

FOR SALE OR LEASE

SEATTLE DESIGN CENTER SOUTH

*Great Owner/User
Purchase Opportunity*



5811 6TH AVE S | SEATTLE, WA

km Kidder
Mathews

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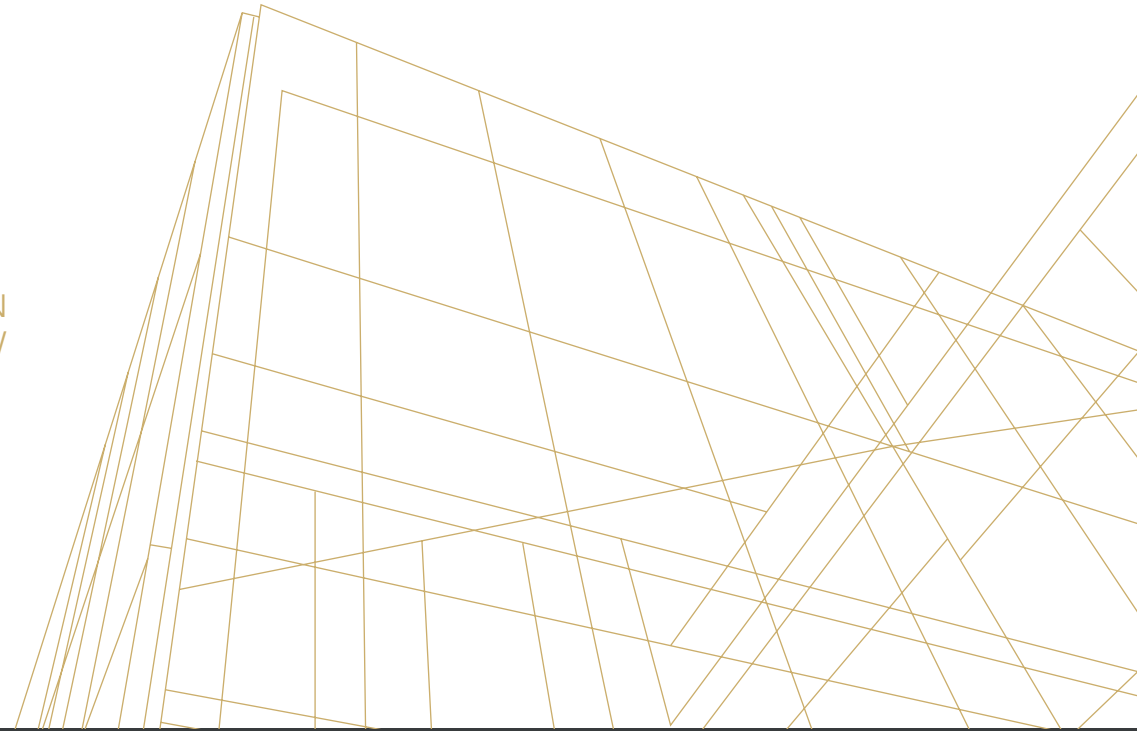
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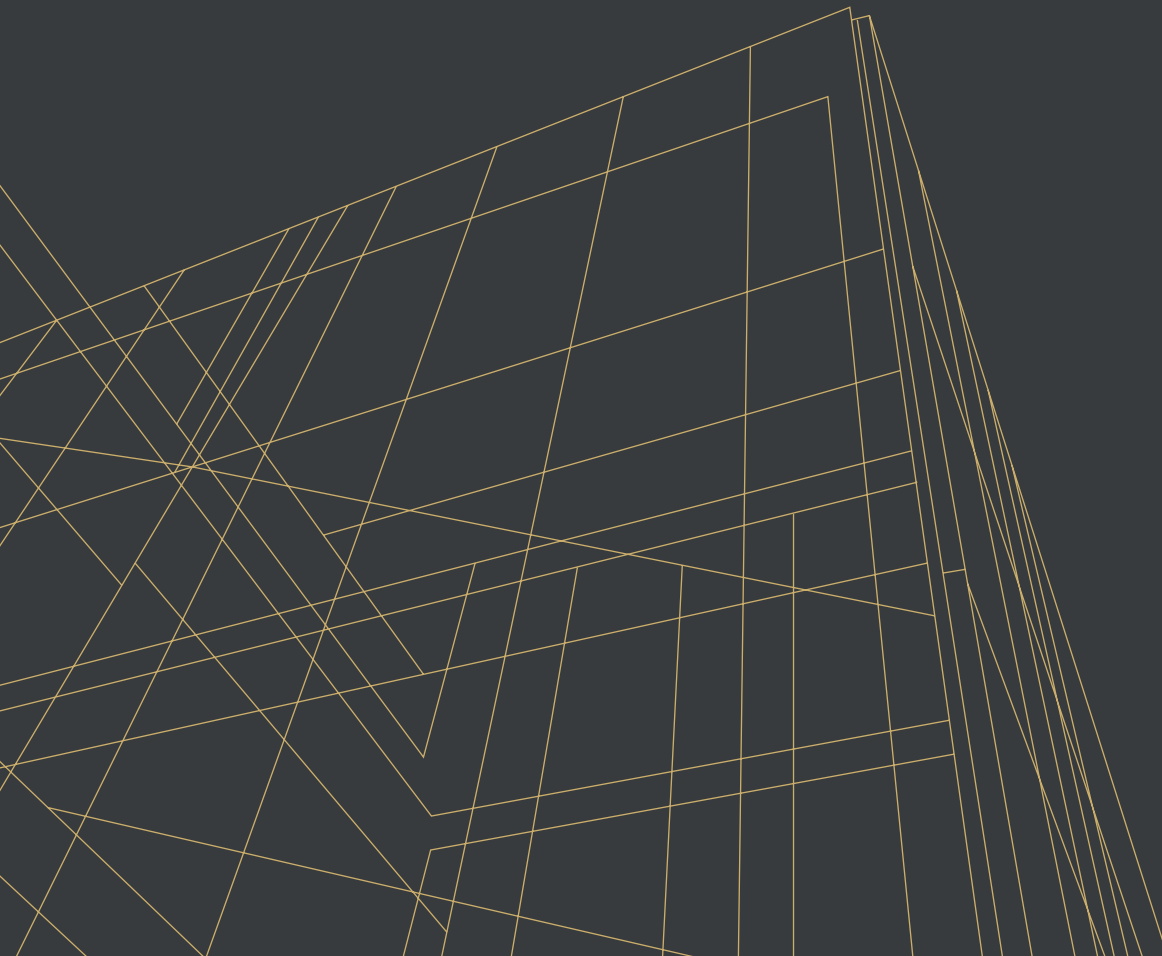
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EXECUTIVE SUMMARY



