



WPI REAL ESTATE
established 1972



First Hill Development Site

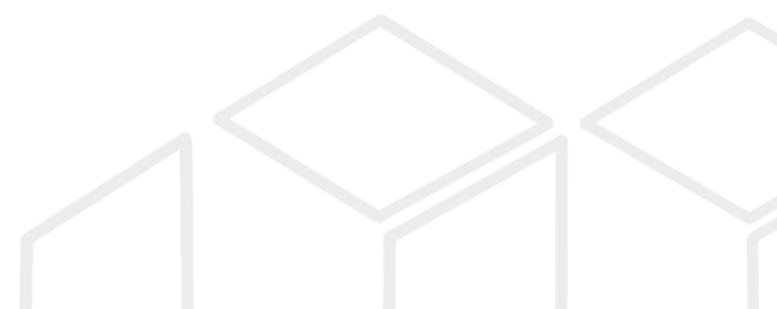
815 9th Ave
Seattle, WA 98104

TC Wu
Designated Broker | Partner
206.849.8858
tcwu@wpirealestate.com



Table of Contents

- 1 Site Description
- 2 Site Aerial Map
- 3 Highlights
- 4 MUP Info
- 5-6 Elevation
- 7-13 Floor Plans
- 14 Aerial Photos
- 15 Seattle Overview
- 16 Demographic



Site Description

WPI Real Estate presents 815 9th Avenue, Seattle, WA, a rare high-rise development site in the heart of First Hill. The 10,800 SF lot is zoned High Rise (HR) with an approved MUP for an 8-story, 96-unit multi-family building, including 10 auto stalls and 102 bicycle spaces. With a Walk Score of 98 (“Walker’s Paradise”) and Transit Score of 100 (“Rider’s Paradise”), the location offers unmatched connectivity and urban convenience.

Located in First Hill, the site is steps from major hospitals (Harborview, Swedish, Virginia Mason), Seattle University, and downtown’s 340,000+ jobs across tech, finance, retail, and professional services. Transit access includes multiple bus lines, the First Hill Streetcar, and future Link Light Rail expansions, connecting residents directly to Seattle’s employment hubs such as Amazon, Meta, and Google. As one of the last infill opportunities in Seattle’s core, this project benefits from strong fundamentals: walkability, transit, and job proximity.

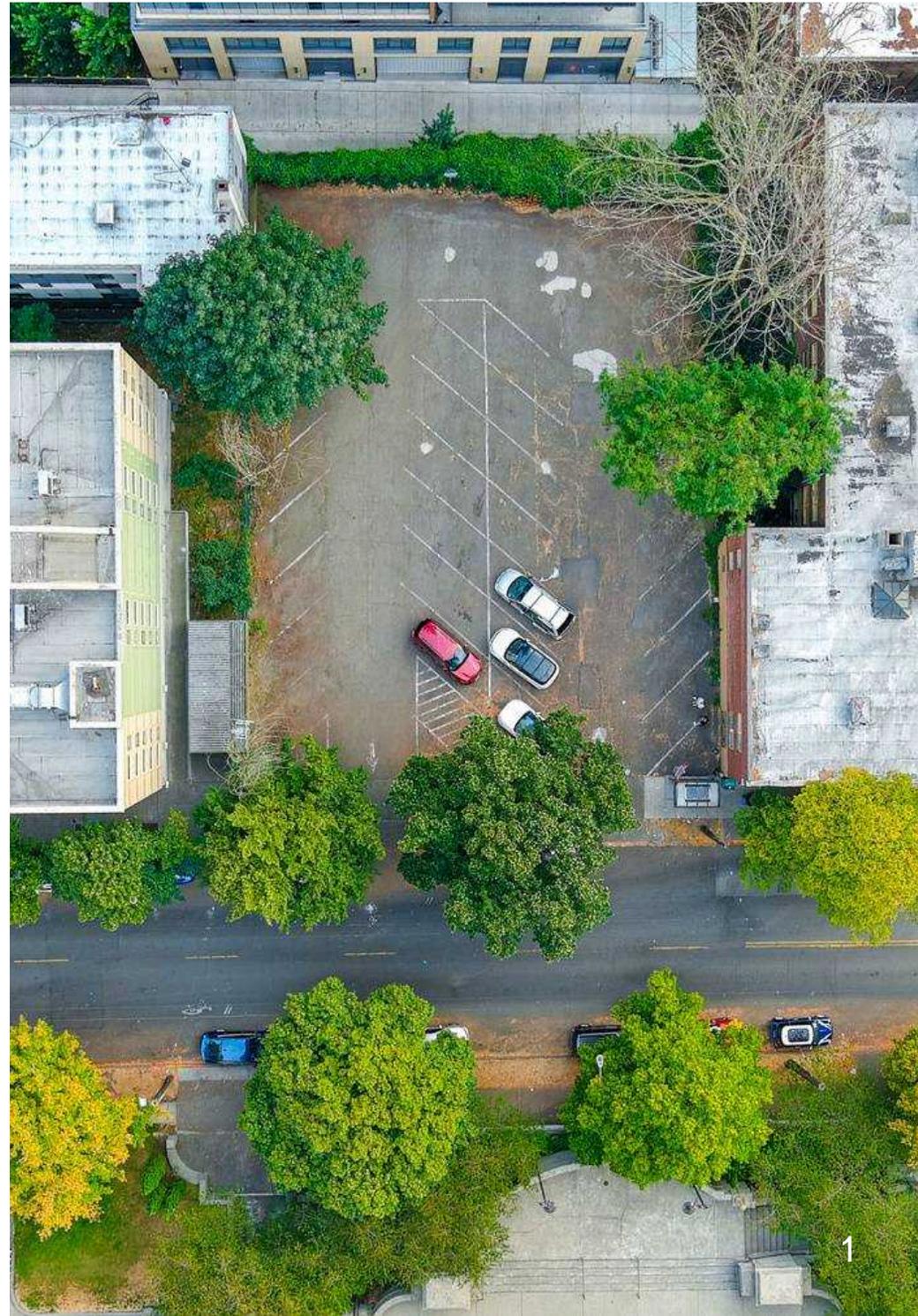
| | |
|-----------------|-----------|
| Lot Size | 10,800 SF |
|-----------------|-----------|

