

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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FOR SALE

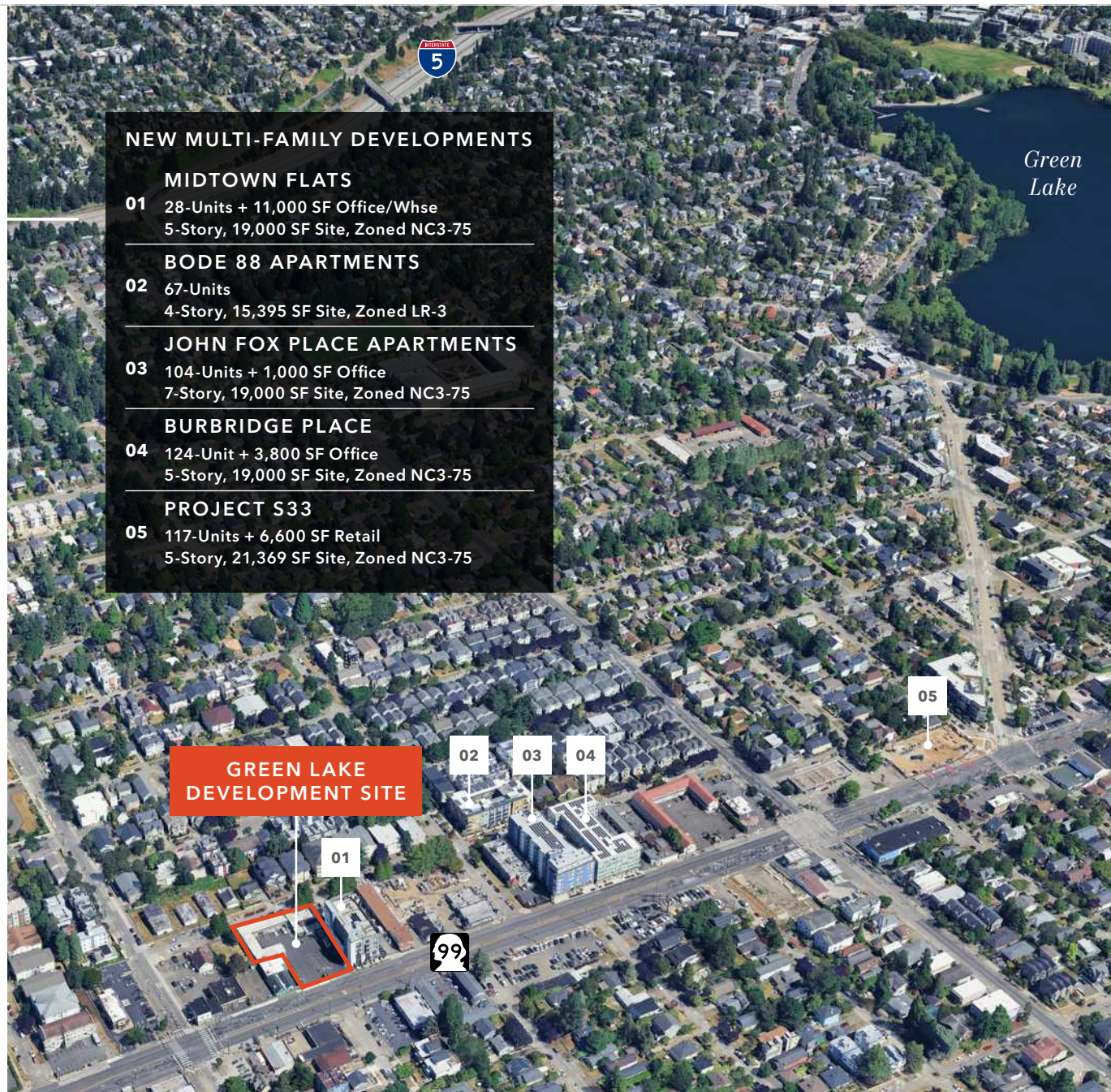


NC3 ZONING

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

Fred Meyer

TRADER JOE'S

MudBay

GREEN LAKE
DEVELOPMENT SITE

DUNN LUMBER
Building success together.