Free-standing retail or office/flex building at 5811 6th Ave S in Seattle's Design District core. Approximately 25,500 SF on one level. Glass storefronts with awnings define the building's architectural centerpiece.

The single-story design accommodates retail, showroom, office, and roll-up door flex uses. Street-level space totals ±25,500 SF with broad storefront exposure to 6th Ave S. There is currently an approximately 11,500 SF vacancy which is ideal for an owner/user to occupy. The owner/user buyer will also enjoy net rent from three tenants of approximately \$30,000/Month.

The location suits an owner-user seeking identity or an investor targeting an adaptable, office/showroom building in the region's dominant design trade area. The asset's visibility, loading, on site parking, and vertical service core align with merchandising, show-rooming, and creative office concepts.

Call Brokers to discuss an attractive assumable loan that is in place through 2030.

\$9,800,000

OFFERING PRICE

25,500

SQUARE FEET

\$24/SF NNN

LEASE RATE

SDC SOUTH IS A SUPERIOR ASSET IN SEATTLE/GEORGETOWN

PROPERTY INFORMATION

ADDRESS	5811 6th Ave S, Seattle, WA
BUILDING	25,500 SF (11,500 SF Vacant for User)
LAND	43,556 SF / 1.00 AC (Parcel #273810-0380)
PRICE	\$9,800,000
LEASE RATE	Contact Brokers
YEAR BUILT	1967 / Remodeled 1989, 2020
CONSTRUCTION	Concrete Tilt
ZONING	MML U/85

\$9.8M
ASKING PRICE

25,500 SF
BUILDING SF





OPPORTUNITY HIGHLIGHTS

Free-standing ±25,500 SF, single story retail/office/flex with 6th Ave S frontage