| | |
|----------------|--|
| Address | 815 9 th Ave, Seattle, WA 98104 |
|----------------|--|

| | |
|---------------|----------------|
| Zoning | HR (High Rise) |
|---------------|----------------|

| | |
|-----------------|------------|
| Parcel # | 8590400875 |
|-----------------|------------|

| | |
|-------------|--------------|
| Site | 90ft x 120ft |
|-------------|--------------|



Site Aerial Map



WPI REAL ESTATE
Established 1972

815 9th Ave Seattle



Virginia Mason

Seattle University



SWEDISH
Cherry Hill
Campus

Seattle
Downtown
Central
Business
District

Pike Place
Market

815 9th Ave



UW
Medicine

UW Medicine/
Harborview



Pioneer Square
Light Rail Station

Pier 50 - Ferry
Terminal

Highlights

■ Master Use Permit Approval

10,800 SF lot zoned High Rise (HR) with approved Master Use Permit (MUP) for a 8-story, 96-unit multifamily project. Saves significant time and risk for developers with entitlements already in place.

■ Prime Urban Infill Location

One of the last remaining development-ready sites in Seattle's dense First Hill neighborhood. Steps from downtown, Capitol Hill, and Seattle University, ensuring steady renter demand from professionals, students, and healthcare workers

■ Unmatched Connectivity

Walk Score: 98 ("Walker's Paradise") - nearly every daily need within walking distance.

Transit Score: 100 ("Rider's Paradise") - direct access to bus lines, First Hill Streetcar, and future Link Light Rail expansions.

■ Proximity to Major employment & Education Hubs

Located in First Hill ("Pill Hill"), home to Swedish, Virginia Mason, and Harborview hospitals—tens of thousands of healthcare jobs. Walking distance to Seattle University and minutes to Amazon, Meta, and Google offices in Downtown and South Lake Union.

■ Long-Term Growth and Investment Stability

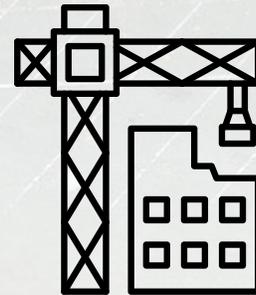
Walkable, transit-rich environments near top employers historically deliver higher occupancy, rent growth, and investor resilience.



Proximity to
Seattle University
and Swedish
Hospital Campus



Light Rail Station
and Bus Stops
within Walking
Distance



High-Growth
Area and Low
Vacancy



Walk Score
98

MUP Info



| | |
|------------------------|------------|
| Unit | 96 |
| Building Area | 54,168 sqf |
| Parking Stalls | 8 |
| Bicycle Storage | 96 |
| Story | 8 |

