



18054 9TH AVENUE NORTHEAST, 18060 9TH AVE NORTHEAST, 18201 10TH AVE NORTHEAST, SHORELINE, WA 98155

SHORELINE DEVELOPMENT SITE



RYAN DOWNING
Principal/Broker
206.466.9147
ryan.downing@sperrycga.com
WA #2512

CAPSTONE COMMERCIAL
303 5TH AVENUE SOUTH, SUITE
#209
EDMONDS, WA 98020

CONFIDENTIALITY & AGREEMENT



Sperry Commercial Global Affiliates, LLC operates a commercial real estate business and is an affiliate or franchisee ("Affiliate") of Sperry Commercial Global Affiliates, LLC Global Affiliates, LLC ("SperryCGA"). Sperry Commercial Global Affiliates, LLC is independently owned and operated. Sperry Commercial Global Affiliates, LLC and the owner ("Owner") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains brief, selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, but Sperry Commercial Global Affiliates, LLC and SperryCGA have not verified it and Owner, Sperry Commercial Global Affiliates, LLC and SperryCGA do not make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

You should independently verify each item of information in this Memorandum and have the same reviewed by your tax or investment advisor and/or legal counsel. This Memorandum and any communications You may have with Sperry Commercial Global Affiliates, LLC, SperryCGA and/or Owner and their respective officers, brokers, agents or employees regarding this Memorandum or the Property does not in any way constitute any legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including without limitation the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

Sperry Commercial Global Affiliates, LLC, SperryCGA and Owner assume no responsibility for the accuracy or completeness of any information in this Memorandum. Sperry Commercial Global Affiliates, LLC and Owner expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall Sperry Commercial Global Affiliates, LLC, SperryCGA or Owner be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature, will be held in the strictest confidence and shall be returned to Sperry Commercial Global Affiliates, LLC upon request; (b) You shall not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of Sperry Commercial Global Affiliates, LLC or Owner; and (c) You understand and agree that Sperry Commercial Global Affiliates, LLC represents Owner and not You and (iv) this Memorandum and this information contained therein shall not be used by You in any way that is detrimental to Owner, Sperry Commercial Global Affiliates, LLC or SperryCGA. Neither Sperry Commercial Global Affiliates, LLC, SperryCGA nor Owner shall have any obligation to pay any commission, finder's fee, or any other compensation to any broker or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed confidentiality agreement from such persons and providing a copy of such agreement to Sperry Commercial Global Affiliates, LLC.

The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to Purchase or Lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice which may arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

SHORELINE DEVELOPMENT SITE 18054 9TH AVENUE NORTHEAST, 18060 9TH AVE NORTHEAST, 18201 10TH AVE NORTHEAST, SHORELINE, WA 98155

Sperry - Capstone Commercial // 303 5TH AVENUE SOUTH, SUITE #209, EDMONDS, WA 98020 //

CONFIDENTIALITY & AGREEMENT // 2



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

*Each Sperry office independently owned and operated

TABLE OF CONTENTS



CAPSTONE COMMERCIAL

PROPERTY INFORMATION

Executive Summary	5
Property Description	6
Complete Highlights	7
Additional Photos	8

LOCATION INFORMATION

Regional Map	10
Location Map	11
Aerial Map	12
Shoreline_Survey.pdf	13
Shoreline_Floor_Area.pdf	14
Shoreline_Zoning_Review_RWAA.pdf	15

DEMOGRAPHICS

Demographics Report	20
Demographics Map	21

ADVISOR BIOS

Advisor Bio & Contact 1	23
-------------------------------	----



SHORELINE DEVELOPMENT SITE 18054 9TH AVENUE NORTHEAST, 18060 9TH AVE NORTHEAST, 18201 10TH AVE NORTHEAST, SHORELINE, WA 98155

Sperry - Capstone Commercial // 303 5TH AVENUE SOUTH, SUITE #209, EDMONDS, WA 98020 //

TABLE OF CONTENTS // 3



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

*Each Sperry office independently owned and operated

PROPERTY INFORMATION



SHORELINE DEVELOPMENT SITE 18054 9TH AVENUE NORTHEAST, 18060 9TH AVE NORTHEAST, 18201 10TH AVE NORTHEAST, SHORELINE, WA 98155

Sperry - Capstone Commercial // 303 5TH AVENUE SOUTH, SUITE #209, EDMONDS, WA 98020 //

PROPERTY INFORMATION // 4

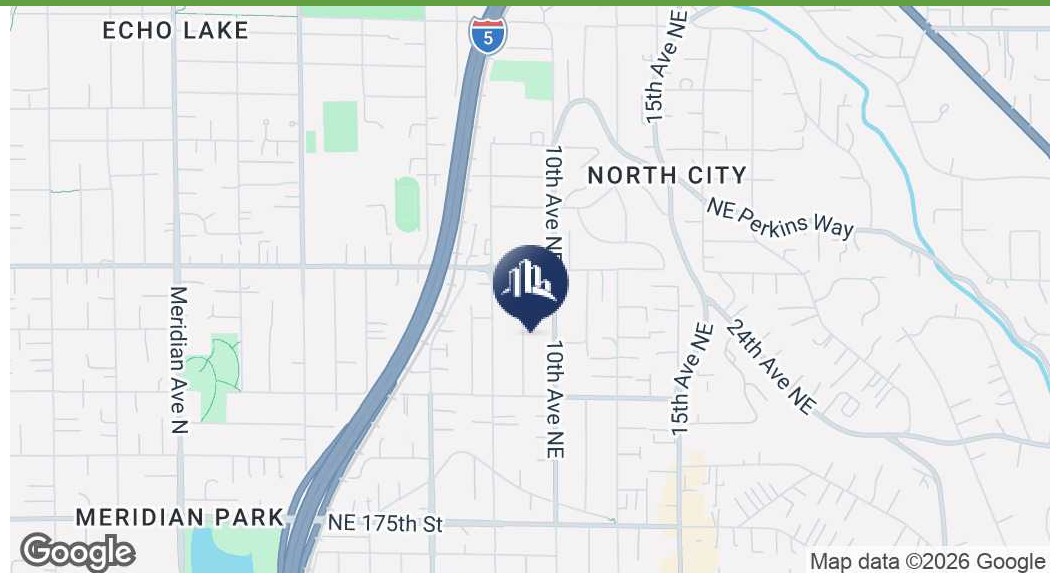


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

*Each Sperry office independently owned and operated

PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	24,616 SF
Zoning:	MUR70
Market:	Shoreline

PROPERTY OVERVIEW

Presenting an exceptional opportunity for multifamily development, this expansive property enjoys a prime location in the sought-after Shoreline area. Zoned MUR70, it offers a versatile canvas for potential multifamily housing, with ample space to accommodate higher-density residential projects. Boasting proximity to key amenities, transportation options, and the upcoming Light Rail, this property is an ideal fit for investors seeking multifamily development opportunities. With the potential for significant return on investment and the promise of a thriving community, this property stands as a compelling prospect for those looking to capitalize on the flourishing real estate market in Shoreline.