1.00 acre site in Georgetown Design Center suitable for broad commercial uses

11,500 RSF currently available in the middle of the building for Owner/User

Potential to have entire Building vacated

Ability to add a grade-level loading door to current vacant suite

All Suites have direct parking lot access

Approximately 35 on-site parking stalls provide convenient customer and employee parking along with street parking near by

Exposed beams with natural wood ceilings

Adjacent to the Seattle Design Center

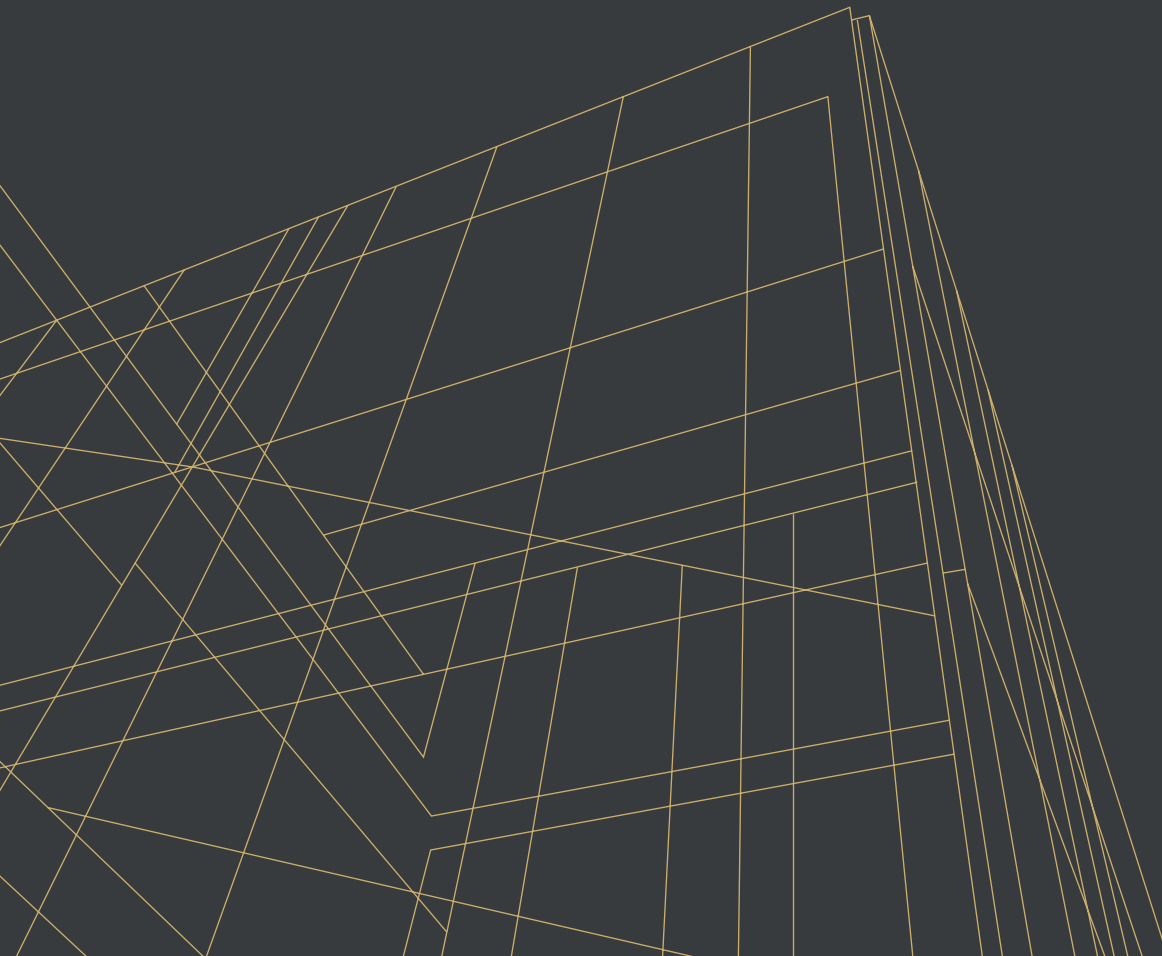
Owner/user can enjoy approximately \$30,000/Month in Net Tenant Income

Immediate access to I-5 for regional reach and 3 miles to downtown Seattle.