TACO BELL

Jack
in the box

76

Benjamin
Moore
Paints

DOLLAR TREE

PCCC
COMMUNITY
MARKETS

PCCC
COMMUNITY
MARKETS

Shelter
SERVICES

Gregg's
Cycle

Starbucks

Starbucks



FLINTCREEK
CATTLE



TACO DEL MAR

WING DOME

Rodda
PAINTS

99

PRINNEY
Station

HERKIMER
COFFEE

RIDGE

grillbird

DIVA ESPRESSO

The
Chicken
Supply

Ken's Market

BEN'S BREAD
Bakery Co.

ZEES
PIZZA

NOI
THAI
Cuisine

Skinlogic
MED SPA

BEN & JERRY'S

Green Lake

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

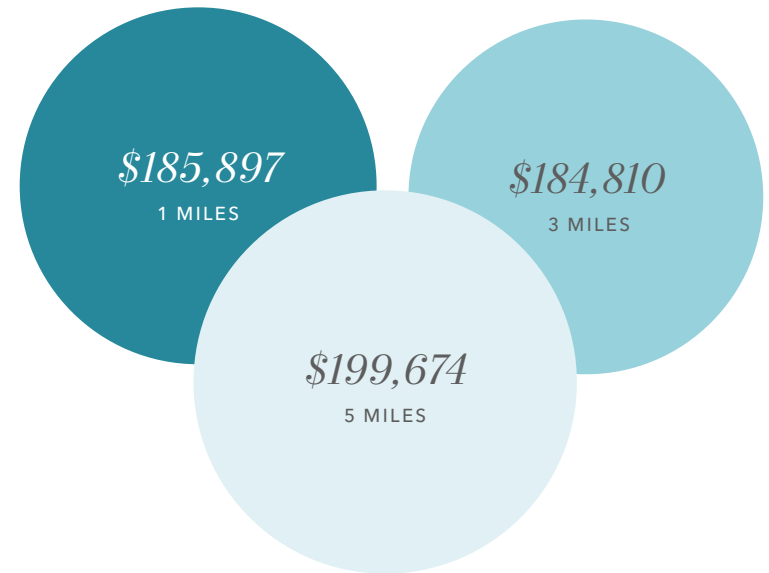
	1 Mile	3 Miles	5 Miles
2025 EST. MEDIAN HH INCOME	\$87,007	\$84,840	\$93,047
2025 PER CAPITA INCOME	\$87,701	\$85,323	\$93,634
TOTAL BUSINESSES	1,896	15,205	27,251
TOTAL EMPLOYEES	9,924	83,719	172,299

HOUSEHOLDS

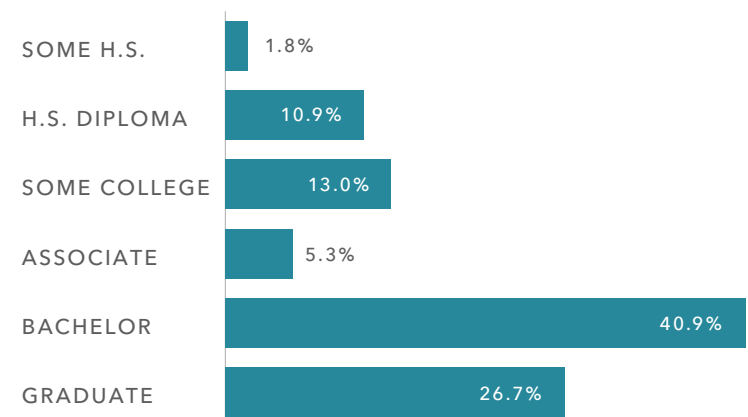
	1 Mile	3 Miles	5 Miles
2025 TOTAL	16,282	127,079	221,027
2030 PROJECTED	16,849	131,087	227,777
2020 CENSUS	15,126	118,349	205,501
PROJECTED GROWTH 2025 - 2030	0.7%	0.6%	0.6%



AVERAGE HOUSEHOLD INCOME



EDUCATION (5 MILES)



Data Source: ©2026, Sites USA

Exclusively listed by The Gellner Team

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