PROPERTY HIGHLIGHTS

- - Zoned MUR70 for versatile multifamily development
- - Prime location in the desirable Shoreline area
- - Ample space for potential multifamily housing
- - Favorable zoning for higher-density residential projects
- - Proximity to key amenities, transportation options, and new Light Rail Station

SHORELINE DEVELOPMENT SITE 18054 9TH AVENUE NORTHEAST, 18060 9TH AVE NORTHEAST, 18201 10TH AVE NORTHEAST, SHORELINE, WA 98155

Sperry - Capstone Commercial // 303 5TH AVENUE SOUTH, SUITE #209, EDMONDS, WA 98020 //

EXECUTIVE SUMMARY // 5



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

*Each Sperry office independently owned and operated

PROPERTY INFORMATION

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Presenting an exceptional opportunity for multifamily development, this expansive property enjoys a prime location in the sought-after Shoreline area. Zoned MUR70, it offers a versatile canvas for potential multifamily housing, with ample space to accommodate higher-density residential projects. Boasting proximity to key amenities, transportation options, and the upcoming Light Rail, this property is an ideal fit for investors seeking multifamily development opportunities. With the potential for significant return on investment and the promise of a thriving community, this property stands as a compelling prospect for those looking to capitalize on the flourishing real estate market in Shoreline.

LOCATION DESCRIPTION

Introducing a prime investment opportunity in the vibrant community of Shoreline, WA. Nestled in a dynamic neighborhood, the property offers a strategic location near notable points of interest such as the Aurora Square Shopping Center, Shoreline Community College, and Kruckeberg Botanic Garden, providing a balanced mix of commercial and recreational facilities. With the upcoming addition of the Light Rail, providing convenient access to downtown Seattle, and the increasing demand for multifamily apartment developments in the area, Shoreline presents a compelling case for investors seeking a thriving locale with ample business and leisure amenities. Embrace the potential of this sought-after location in Shoreline.

SHORELINE DEVELOPMENT SITE 18054 9TH AVENUE NORTHEAST, 18060 9TH AVE NORTHEAST, 18201 10TH AVE NORTHEAST, SHORELINE, WA 98155

Sperry - Capstone Commercial // 303 5TH AVENUE SOUTH, SUITE #209, EDMONDS, WA 98020 //

PROPERTY DESCRIPTION // 6



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

*Each Sperry office independently owned and operated

PROPERTY INFORMATION

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- - Zoned MUR70 for versatile multifamily development
- - Prime location in the desirable Shoreline area
- - Ample space for potential multifamily housing
- - Favorable zoning for higher-density residential projects
- - Proximity to key amenities, transportation options, and upcoming Light Rail
- - Ideal for investors seeking multifamily development opportunities
- - Potential for significant return on investment
- - Surrounded by a growing and thriving community



SHORELINE DEVELOPMENT SITE 18054 9TH AVENUE NORTHEAST, 18060 9TH AVE NORTHEAST, 18201 10TH AVE NORTHEAST, SHORELINE, WA 98155

Sperry - Capstone Commercial // 303 5TH AVENUE SOUTH, SUITE #209, EDMONDS, WA 98020 //

COMPLETE HIGHLIGHTS // 7

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



*Each Sperry office independently owned and operated

PROPERTY INFORMATION

ADDITIONAL PHOTOS



SHORELINE DEVELOPMENT SITE 18054 9TH AVENUE NORTHEAST, 18060 9TH AVE NORTHEAST, 18201 10TH AVE NORTHEAST, SHORELINE, WA 98155

Sperry - Capstone Commercial // 303 5TH AVENUE SOUTH, SUITE #209, EDMONDS, WA 98020 //

ADDITIONAL PHOTOS // 8



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

*Each Sperry office independently owned and operated

LOCATION INFORMATION



SHORELINE DEVELOPMENT SITE 18054 9TH AVENUE NORTHEAST, 18060 9TH AVE NORTHEAST, 18201 10TH AVE NORTHEAST, SHORELINE, WA 98155

Sperry - Capstone Commercial // 303 5TH AVENUE SOUTH, SUITE #209, EDMONDS, WA 98020 //