Owner/user purchase opportunity in the heart of the Georgetown Design Center area

OWNER/USER SUITE TO OCCUPY

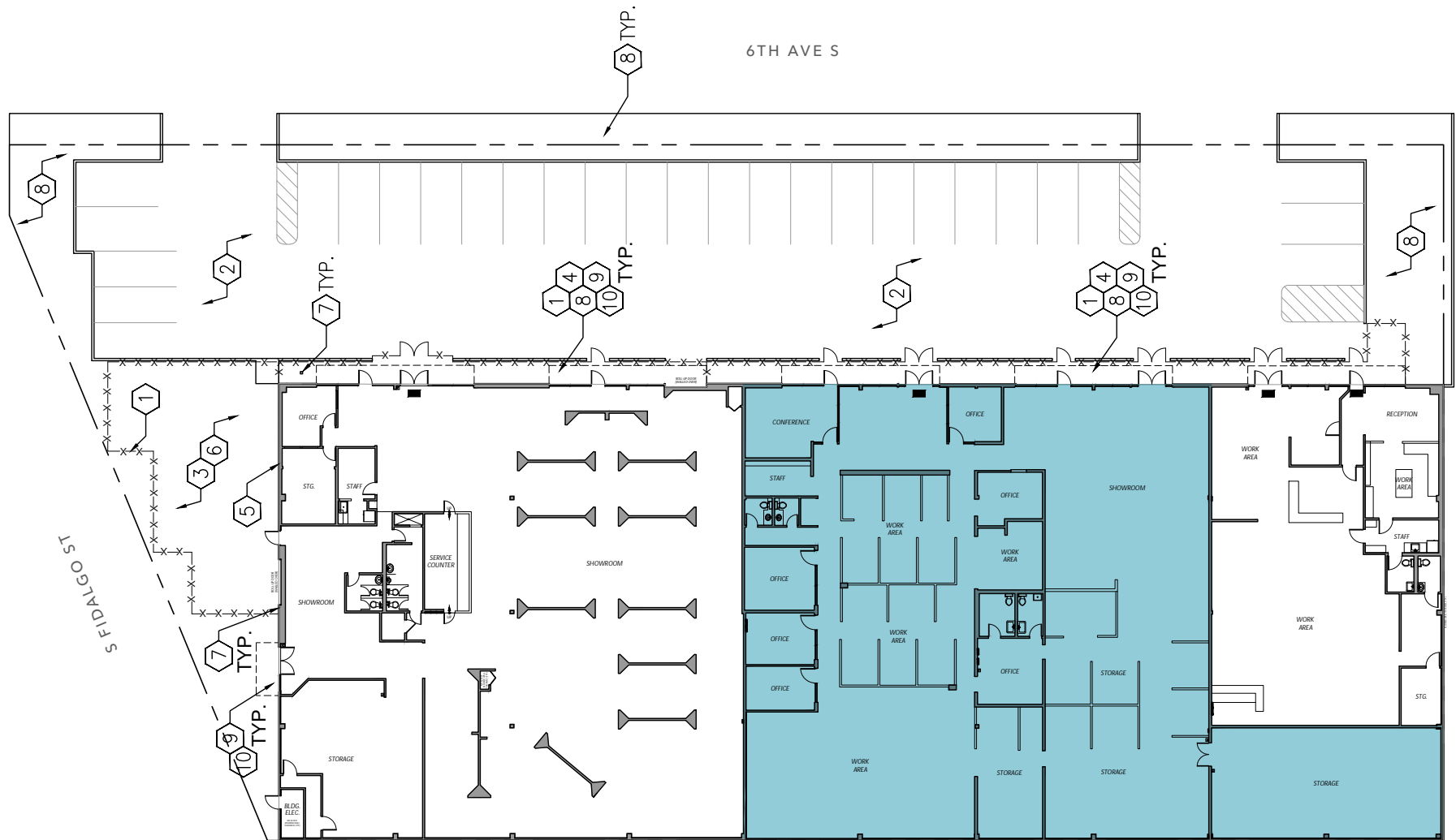




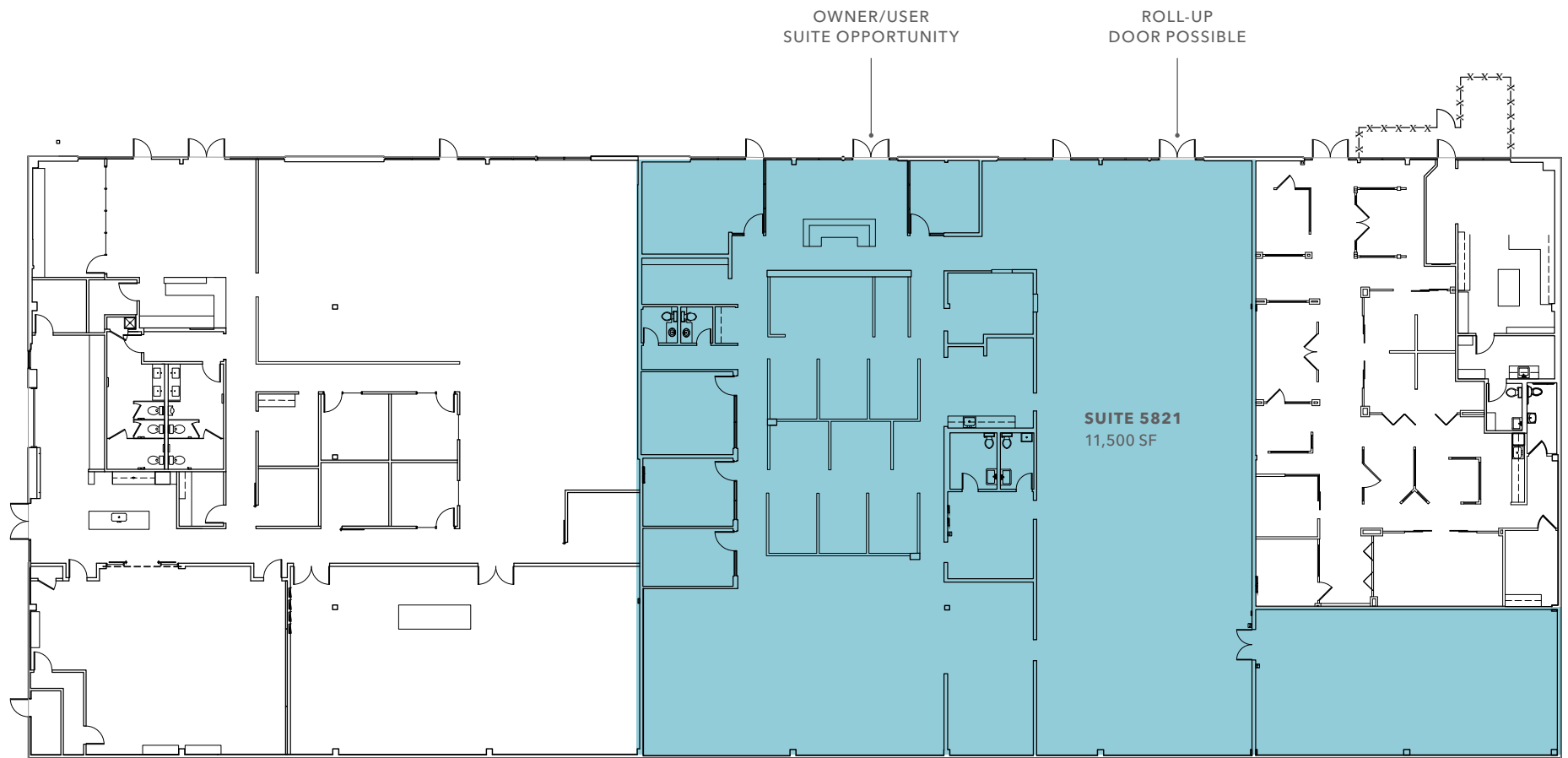
