

# REVERIE

3309 BEACON AVE S, SEATTLE, WA



OFFERING BROCHURE

23-UNIT BOUTIQUE MIXED-USE APARTMENT INVESTMENT  
LESS THAN 1/2 MILE FROM BEACON HILL LIGHT RAIL STATION

 **CUSHMAN &  
WAKEFIELD**  
MULTIFAMILY CAPITAL MARKETS

# EXECUTIVE SUMMARY

Cushman & Wakefield Capital Markets is pleased to present an exclusive opportunity to acquire **Reverie Apartments**, a boutique mixed-use apartment community located in Seattle's North Beacon Hill neighborhood. The property features 23 thoughtfully designed residential units and 1,293 square feet of street-level retail along Beacon Avenue South, the neighborhood's primary commercial corridor and a highly walkable, transit-connected location.

Completed with a contemporary design aesthetic, Reverie offers a curated collection of studio and one-bedroom residences featuring modern interiors, in-unit laundry, secure building access, and on-site parking. The building's boutique scale creates a more intimate residential environment compared to larger urban developments, appealing to residents seeking modern living within a neighborhood-oriented setting.

Anchoring the ground floor is Fable All Day, a well-regarded coffee shop and evening wine bar that serves as a natural gathering place for residents and the surrounding community. This activated retail component enhances the property's street presence and reinforces Reverie's identity as a thoughtfully integrated part of the vibrant Beacon Hill neighborhood.

PROPERTY SUMMARY	
<b>Property</b>	Reverie
<b>Address</b>	3309 Beacon Ave S, Seattle, WA 98144
<b>Site Size</b>	6,766 SF (0.16 acres)
<b>Parcel</b>	396440-0265
<b>Zoning</b>	NC1P-55 (M)
<b>Vintage</b>	2019
<b>Units</b>	23
<b>Avg Unit Size</b>	481 SF
<b>Parking</b>	9 stalls
<b>Commercial Size</b>	1,293 SF
<b>Residential Size</b>	11,074 SF
<b>MFTE Participation</b>	6 units
<b>Unit Mix</b>	10-Studios (300 SF) 13-One Beds (570 SF)





**JEFFERSON PARK**

 **WALKING DISTANCE TO BEACON HILL LIGHT RAIL STATION**

# PROPERTY HIGHLIGHTS

## **BOUTIQUE APARTMENT COMMUNITY**

Limited unit count offering a more intimate residential environment compared to larger urban mid-rise developments

## **MODERN INTERIOR FINISHES**

Residences feature in-unit washer/dryer, quartz countertops, stainless steel appliances, and durable luxury vinyl plank flooring

## **ACTIVATED GROUND-FLOOR RETAIL**

Home to **Fable All Day**, a neighborhood coffee shop and evening wine bar that serves as a natural gathering place for residents and the surrounding community

## **SECURE RESIDENTIAL AMENITIES**

Controlled-access entry with elevator service and dedicated secure bike storage

## **ON-SITE PARKING**

At grade parking available for residents in a limited supply





**JEFFERSON  
PARK**



**BEACON AVES**

**ANCHORED BY FABLE ALL DAY**

**Neighborhood café and wine bar that activates the streetscape and enhances resident experience**



## LOCATION HIGHLIGHTS

### **ESTABLISHED RESIDENTIAL NEIGHBORHOOD**

Located in North Beacon Hill, a primarily residential enclave offering a quieter, lower-density alternative to Seattle's core urban districts

### **TRANSIT CONNECTIVITY**

Minutes from the Beacon Hill Light Rail Station, providing direct service to Downtown Seattle, Capitol Hill, the University District, SeaTac Airport, Bellevue, and Redmond

### **REGIONAL ACCESSIBILITY**

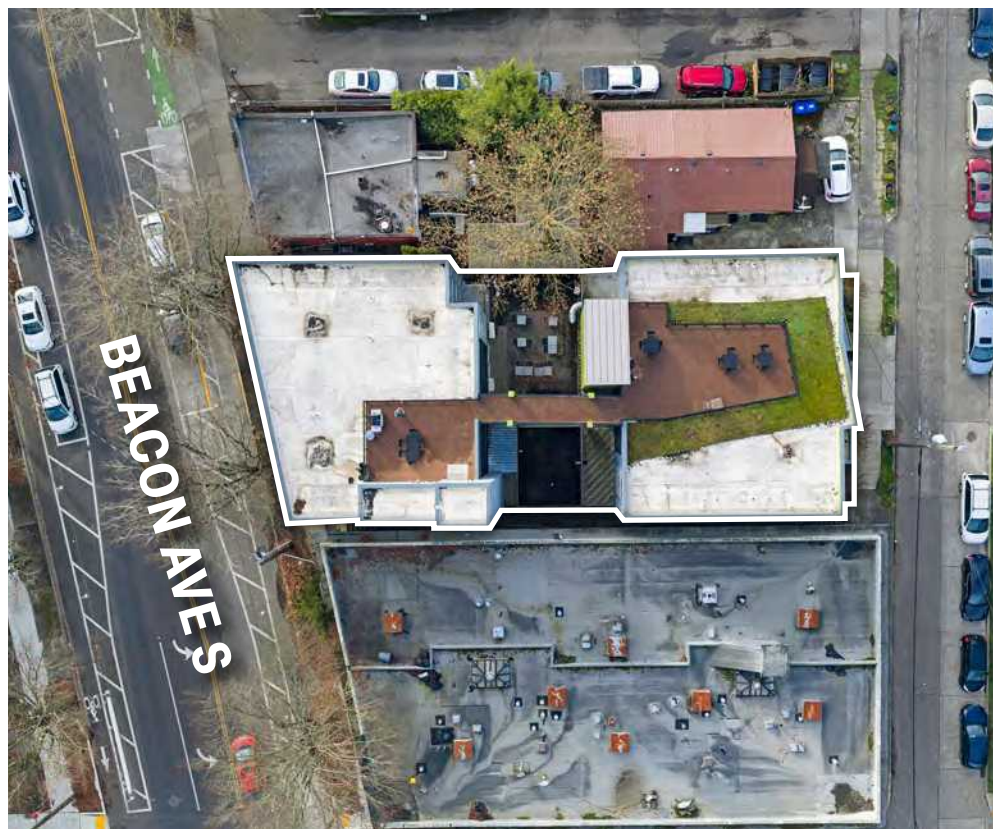
Convenient access to I-5 and I-90 enables efficient north-south and east-west commuting throughout the Seattle metropolitan area

### **NEIGHBORHOOD AMENITIES**

Walkable to a variety of local cafés, restaurants, neighborhood retail, and nearby parks along Beacon Avenue South

### **CENTRAL EMPLOYMENT ACCESS**

Positioned between Downtown Seattle and major South Seattle employment centers, allowing residents to benefit from convenient commute times without the congestion of the downtown core



# R BEACON HILL

## TRANSACTION TEAM

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