LOCATION INFORMATION // 9

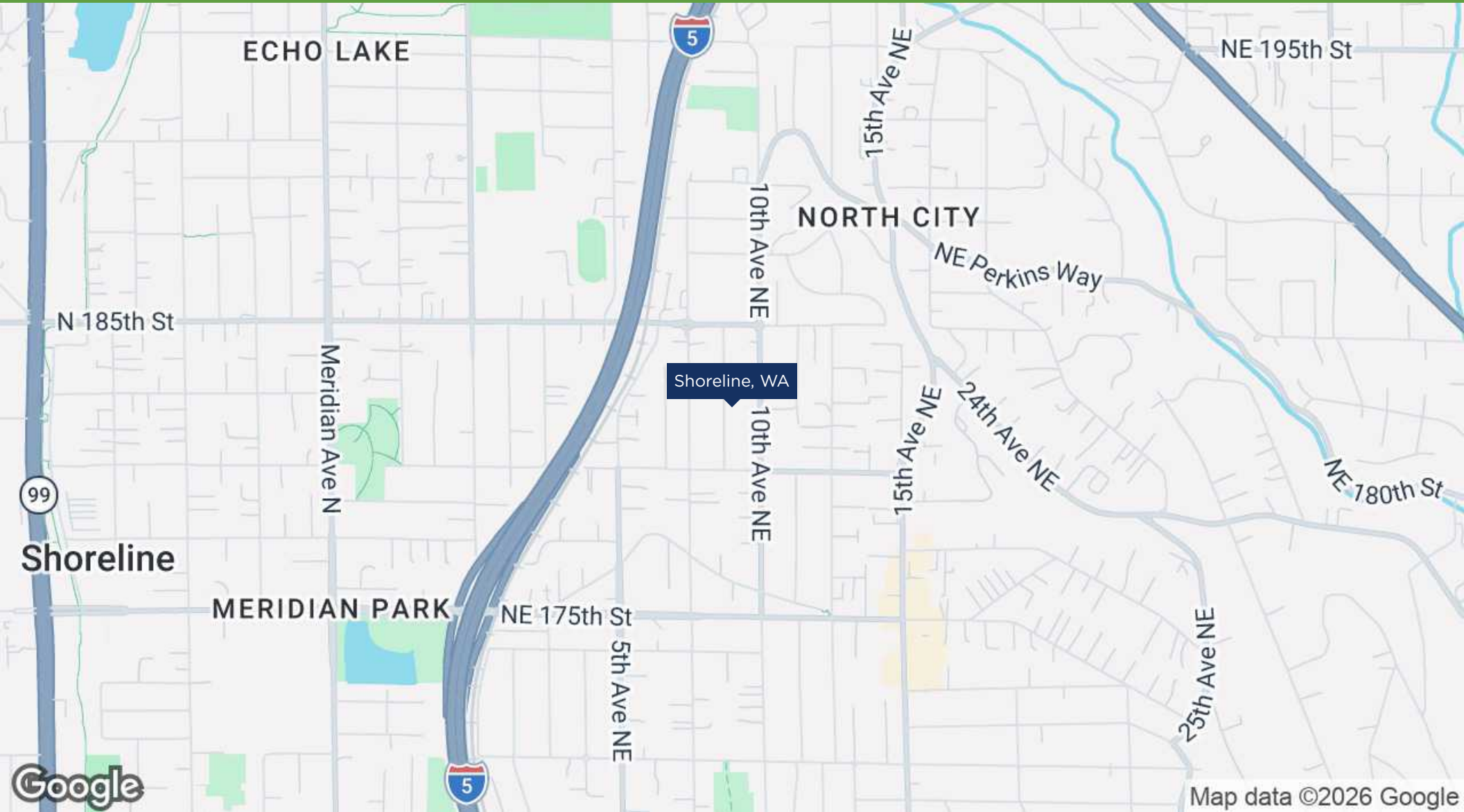


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

*Each Sperry office independently owned and operated

LOCATION INFORMATION

REGIONAL MAP



SHORELINE DEVELOPMENT SITE 18054 9TH AVENUE NORTHEAST, 18060 9TH AVE NORTHEAST, 18201 10TH AVE NORTHEAST, SHORELINE, WA 98155

Sperry - Capstone Commercial // 303 5TH AVENUE SOUTH, SUITE #209, EDMONDS, WA 98020 //

REGIONAL MAP // 10

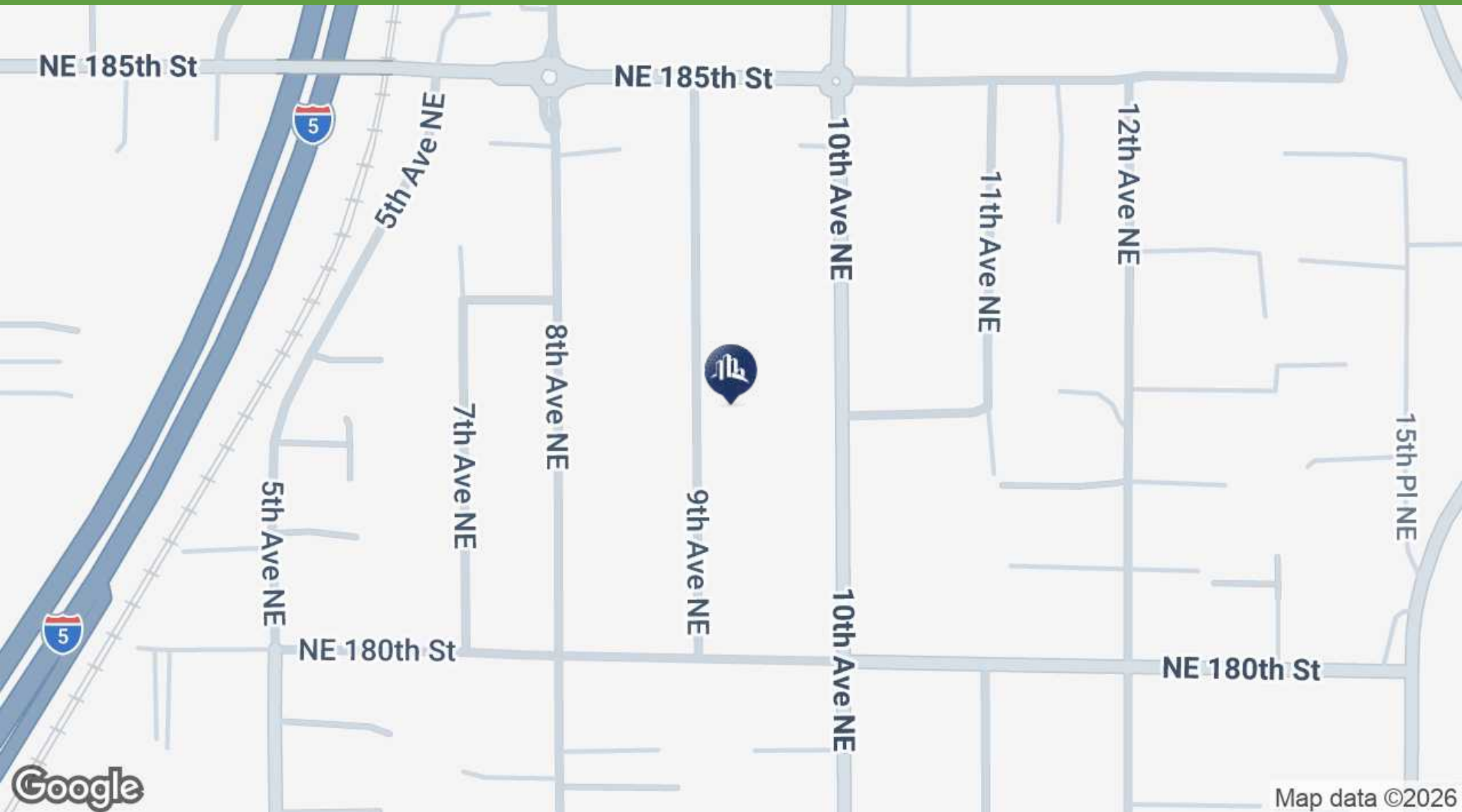


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

*Each Sperry office independently owned and operated

LOCATION INFORMATION

LOCATION MAP



SHORELINE DEVELOPMENT SITE 18054 9TH AVENUE NORTHEAST, 18060 9TH AVE NORTHEAST, 18201 10TH AVE NORTHEAST, SHORELINE, WA 98155

Sperry - Capstone Commercial // 303 5TH AVENUE SOUTH, SUITE #209, EDMONDS, WA 98020 //