PROPERTY OVERVIEW

Section 02

SITE PLAN

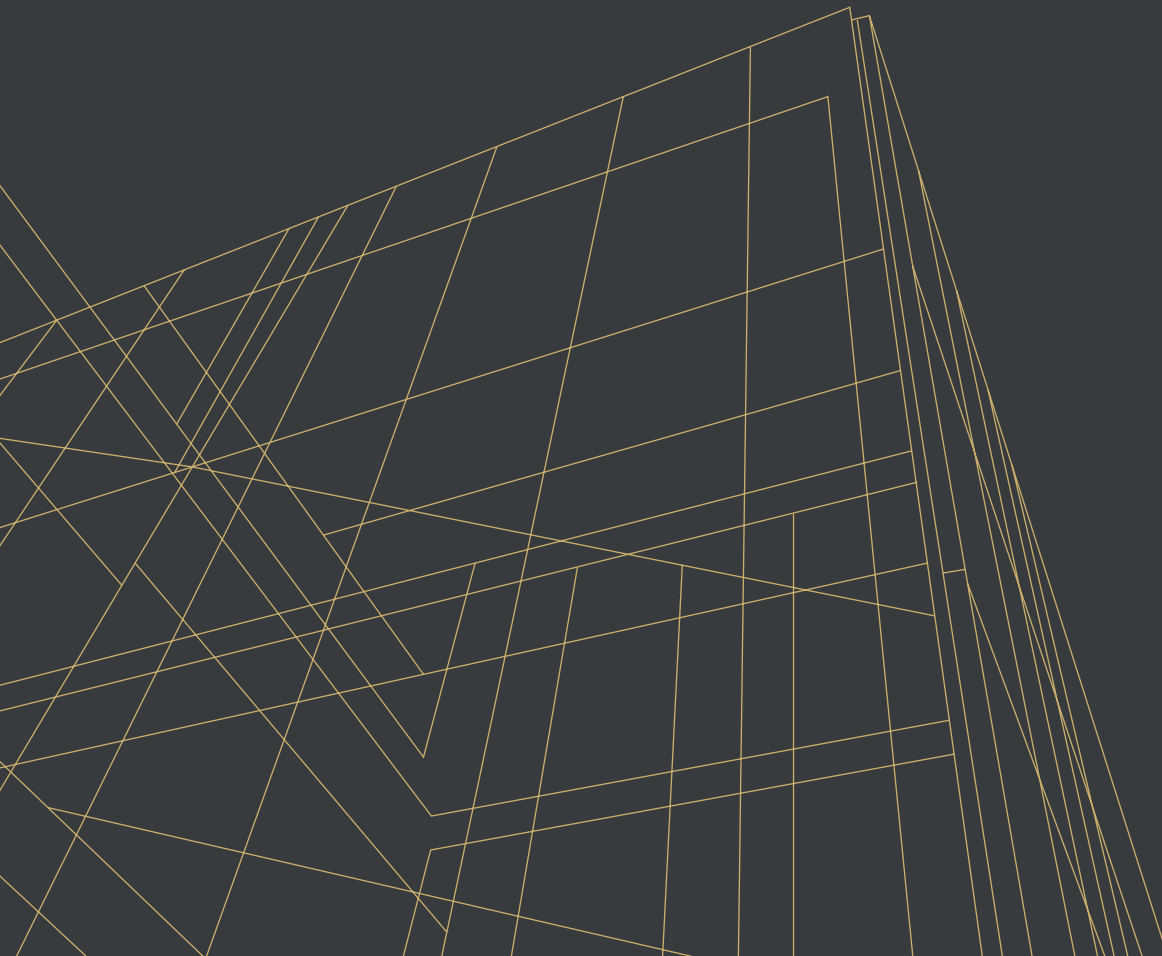


FLOORPLAN



EXECUTIVE SUMMARY





LOCATION OVERVIEW



GEORGETOWN'S DESIGN CENTER OVERVIEW

The Seattle Design Center South is uniquely located in the heart of the Design Center area and a fantastic opportunity to locate your business in this thriving area.