Elevation - High-rise



Elevation - MUP



VIEW FROM NORTH
SCALE: NTS



C3 VIEW FROM EAST
SCALE: NTS



VIEW FROM SOUTH
SCALE: NTS

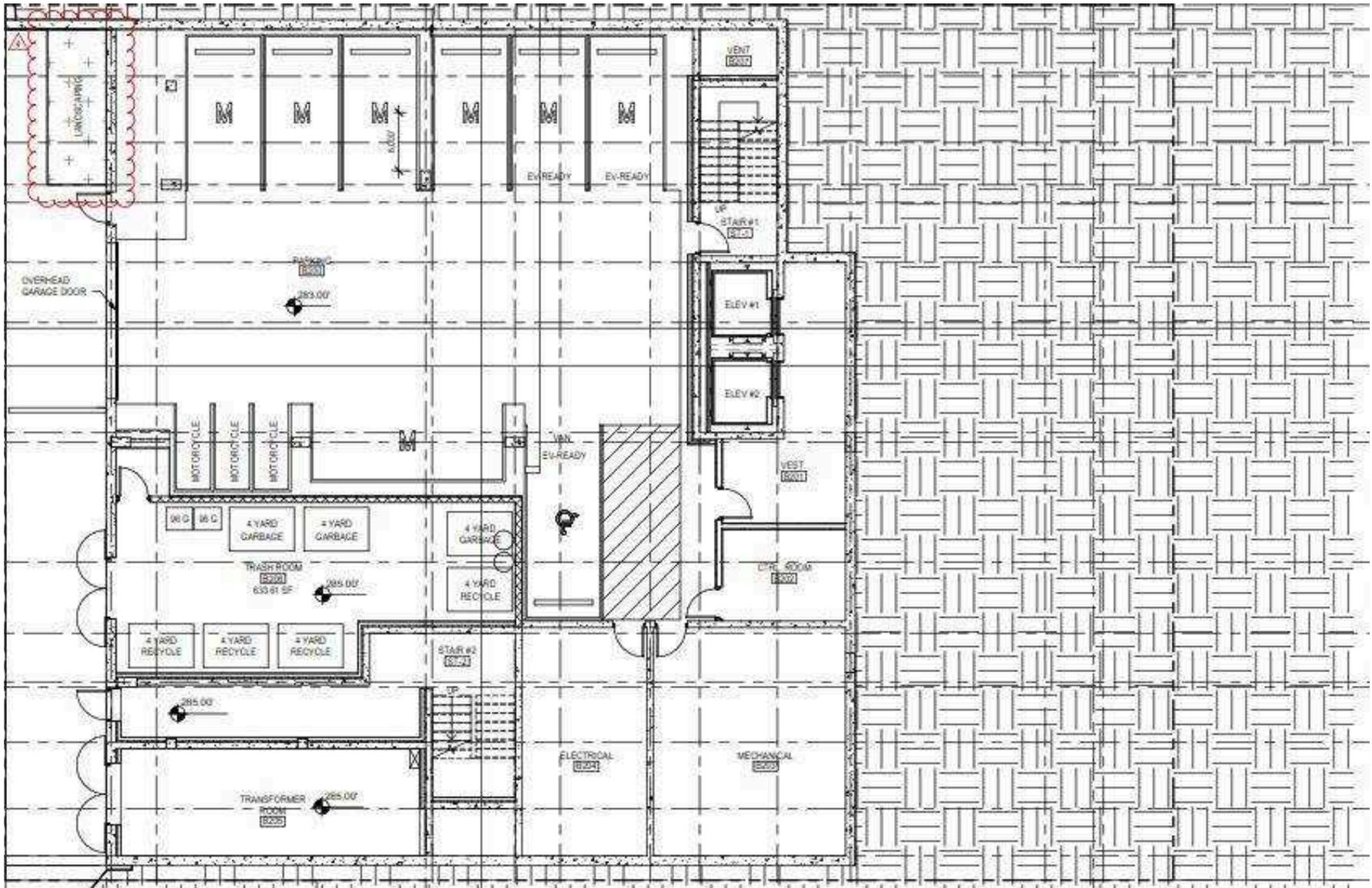


A3 VIEW FROM WEST
SCALE: NTS

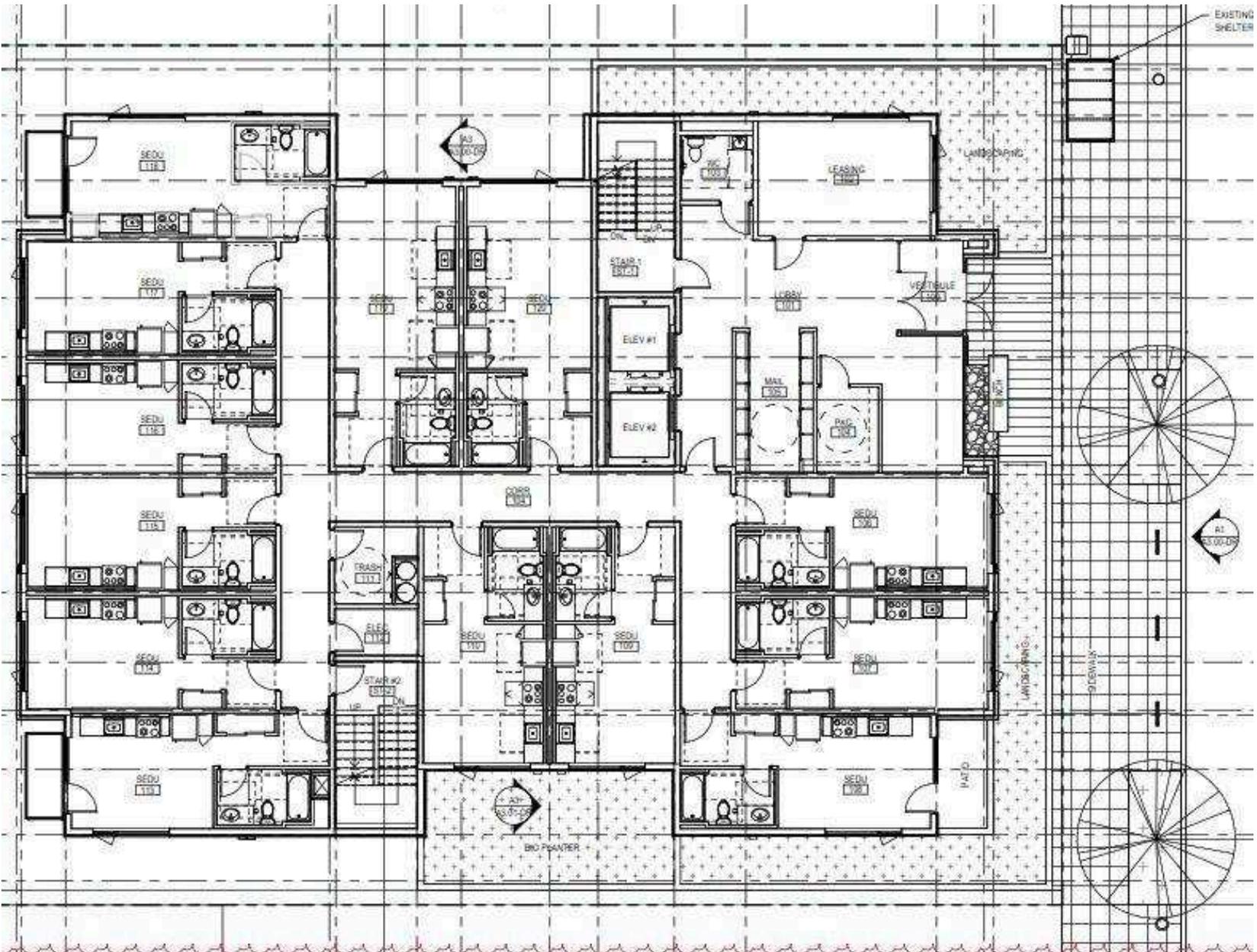