LOCATION MAP // 11

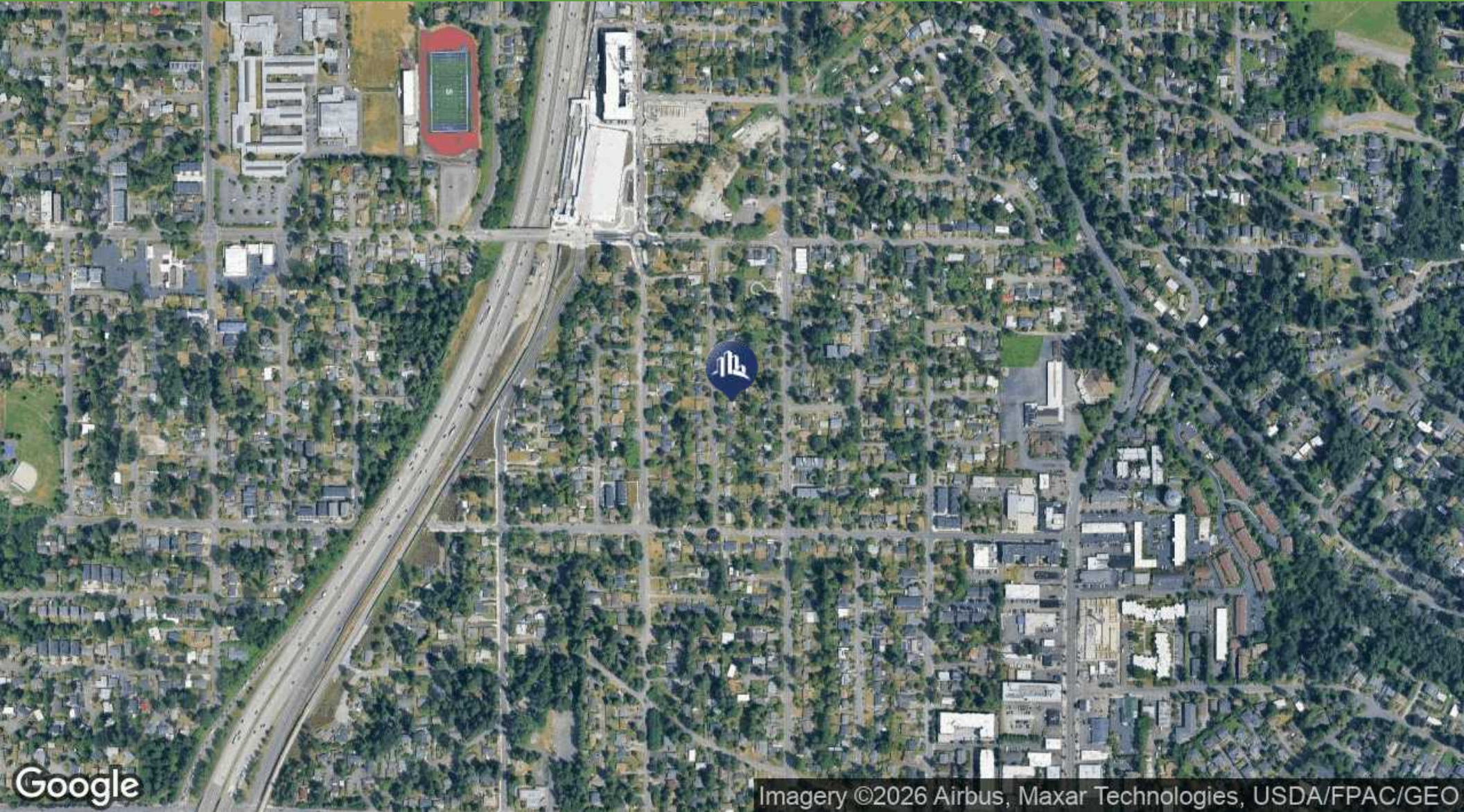


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

*Each Sperry office independently owned and operated

LOCATION INFORMATION

AERIAL MAP



SHORELINE DEVELOPMENT SITE 18054 9TH AVENUE NORTHEAST, 18060 9TH AVE NORTHEAST, 18201 10TH AVE NORTHEAST, SHORELINE, WA 98155

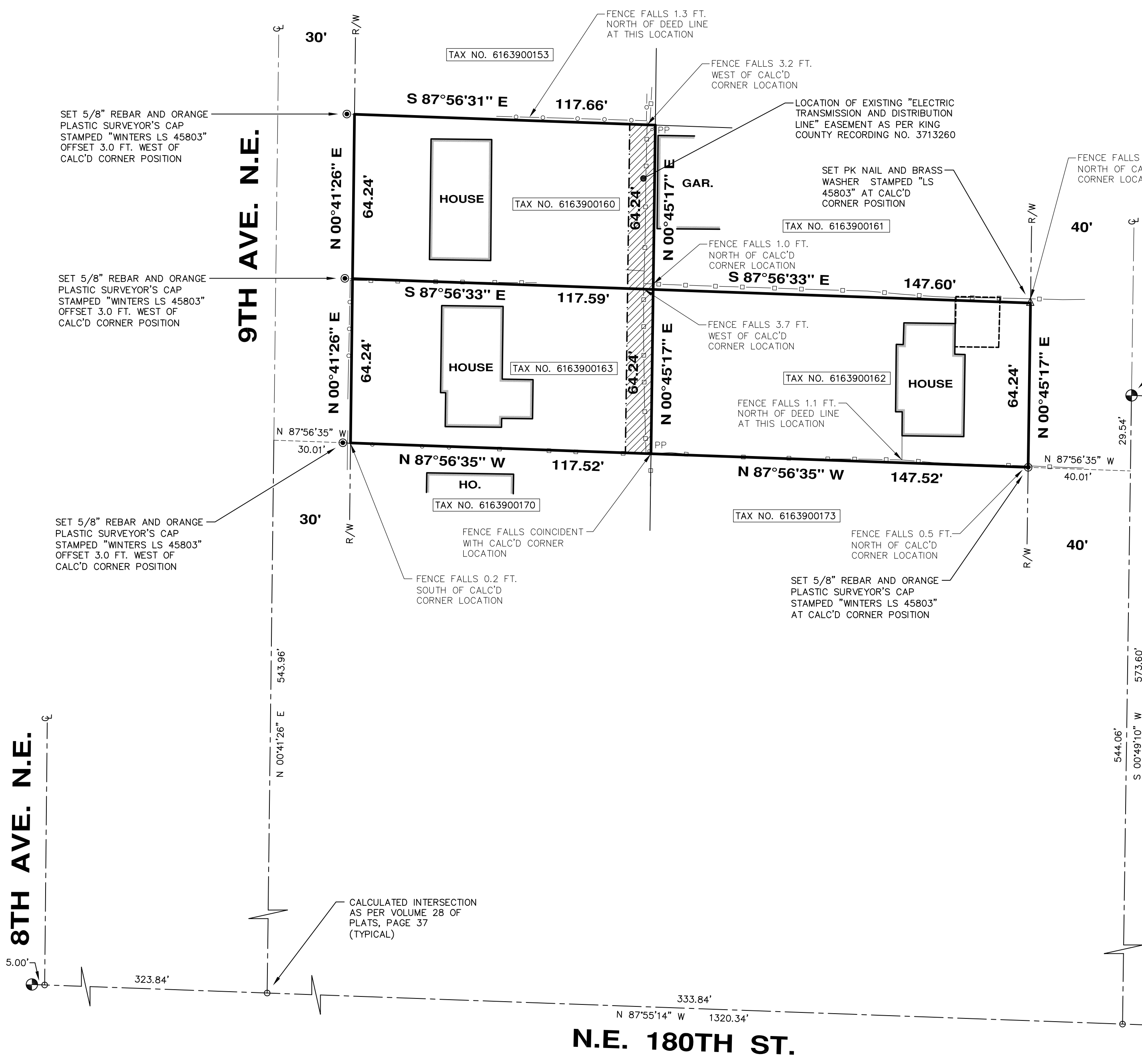
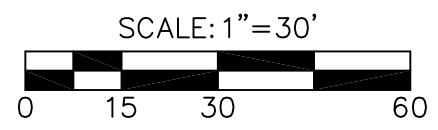
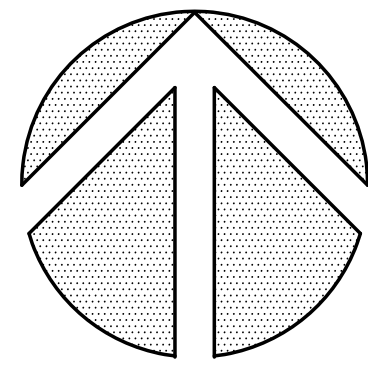
Sperry - Capstone Commercial // 303 5TH AVENUE SOUTH, SUITE #209, EDMONDS, WA 98020 //

