

*2121—2201 Aurora Ave N*

SEATTLE, WA

**AC** AYERS  
COMMERCIAL  
GROUP

## THE PROPERTY ———

# OWNER-USER AUTO LOT / APARTMENT DEV SITE

*\$900,000 | .37-ACRE LOT | 15,912 SF LOT*

Ayers Commercial Group is pleased to present the opportunity to purchase 3 lots, totaling 15,912 square feet, located along the west side of Aurora Ave N near South Lake Union & Fremont. The properties feature a combined 138 feet of frontage along Aurora Ave N, with estimated traffic count of approximately 70,000 cars per day.

The lots are divided by a city right-of-way, and portions of the site may present topographical considerations.

Ideal opportunity for:

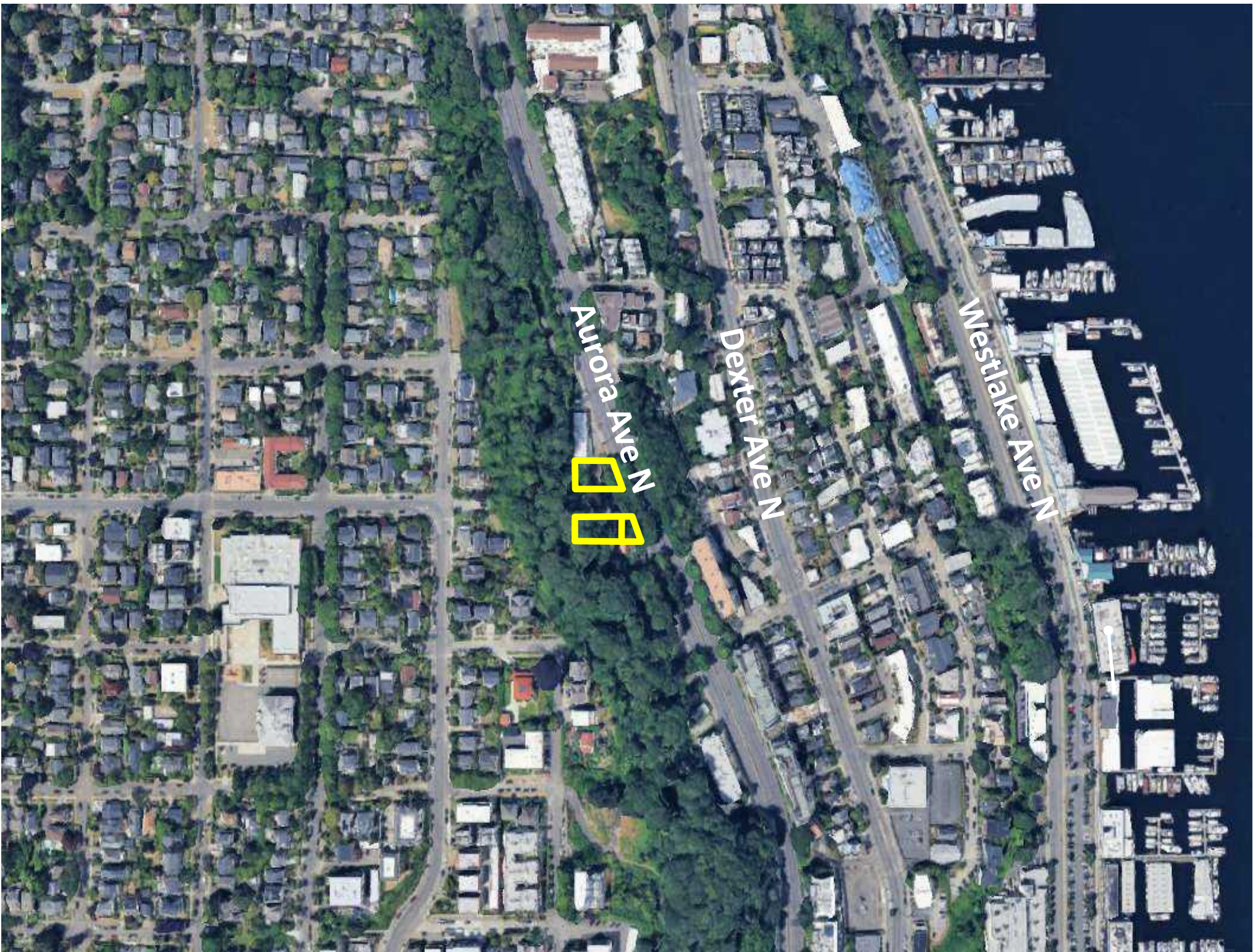
- 1) Auto sales,
- 2) Tow yard, or
- 3) Apartment development, among others

Link to full permitted uses [here](#)

# PROPERTY SUMMARY

ADDRESS	2121—2201 Aurora Ave N Seattle, WA 98109
PARCEL NUMBER	1689400305 1689400680 1689400685
LOT AREA	6,437 SF   0.15 AC 7,875 SF   0.18 AC 1,600 SF   0.04 AC
ZONING	C1-75 (M)
JURISDICTION	Seattle