Floor Plans - Basement 1



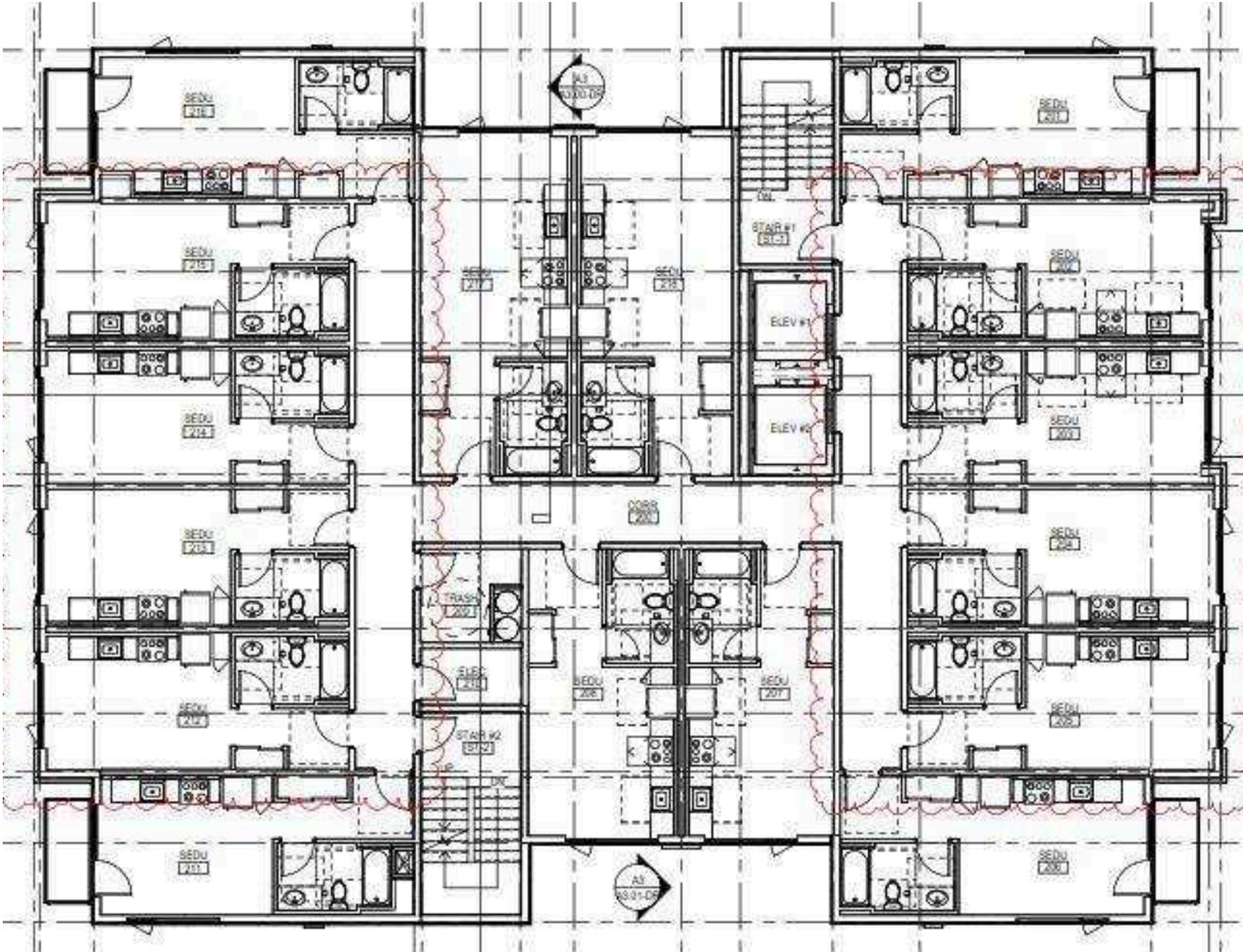
Floor Plans - Basement 2



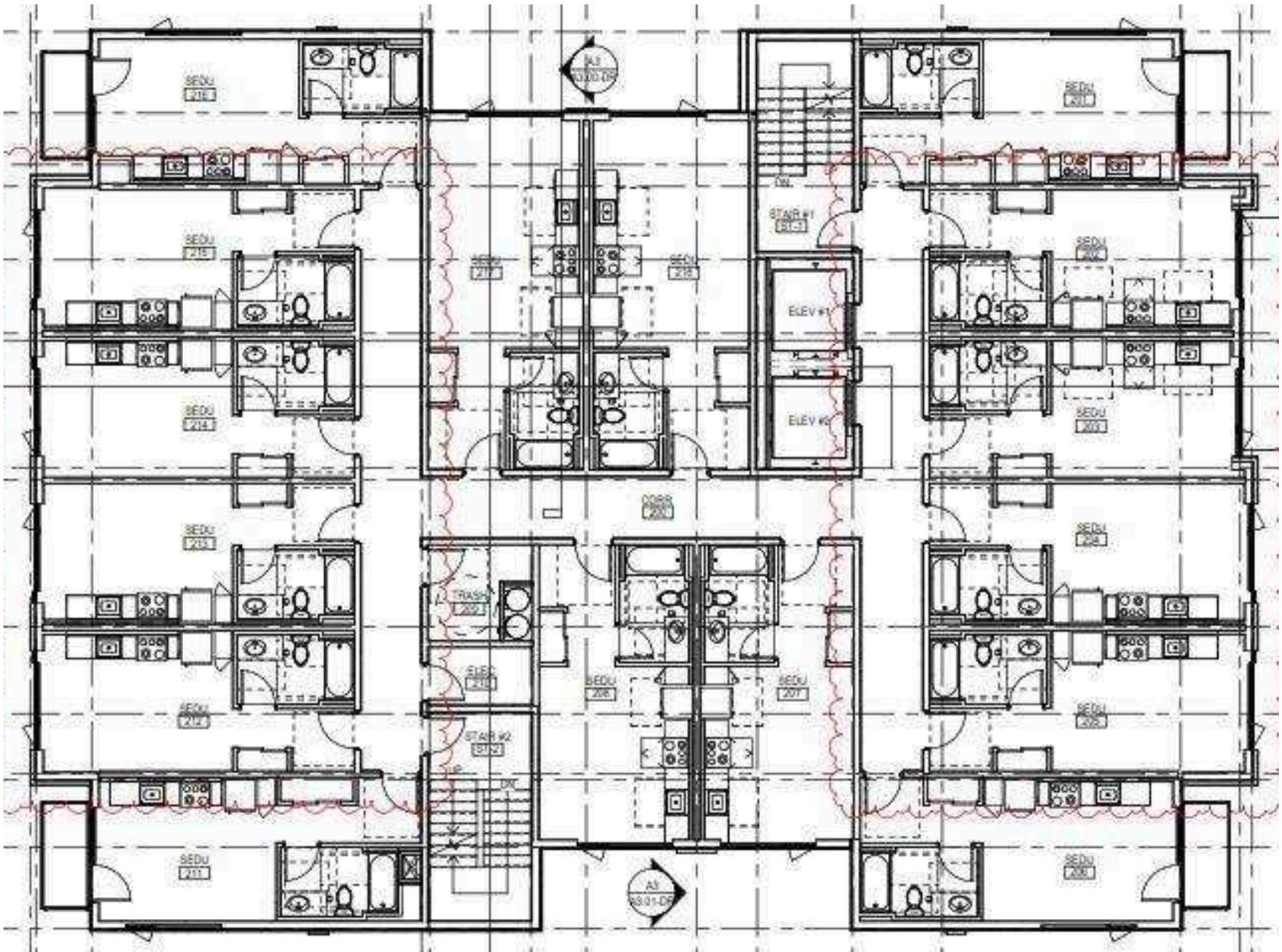
Floor Plans - Level 1



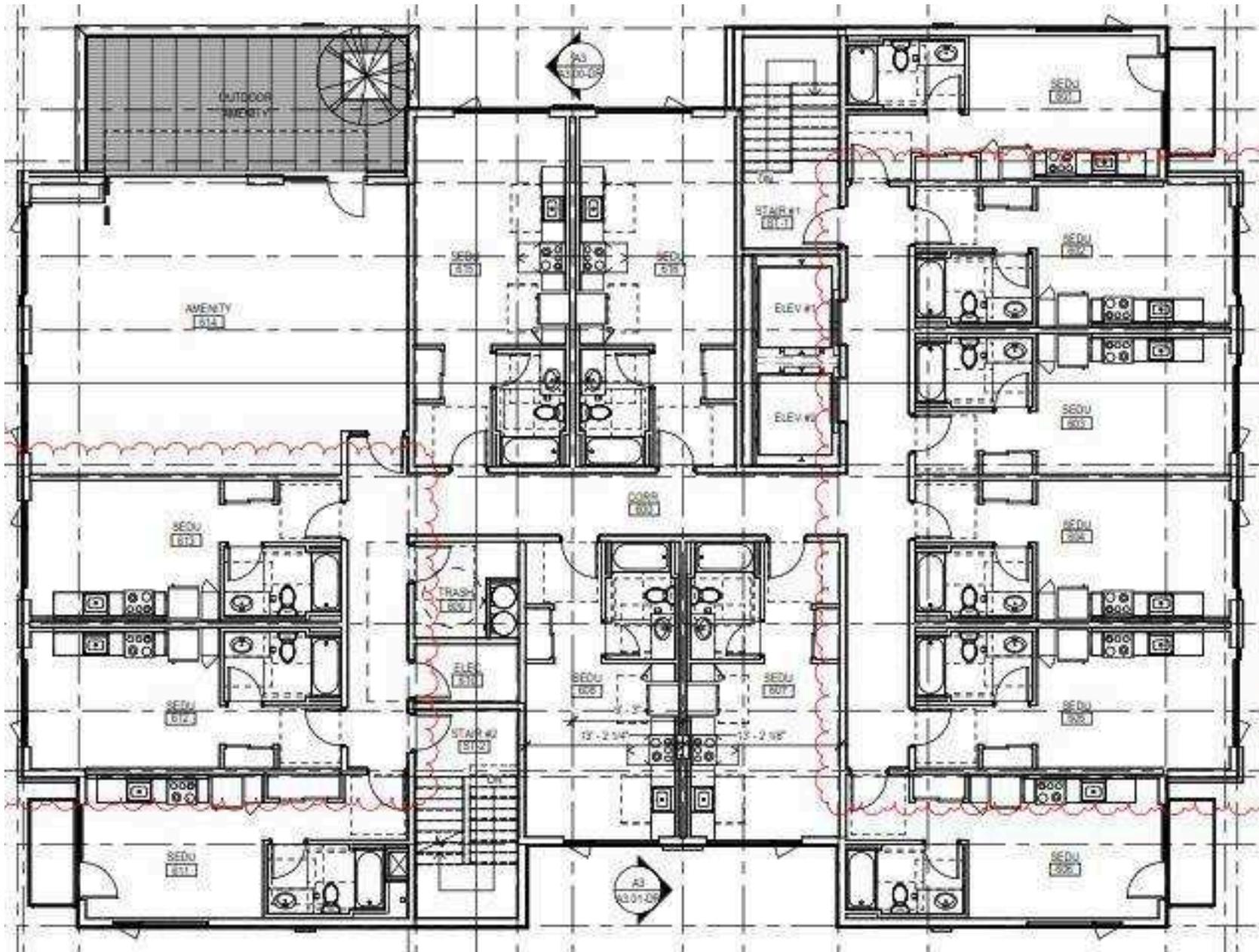
Floor Plans - Level 2



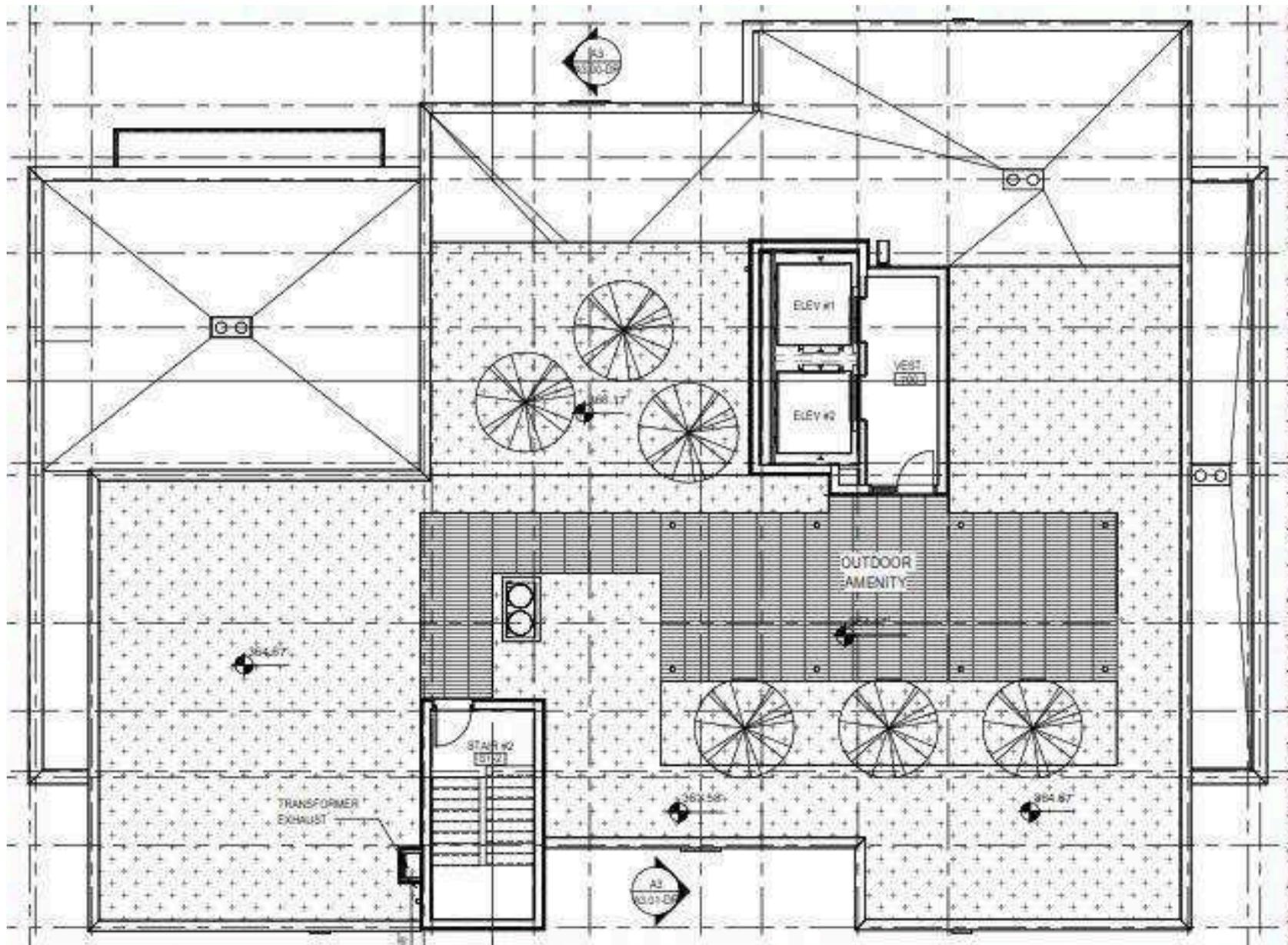
