



FOR SALE

RARE COMMERCIAL PROPERTY WITH COVERED PARKING

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

300 NE 45TH STREET
Seattle, WA 98105

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

300 NE 45TH STREET, SEATTLE, WA FOR SALE



RARE COMMERCIAL PROPERTY WITH COVERED PARKING

EXECUTIVE SUMMARY



300 NE 45th Street is a well-maintained two-story office and retail building totaling 7,555 rentable square feet, situated on a 0.13-acre parcel at the prominent corner of NE 45th Street and Latona Avenue NE in Seattle's Wallingford neighborhood. Built in 1986, the building includes a ground-level structured parking garage with ten off-street stalls – a genuinely rare feature for commercial property in this urban setting. The flexible floorplates are adaptable for a single owner-occupant or can be subdivided into multiple tenant suites. The property is delivered vacant, as the current furniture showroom tenant will vacate prior to closing.

NE 45th Street is Wallingford's primary commercial corridor – a walkable, high-foot-traffic thoroughfare lined with independent shops, beloved local restaurants, and everyday service businesses. With 27,000 vehicles passing the property daily and immediate proximity to I-5, the building offers both destination and drive-by visibility at a level most neighborhood commercial properties can't match. The adjacent street (Latona Ave NE) provides a quieter context for back-of-house operations while the 45th Street frontage commands maximum exposure.

The surrounding economy is exceptionally strong. The property sits within close reach of the Fremont Tech Hub (Google, Adobe, Getty Images, Tableau), the University of Washington, and University Village – a constellation of employment and retail demand generators that anchor this submarket's long-term vitality. Woodland Park Zoo and Gas Works Park further cement the neighborhood's appeal as a destination.

This asset offers a rare trifecta for a buyer: a proven location at a significant retail intersection, a building with genuine operational flexibility, and a delivery structure (vacant at close) that eliminates repositioning friction. For an owner-occupant, it represents the opportunity to control real estate in one of the city's most enduring neighborhood commercial corridors. For an investor, the NC3P-55(M) zoning and central Seattle location provide long-term optionality – including the potential for future mixed-use intensification as the neighborhood continues to densify.

Comparable buildings with structured parking in high-pedestrian Seattle neighborhoods have become increasingly scarce as new development continues to consume available land. This offering presents a compelling entry point into a submarket where replacement cost and land value support a strong long-term capital preservation thesis.

THE INVESTMENT

RARE OFF-STREET PARKING

10 secured structured stalls – an exceptional amenity for any commercial building in this submarket.

FLEXIBLE FLOORPLANS

Both floors can be configured for a single occupant or demised for multiple tenants, supporting a wide range of business types.

PRIME CORNER LOCATION

Sits at NE 45th & Latona – a high-traffic retail corridor with 27,000 vehicles passing daily, two blocks from I-5.

DELIVERED VACANT

Current furniture showroom tenant will vacate prior to closing, giving the buyer immediate control.

FAVORABLE ZONING: NC3P-55(M)

Neighborhood Commercial 3 zoning permits retail, office, and mixed-use up to 55 ft, supporting future repositioning.

AFFLUENT, GROWING TRADE AREA

Average household income exceeds \$121K within 1 mile, growing to \$160K+ within 3 miles, with population expanding through 2029.