AERIAL MAP // 12



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

*Each Sperry office independently owned and operated



NOTES:
1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. BASIS OF BEARINGS = N 87°55'14" W BETWEEN THE TWO FOUND MONUMENTS IN THE CENTERLINE OF N.E. 180TH ST. AS SHOWN HEREON.

PROPERTY DESCRIPTIONS
TAX PARCEL NO. 6163900162 (9,477 SQ. FT.)
THE SOUTH HALF OF THE EAST HALF OF LOT 16, BLOCK 1, NORTHEND COUNTRY ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 28 OF PLATS, PAGE 37, RECORDS OF KING COUNTY, WA.
TAX PARCEL NO. 6163900163 (7,550 SQ. FT.)
THE SOUTH HALF OF THE WEST HALF OF LOT 16, BLOCK 1, NORTHEND COUNTRY ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 28 OF PLATS, PAGE 37, RECORDS OF KING COUNTY, WA.
EXCEPT THE WEST 30 FEET THEREOF.
TAX PARCEL NO. 6163900160 (7,554 SQ. FT.)
THE NORTH HALF OF THE WEST HALF OF LOT 16, BLOCK 1, NORTHEND COUNTRY ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 28 OF PLATS, PAGE 37, RECORDS OF KING COUNTY, WA.
EXCEPT THE WEST 30 FEET THEREOF.



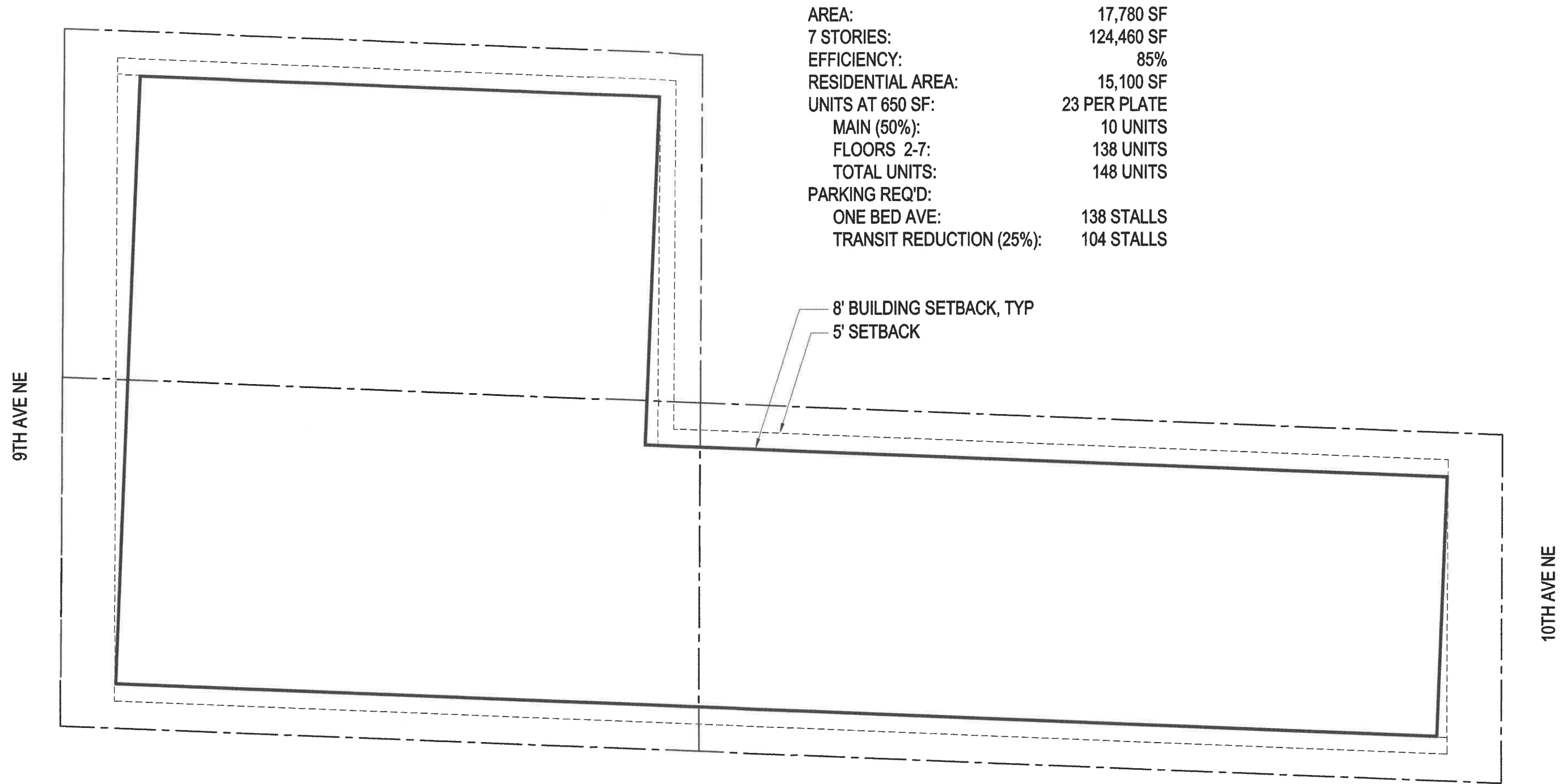
LOCATED IN: NW 1/4, NE 1/4, SEC. 8, T. 26 N., R. 4 E., W.M.