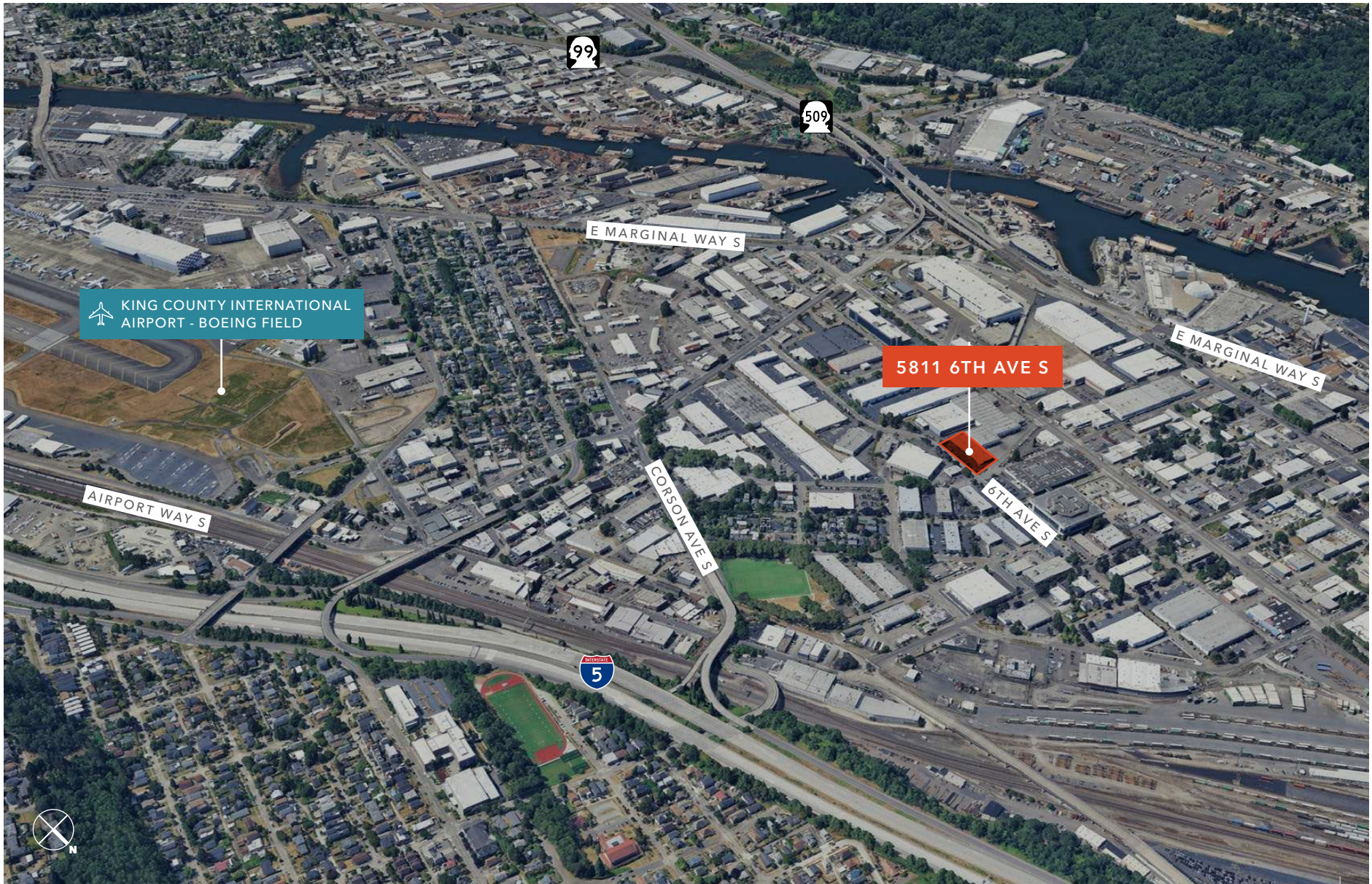
Georgetown is Seattle's oldest neighborhood, it was first settled in 1851 and lies just three miles south of downtown. Today, it's known for its industrial-chic character, where red-brick buildings, breweries, art galleries, and a mix of restaurants and shops. The area has evolved into a trendy, walkable neighborhood with a vibrant, artistic community, surrounded by industrial areas.

The Seattle Design Center area stands out as a nationally recognized destination for fine home furnishings, offering everything from designer textiles and rugs to bespoke lighting, curated art, and comprehensive kitchen and bath solutions.