PROPERTY DETAILS | INVESTMENT SUMMARY



PROMINENT LOCATION

Adjacent to Seattle's premier University District



MODERN INFRASTRUCTURE

Recently updated



FLEXIBLE LAYOUT

7,555 SF configure to your needs

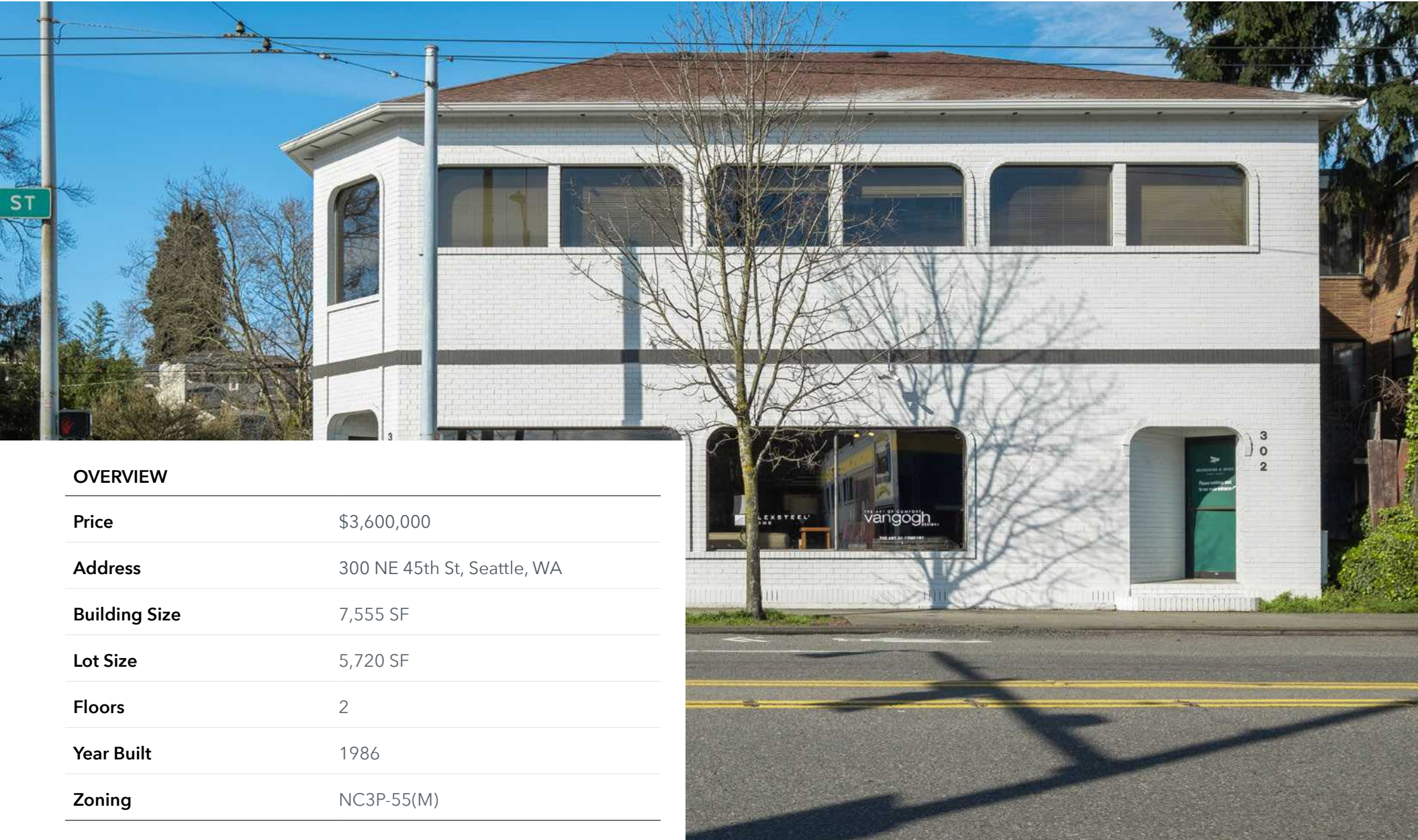


EXCEPTIONAL ACCESS

To public transportation and I-5



PROPERTY DETAILS | OVERVIEW



OVERVIEW

Price	\$3,600,000
Address	300 NE 45th St, Seattle, WA
Building Size	7,555 SF
Lot Size	5,720 SF
Floors	2
Year Built	1986
Zoning	NC3P-55(M)