Floor Plans - Level 3-5



Floor Plans - Level 6



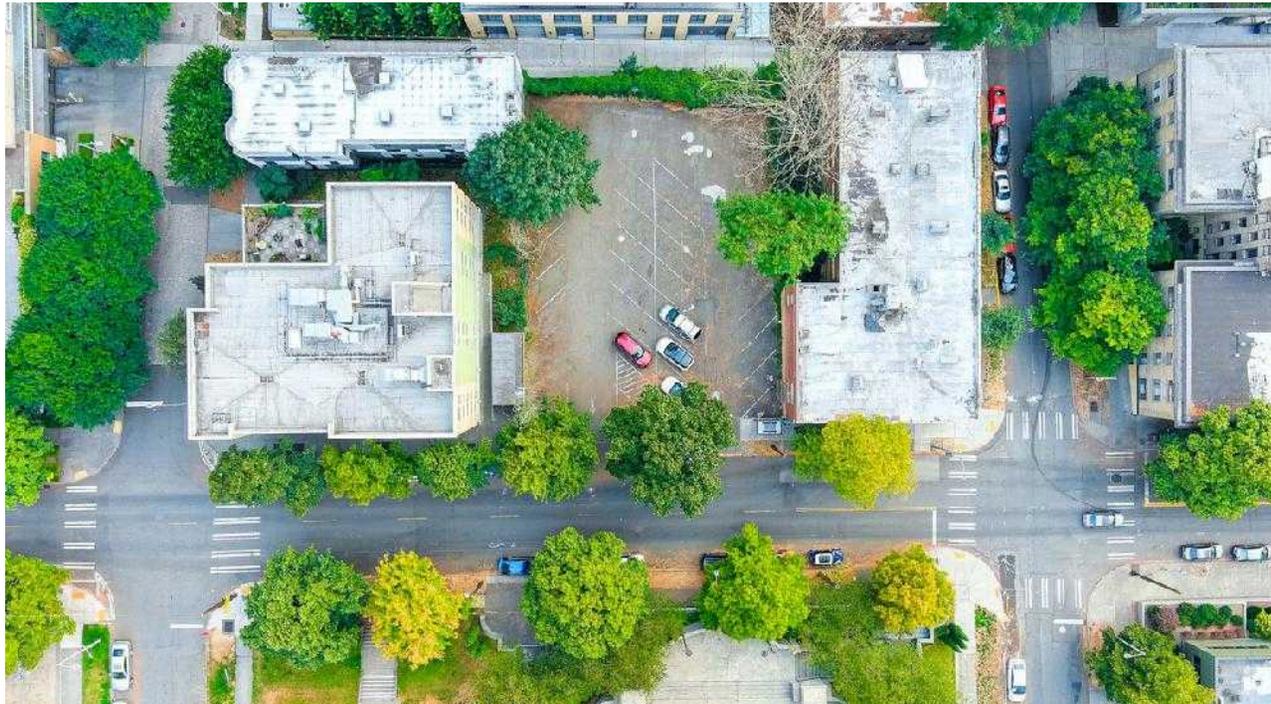
Floor Plans - Rooftop



FOR SALE

815 9th Ave

815 9th Ave Seattle, WA 98104





Seattle

Seattle is still among the fastest-growing major metropolitan areas in the U.S., propelled by a resilient, globally connected economy.

The Emerald City

The “Emerald City” and its surrounding Puget Sound region remain a powerhouse, hosting numerous Fortune 500 headquarters today. These include Amazon (ranked #2) and Starbucks (#125), both headquartered in Seattle; as well as Expeditors International of Washington (#299),

Nordstrom (#289), Weyerhaeuser (#387), Expedia Group (#500), and Zillow (#424—all as of the Fortune list for 2022).