—
3 MILES
SOUTH OF DOWNTOWN

—
LOCATION
HEART OF THE DESIGN CENTER

LOCATION OVERVIEW



LOCATION OVERVIEW

Elliot Bay



T-MOBILE
PARK

HARBOR
ISLAND

SODO

Lake Washington

JEFFERSON PARK



WEST SEATTLE

SOUTH SEATTLE



5811 6TH AVE S

WEST SEATTLE
GOLF COURSE

RAINIER BEACH



KING COUNTY INTERNATIONAL
AIRPORT - BOEING FIELD

WESTWOOD



DEMOGRAPHICS



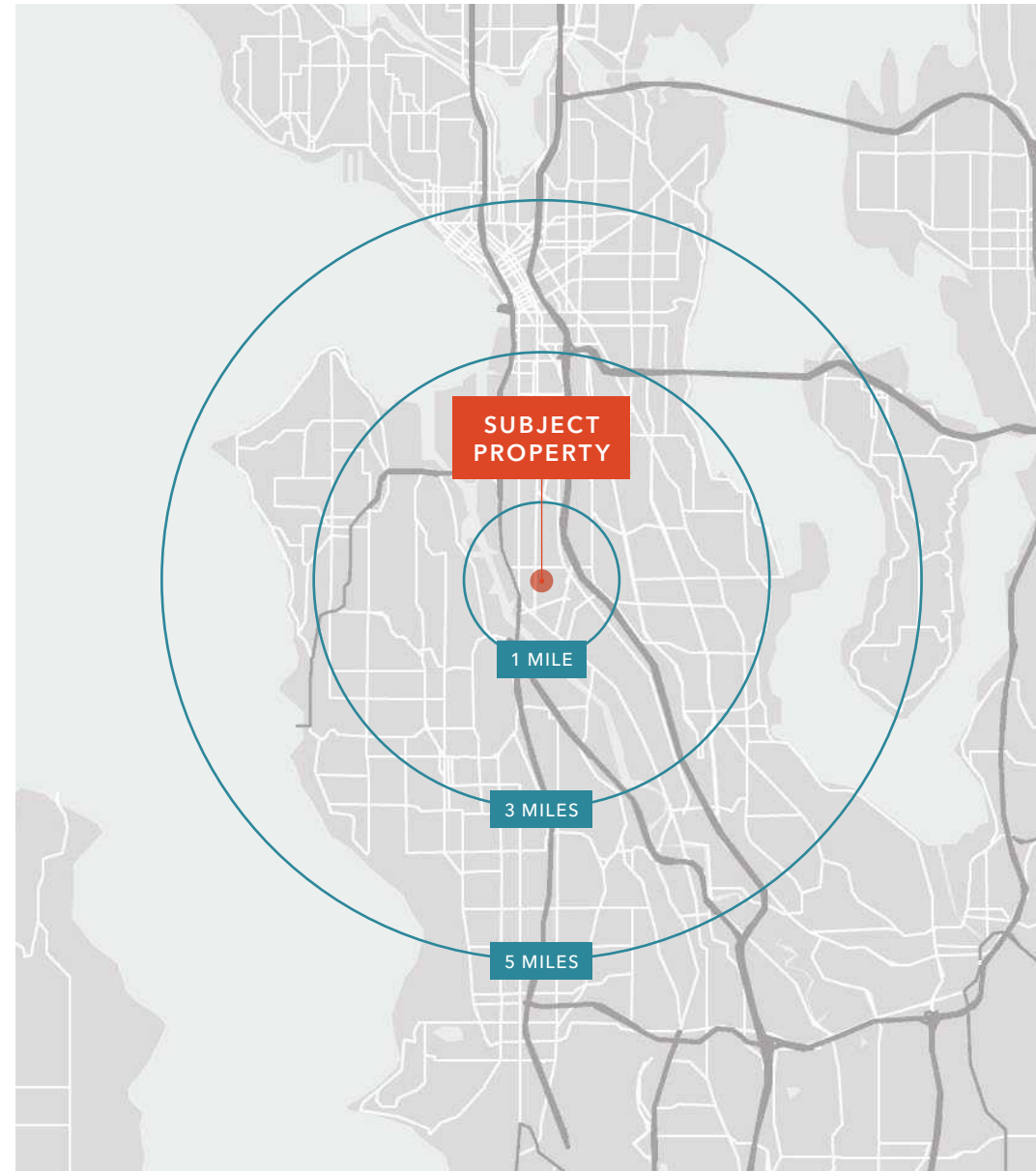
Population

	1 Mile	3 Miles	5 Miles
2025 POPULATION	5,789	158,716	427,479
2030 PROJECTED	5,965	162,865	442,791
2020 CENSUS	5,346	155,412	395,893
2010 CENSUS	4,725	128,830	322,943



Household Income

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$127,939	\$123,428	\$129,759
2030 MEDIAN PROJECTED	\$129,000	\$124,399	\$130,298
2025 AVERAGE	\$159,329	\$165,335	\$174,321
2030 AVG PROJECTED	\$159,702	\$166,746	\$174,762



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