PHOTOS | EXTERIOR

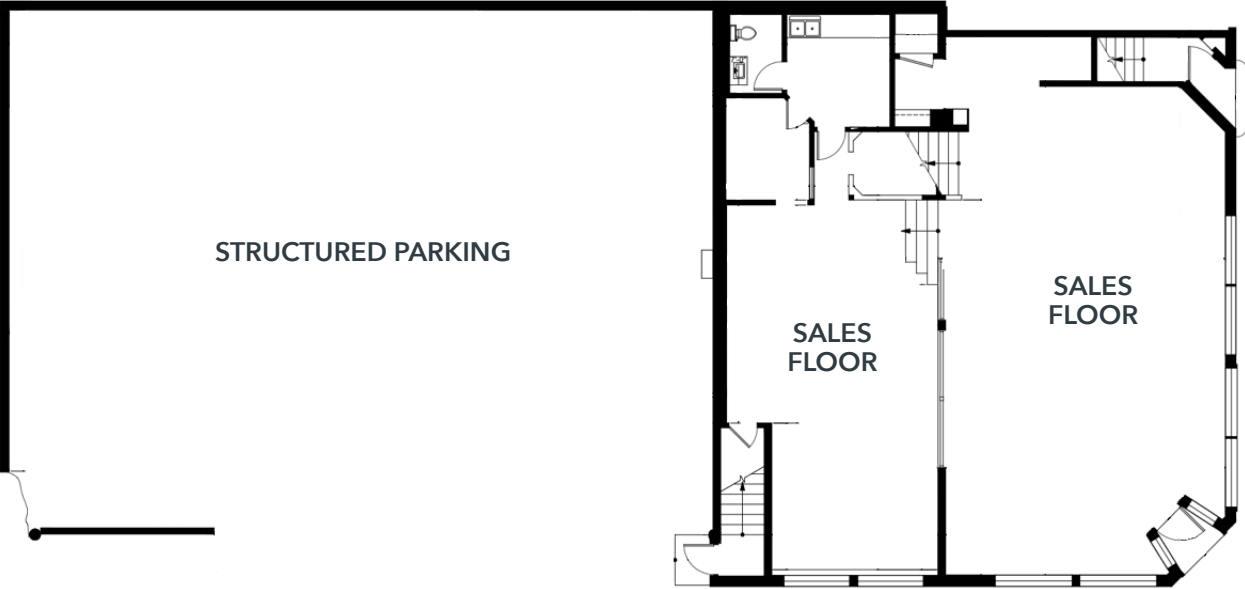


PHOTOS | INTERIOR



FLOOR PLANS

GROUND FLOOR



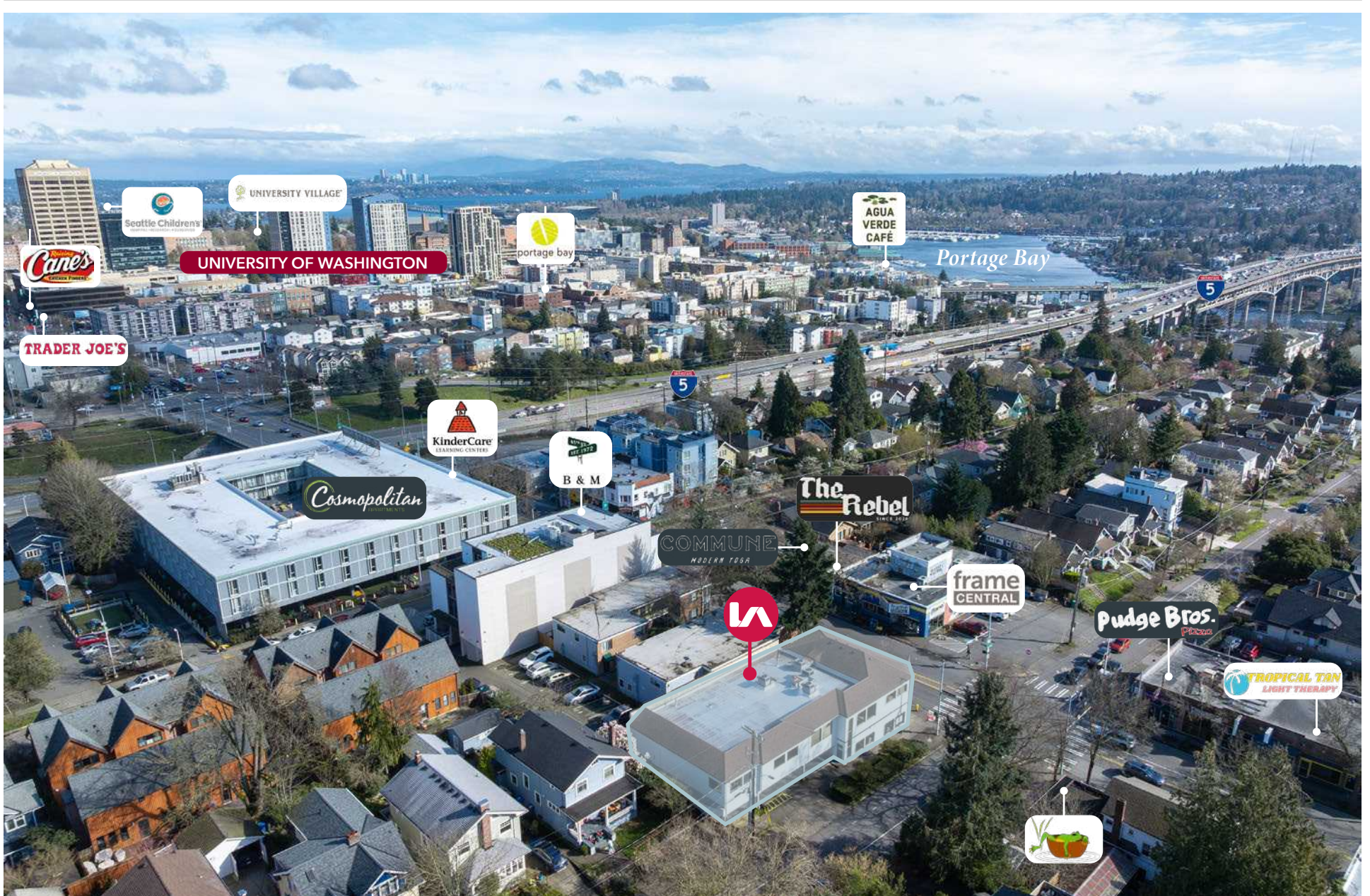
SECOND FLOOR



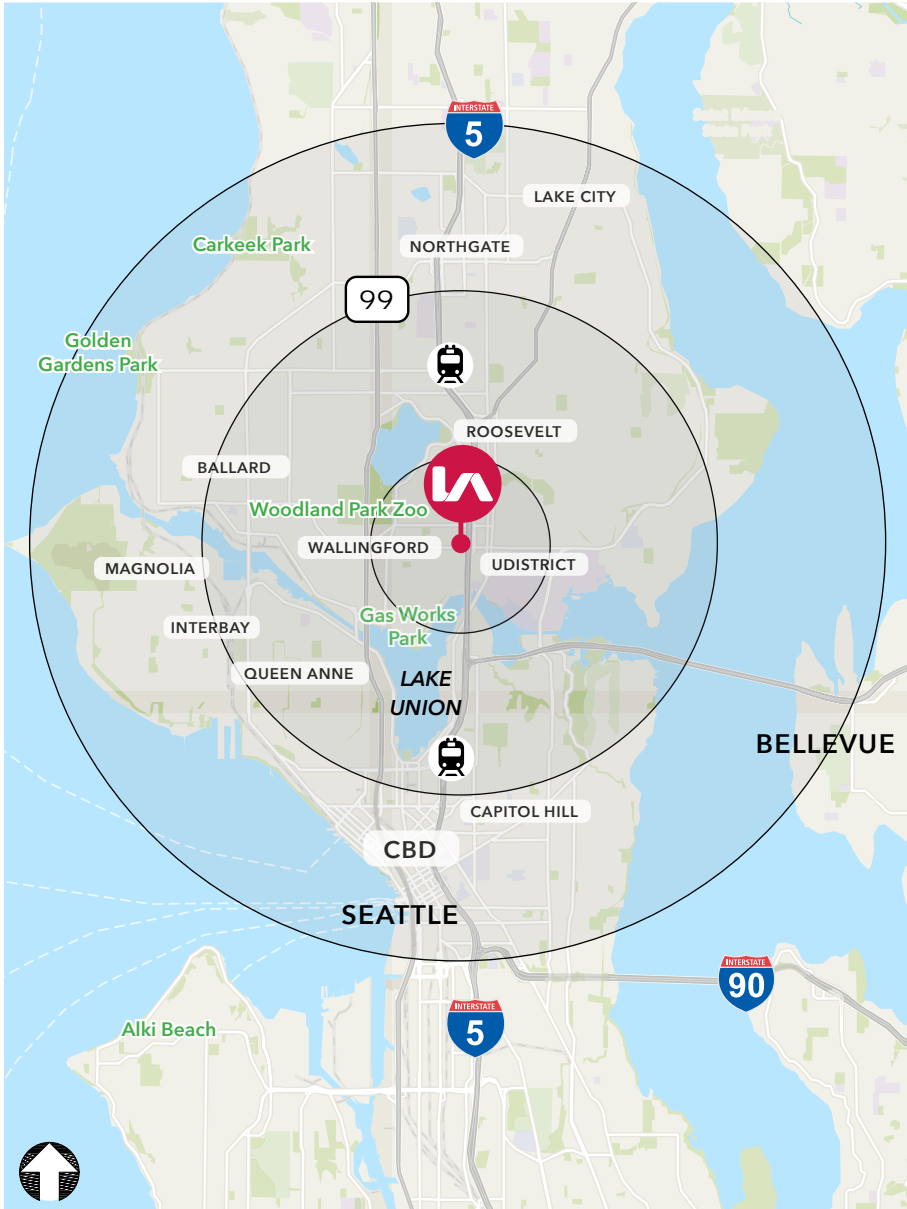
PROPERTY AERIAL



LOCATION OVERVIEW | SURROUNDING AMENITIES



DEMOGRAPHICS | NORTH SEATTLE



POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	54,482	293,113	539,390
2024 Population	56,841	312,908	580,888
2029 Population Projection	59,204	327,954	609,960
Annual Growth 2024-2029	0.8%	1.0%	1.0%
Median Age	29.2	35.4	36.7

HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2024 Households	22,054	148,696	286,463
2029 Household Projection	23,135	156,346	301,752
Annual Growth 2024-2029	1.0%	1.0%	1.1%
Average HH Size	2	1.9	1.9
Average HH Income	\$121,029	\$160,641	\$154,961

For more information, please contact:

STREN LEA

Vice President

D 206.773.2672

stren@lee-associates.com



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

170 120th Avenue NE, Suite 203 | Bellevue, WA 98005 | 425.454.4242 | lee-nw.com

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