Employment

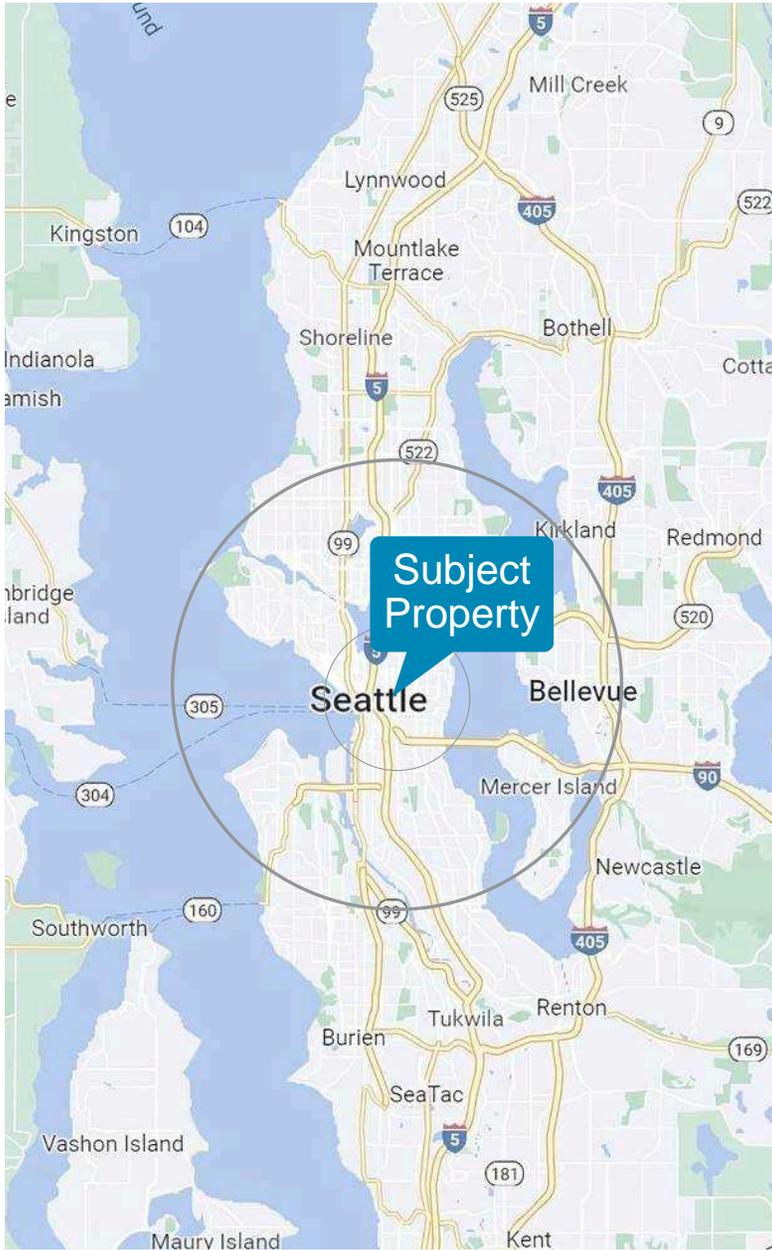
Amazon is the largest employer in Washington by a wide margin, followed by Boeing, Microsoft, Joint Base Lewis–McChord, and the University of Washington.

Seattle and Puget Sound remain true to their innovation roots. The region supports the second-largest tech workforce in the nation (after the Bay

Area), with around 290,000 tech jobs accounting for roughly 13% of the local workforce. This tech foundation is being further expanded by major investments in data centers—more than doubling since 2018, with over 23,000 Washingtonians now working in the sector.

Amazon has pledged to invest \$150 billion on data centers over 15 years, while Microsoft plans to invest \$80 billion in the 2025 fiscal year alone.

Demographic



| | 1 Mile | | County | |
|--|---------------|--------|------------------|--------|
| Population Growth | | | | |
| Growth 2020 - 2024 | 16.07% | | 0.12% | |
| Growth 2024 - 2029 | 3.56% | | 0.92% | |
| Empl | 56,955 | 96.21% | 1,275,297 | 96.88% |
| Unempl | 2,244 | 3.79% | 41,128 | 3.12% |
| 2024 Population by Race | | | | |
| | 88,182 | | 2,272,467 | |
| White | 45,823 | 51.96% | 1,245,360 | 54.80% |
| Black | 7,380 | 8.37% | 150,121 | 6.61% |
| Am. Indian & Alaskan | 685 | 0.78% | 15,832 | 0.70% |
| Asian | 21,945 | 24.89% | 473,773 | 20.85% |
| Hawaiian & Pacific Island | 264 | 0.30% | 17,611 | 0.77% |
| Other | 12,085 | 13.70% | 369,770 | 16.27% |
| Household Growth | | | | |
| Growth 2020 - 2024 | 16.00% | | 0.12% | |
| Growth 2024 - 2029 | 3.57% | | 0.94% | |
| Renter Occupied | 46,637 | 87.19% | 437,055 | 47.56% |
| Owner Occupied | 6,851 | 12.81% | 481,844 | 52.44% |
| 2024 Households by Household Income | | | | |
| | | | 918,899 | |
| Income <\$25K | 10,823 | 20.23% | 101,275 | 11.02% |
| Income \$25K - \$50K | 6,850 | 12.81% | 103,291 | 11.24% |
| Income \$50K - \$75K | 6,192 | 11.58% | 109,248 | 11.89% |
| Income \$75K - \$100K | 4,450 | 8.32% | 91,761 | 9.99% |
| Income \$100K - \$125K | 4,817 | 9.01% | 98,043 | 10.67% |
| Income \$125K - \$150K | 3,764 | 7.04% | 71,723 | 7.81% |
| Income \$150K - \$200K | 5,742 | 10.74% | 113,593 | 12.36% |
| Income \$200K+ | 10,849 | 20.28% | 229,965 | 25.03% |
| 2024 Med Household Inc | \$91,171 | | \$113,737 | |
| 2024 Median Age | 35.20 | | 38.00 | |



WPI REAL ESTATE
established 1972



TC Wu

Designated Broker | Partner

206.849.8858

tcwu@wpirealestate.com

Seattle | Bellevue

wpirealestate.com

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.