality of life, arts, and outdoor lifestyle which helps attract an educated workforce. Numerous camping, hiking, winter sports, and recreational activities are located a short drive from the city. Seattle's main attractions include Pike Place Market, the Space Needle, and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

# FOR SALE



# 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

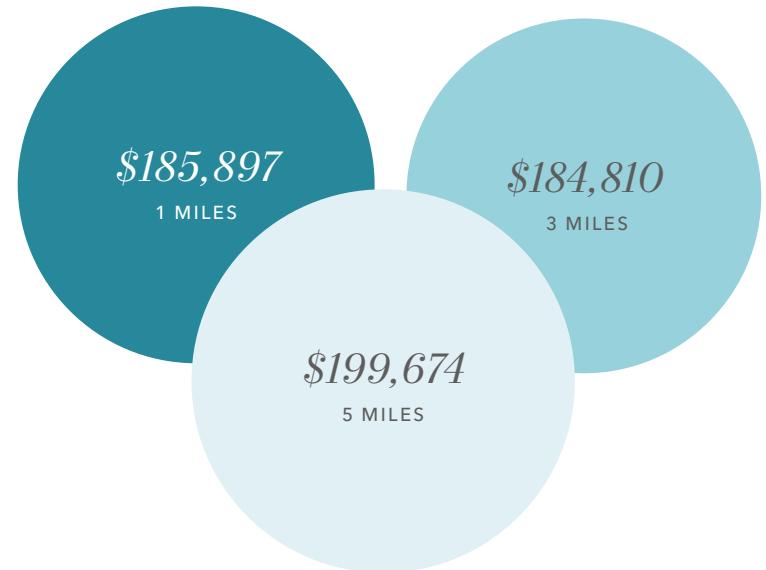
|                              | 1 Mile | 3 Miles | 5 Miles |
|------------------------------|--------|---------|---------|
| 2025 TOTAL                   | 16,282 | 127,079 | 221,027 |
| 2030 PROJECTED               | 16,849 | 131,087 | 227,777 |
| 2020 CENSUS                  | 15,126 | 118,349 | 205,501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

83  
WALK SCORE

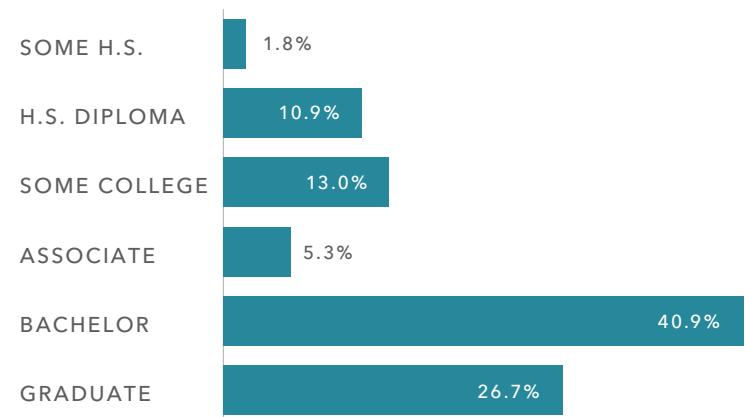
57  
TRANSIT SCORE

67  
BIKE SCORE

## AVERAGE HOUSEHOLD INCOME



## EDUCATION (5 MILES)



Data Source: ©2026, Sites USA

*Exclusively listed by The Gellner Team*

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