RECORDING CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____ 2024
AT _____ M. IN VOLUME _____ OF SURVEYS,
PAGE _____ AT THE REQUEST OF CHADWICK & WINTERS.
DEPARTMENT OF RECORDS & ELECTIONS
MANAGER _____ SUPT. OF RECORDS _____
RECEIVING NO. _____

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MMJR SHORELINE, LLC. ON _____
B.E. WINTERS, L.S. 45803

RECORD OF SURVEY
18054 & 18060 9TH AVE. N.E.
& 18201 10TH AVE. N.E.
SHORELINE, WASHINGTON

CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM
PROJECT #: 24-8138 DRAWING: 24-8138R05 CLIENT: MMJR SHORELINE, LLC.



AREA:	17,780 SF
7 STORIES:	124,460 SF
EFFICIENCY:	85%
RESIDENTIAL AREA:	15,100 SF
UNITS AT 650 SF:	23 PER PLATE
MAIN (50%):	10 UNITS
FLOORS 2-7:	138 UNITS
TOTAL UNITS:	148 UNITS
PARKING REQ'D:	
ONE BED AVE:	138 STALLS
TRANSIT REDUCTION (25%):	104 STALLS

8' BUILDING SETBACK, TYP
5' SETBACK

1. SHORELINE - TYPICAL FLOOR PLATE

1"=20'



SHORELINE

ADDRESS :

18060 9th AVE NE

18054 9th AVE NE

18201 10th AVE NE

ZONE:

MUR70 - LIGHT RAIL SUBAREA

TAX ID & LOT AREA:

6163900160 7,563 SF

6163900163 7,563 SF

6163900162 9,490 SF

TOTAL 24,616 SF (0.565 ACREAS)

STREET DESIGNATION:

10th . COLLECTOR ARTERIAL

9th . LOCAL SECONDARY

ECA:

NONE

ZONING:

PERMITTED USES:

RESIDENTIAL, PROVIDE 10-20% AFFORDABLE UNITS

PROVIDE GROUND FLOOR NONRESIDENTIAL USE PER ORDINANCE NO.1000

BASE HEIGHT LIMIT:

75'; 15' MIN FLR TO FLR AT GROUND FLOOR

MINIMUM DENSITY:

48 DU/ACRE (27 UNITS)

FLOOR AREA RATIO:

NONE

SETBACKS:

0' FRONT YARD; 10' SETBACK ABOVE 45' ELEVATION,

OR 10' FRONT YARD IN LIEU OF UPPER SETBACK

5' REAR YARD

5' SIDE YARD

MAXIMUM HARDSCAPE:

95% OF LOT AREA

PUBLIC PLACES:

4 SF FOR EVERY 20 SF OF COMMERCIAL

50 SF PER DWELLING UNIT, ROOF TOP DECK MAY ADD 15' TO BASE HEIGHT

PARKING:

0.75 STALLS/STUDIO OR 1 BEDROOM

1.5 STALLS/TWO BEDROOM

25% REDUCTION WITHIN 1/4 MILE OF LIGHT RAIL

50% REDUCTION FOR DEEP GREEN INCENTIVE PROGRAM

NONRESIDENTIAL USE SUBJECT TO ORDINANCE NO. 1000 ARE EXEMPT

FROM OFF-STREET PARKING PROVISION

TYPICAL FLOOR PLATE:

AREA:

17,780 SF

X 6 STORIES:

106,680 SF

GROUND FLOOR USE:

NONRESIDENTIAL

FLOORS 2-6:

UP TO 50% WORK UNITS PERMITTED ON 9th AVE THROUGH JAN 1, 2029

23 UNITS OF 650 SF PER FLOOR; 115 TOTAL

OFF-STREET PARKING:

86 PARKING SPACES

TRANSIT REDUCTION (25%):

65 PARKING SPACES

EV-READY SPACES:

20%, MIN. 1 ACCESSIBLE

AFFORDABLE HOUSING:

PROVIDE 20% OF RENTAL UNITS TO HOUSEHOLDS MAKING <70% MEDIAN INCOME FOR KING COUNTY ADJUSTED FOR HOUSEHOLD SIZE;

OR PROVIDE 10% OF RENTAL UNITS TO HOUSEHOLDS MAKING <60% MEDIAN INCOME FOR KING COUNTY ADJUSTED FOR HOUSEHOLD SIZE

- AFFORDABLE UNITS TO BE MIN 90% SQUARE FOOTAGE OF MARKET RATE UNITS & 500 SF MIN (STUDIO), 600 SF MIN (1-BR), 800 SF MIN (2-BR)
- THE RECREATION/OPEN SPACE REQUIREMENTS FOR AFFORDABLE HOUSING UNITS FOR HOUSEHOLDS MAKING <60% ADJUSTED MEDIAN INCOME FOR KING COUNTY SHALL BE CALCULATED AT 50% OF THE RATE REQUIRED FOR MARKET HOUSING IN SMC

NONRESIDENTIAL DESIGN:

10TH AVE NE:

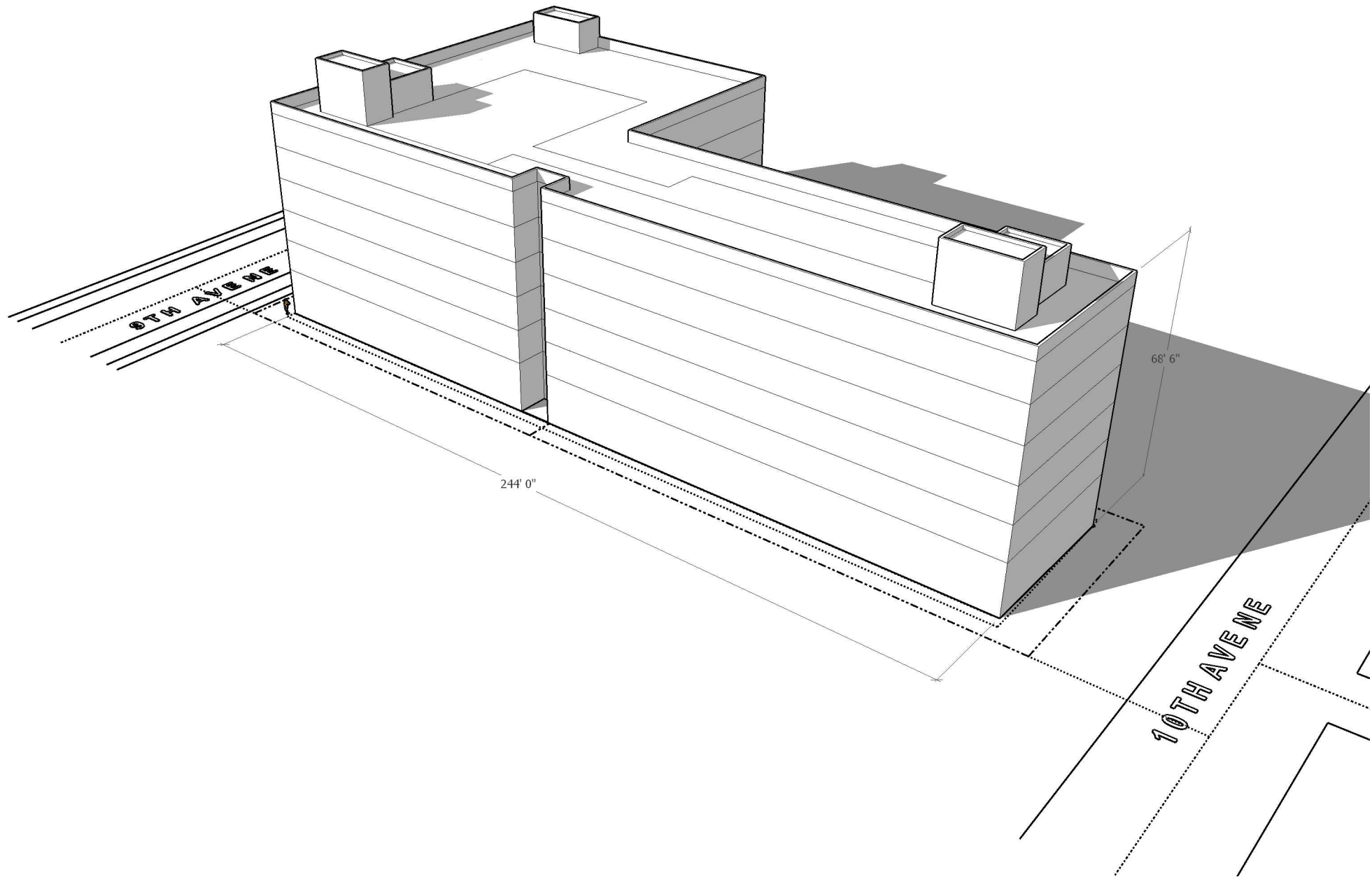
- 75% MIN LINEAL FRONTAGE NONRESIDENTIAL; LOBBIES, LEASING OFFICE, FITNESS CENTER AND COMMUNITY ROOMS UP TO 25%
- ON LOTS UP TO 100 FEET IN WIDTH, WHERE NO OTHER FEASIBLE VEHICLE ACCESS POINT EXISTS, THE WIDTH OF VEHICLE ACCESS DRIVE MAY BE EXCLUDED FROM CALCULATION
- 60% TRANSPARENT FAÇADE FRONTAGE
- 30 FT AVERAGE MIN. DEPTH, NO PART <15'

9TH AVE NE:

- 60% MIN LINEAL FRONTAGE NONRESIDENTIAL; LOBBIES, LEASING OFFICE, FITNESS CENTER AND COMMUNITY ROOMS UP TO 40%
- 45% TRANSPARENT FAÇADE FRONTAGE
- 30 FT AVERAGE MIN. DEPTH, NO PART <15'

REFERENCES:

SHORELINE MUNICIPAL CODE
SHORELINE ORDINANCE NO. 1000



8TH AVENUE

244' 0"

68' 6"

10TH AVENUE

DEMOGRAPHICS



SHORELINE DEVELOPMENT SITE 18054 9TH AVENUE NORTHEAST, 18060 9TH AVE NORTHEAST, 18201 10TH AVE NORTHEAST, SHORELINE, WA 98155

Sperry - Capstone Commercial // 303 5TH AVENUE SOUTH, SUITE #209, EDMONDS, WA 98020 //

DEMOGRAPHICS // 19



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

*Each Sperry office independently owned and operated

DEMOGRAPHICS

DEMOGRAPHICS REPORT

	0.3 MILES	0.5 MILES	1 MILE
Total population	1,970	5,690	18,675
Median age	38	40	41
Median age (Male)	36	38	40
Median age (Female)	39	41	43
Total households	754	2,192	7,305
Total persons per HH	2.6	2.6	2.6
Average HH income	\$134,778	\$154,604	\$160,718
Average house value	\$782,544	\$796,772	\$829,637

* Demographic data derived from 2020 ACS - US Census

SHORELINE DEVELOPMENT SITE 18054 9TH AVENUE NORTHEAST, 18060 9TH AVE NORTHEAST, 18201 10TH AVE NORTHEAST, SHORELINE, WA 98155

Sperry - Capstone Commercial // 303 5TH AVENUE SOUTH, SUITE #209, EDMONDS, WA 98020 //