Westlake Ave N

Dexter Ave N

Aurora Ave N

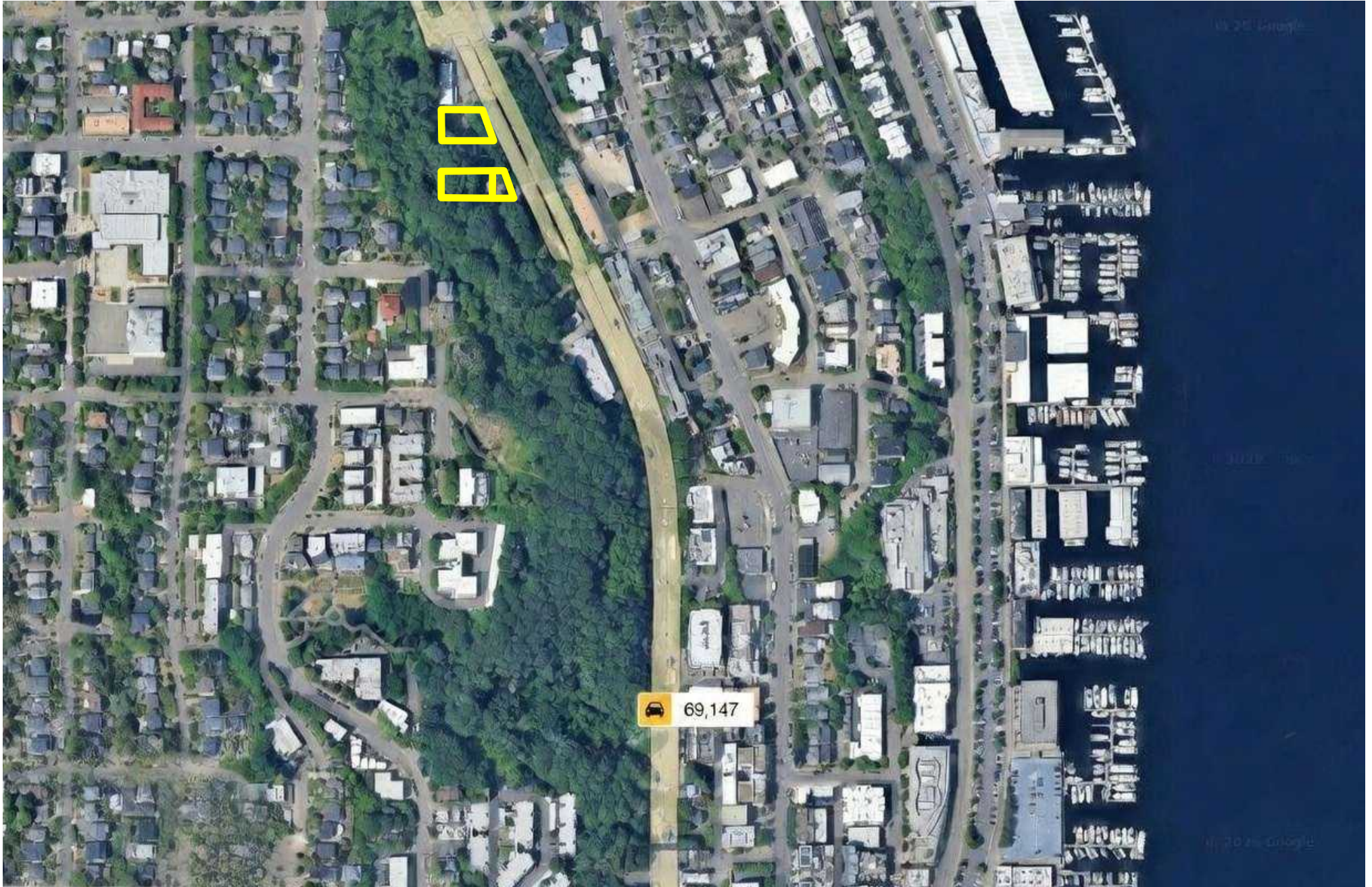








# TRAFFIC COUNT ---



# DEMOGRAPHICS

Population			
	1 mile	3 miles	5 miles
2020 Population	36,978	311,400	509,255
2024 Population	38,340	330,558	529,848
2029 Population Projection	38,946	337,183	538,531
Annual Growth 2020-2024	0.9%	1.5%	1.0%
Annual Growth 2024-2029	0.3%	0.4%	0.3%
Median Age	35	34.5	35.8
Bachelor's Degree or Higher	73%	68%	67%
U.S. Armed Forces	27	588	915

Income			
	1 mile	3 miles	5 miles
Avg Household Income	\$157,758	\$140,964	\$148,055
Median Household Income	\$124,870	\$110,751	\$117,327
< \$25,000	1,418	25,754	33,815
\$25,000 - 50,000	1,986	19,611	27,879
\$50,000 - 75,000	2,786	20,357	29,074
\$75,000 - 100,000	1,928	15,137	23,237
\$100,000 - 125,000	2,421	17,095	25,258
\$125,000 - 150,000	1,763	13,160	19,890
\$150,000 - 200,000	2,493	20,274	30,506
\$200,000+	6,258	45,034	73,365

An aerial photograph of a residential neighborhood. The image shows a mix of green trees and houses with various roof colors. A road with a double yellow line runs through the center. A semi-transparent dark blue rectangle is overlaid on the middle of the image, containing white and orange text.

JEFF AYERS  
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