DEMOGRAPHICS REPORT // 20

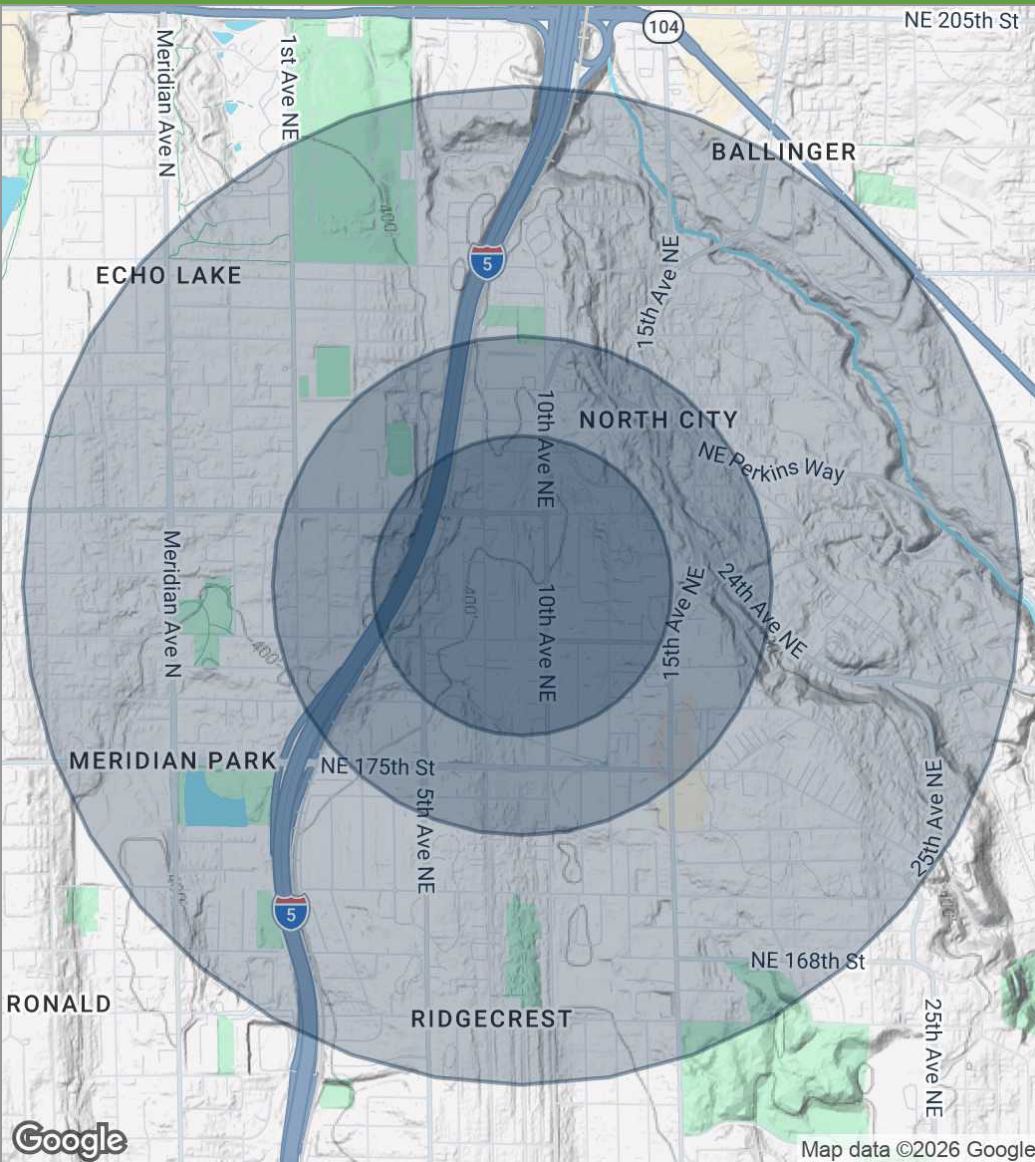


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

*Each Sperry office independently owned and operated

DEMOGRAPHICS

DEMOGRAPHICS MAP



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	1,970	5,690	18,675
Median age	38	40	41
Median age (Male)	36	38	40
Median age (Female)	39	41	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	754	2,192	7,305
# of persons per HH	2.6	2.6	2.6
Average HH income	\$134,778	\$154,604	\$160,718
Average house value	\$782,544	\$796,772	\$829,637

* Demographic data derived from 2020 ACS - US Census

SHORELINE DEVELOPMENT SITE 18054 9TH AVENUE NORTHEAST, 18060 9TH AVE NORTHEAST, 18201 10TH AVE NORTHEAST, SHORELINE, WA 98155

Sperry - Capstone Commercial // 303 5TH AVENUE SOUTH, SUITE #209, EDMONDS, WA 98020 //

DEMOGRAPHICS MAP // 21



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

*Each Sperry office independently owned and operated

ADVISOR BIOS



SHORELINE DEVELOPMENT SITE 18054 9TH AVENUE NORTHEAST, 18060 9TH AVE NORTHEAST, 18201 10TH AVE NORTHEAST, SHORELINE, WA 98155

Sperry - Capstone Commercial // 303 5TH AVENUE SOUTH, SUITE #209, EDMONDS, WA 98020 //

ADVISOR BIOS // 22



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

*Each Sperry office independently owned and operated

ADVISOR BIOS

ADVISOR BIO & CONTACT 1

RYAN DOWNING

Principal/Broker

303 5th Avenue South, Suite #209
Edmonds, WA 98020
T 206.466.9147
ryan.downing@sperrycga.com
WA #2512

PROFESSIONAL BACKGROUND

Sperry CGA National Broker Award “Top Ten Broker 2023” and Sperry Property Management Group Chair.

Ryan Downing is a lifelong commercial real estate management and sales professional. Having started his real estate career back in 2001 with the highly respected Seattle area firm of Westlake Associates. Ryan is very proud to have become the youngest partner in Westlake Associates history and still to this day remains very close with multiple brokers at Westlake Associates. Ryan has been part of numerous real estate development projects while working at Eastlake Property Group, including both ground up condominium development and condominium conversion projects.

Additionally, Ryan has been involved in property subdivision and townhouse entitlement work. Currently, Ryan is involved in numerous real estate partnerships formed to invest in commercial real estate assets. Since he started in commercial real estate back in 2001, Ryan has been involved in over 115 real estate transactions totaling over \$260 Million in value. This experience covers land, retail, office, multifamily, mixed-use, and residential real estate.

He also holds the Certified Professional Salesperson (CPSP) Designation from the National Association of Sales Professional (NASP) and the Certified Commercial Advisor (CCA) Designation from the National Association of Real Estate Advisors (NAREA).

Ryan Downing is the Sperry National Property Management Group Chair and a Sperry National Broker Award Winner for “Top Ten Producer Nationally in 2023”.

SHORELINE DEVELOPMENT SITE 18054 9TH AVENUE NORTHEAST, 18060 9TH AVE NORTHEAST, 18201 10TH AVE NORTHEAST, SHORELINE, WA 98155

Sperry - Capstone Commercial // 303 5TH AVENUE SOUTH, SUITE #209, EDMONDS, WA 98020 //

ADVISOR BIO & CONTACT 1 // 23



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

*Each Sperry office independently owned and operated