



FOR SALE

9409 DELRIDGE WAY SW | SEATTLE, WA

*An Owner-User or Development Opportunity in White Center*

9409 DELRIDGE WAY SW | SEATTLE, WA

# OWNER-USER OR REDEVELOPMENT OPPPORTUNITY

*\$1.59M*

LIST PRICE

*\$154*

LOT PRICE / SQFT

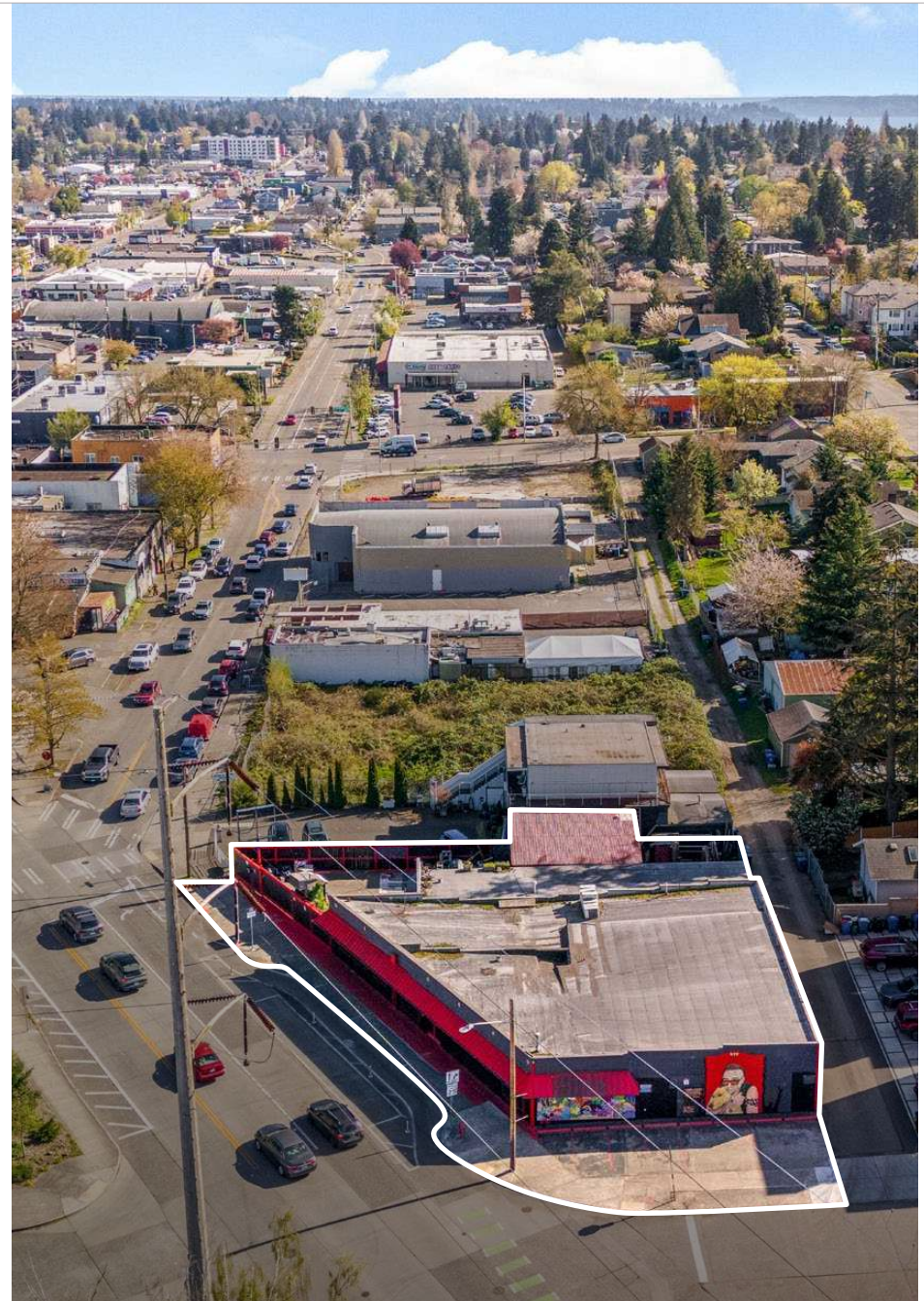
*\$250*

BUILDING PRICE / SQFT

## PROPERTY DETAILS

LIST PRICE	\$1,590,000
BUILDING PRICE / SQFT	\$250
LOT PRICE / SQFT	\$154
LEASEABLE SQFT	6,360 SF
LOT SQFT	10,317 SF
OCCUPANCY	Tenant to vacate at close
PARKING SPACES	±8 (1.25/1,000 SF)
YEAR BUILT	1930
PARCEL NO.	935290-0950
ZONING	NC2P55 (M)
OWNERSHIP	Fee Simple

→ PERMITTED USES & DEVELOPMENT STANDARDS



# LOT MAP





### *Versatile Owner-User Opportunity*

Ideal for an owner-user looking to operate now and develop later, maximizing long-term value in a high-demand corridor.



### *Strong Street Exposure*

Exceptional visibility, ensuring strong traffic exposure and accessibility with 13,000+ vehicles per day on Delridge Way.



### *Flexible Development Potential*

Zoned NC2P55 (M), allowing for commercial, multi-family, or mixed-use development. No parking requirement, allowing greater density and height potential.



### *White Center Is A Growing Submarket*

With Seattle's vacancy rate hovering around 3%, demand from retail tenants and owner-users is at an all-time high, driving long-term appreciation.



### *Seattle's Expanding Job & Population Base*

Projected 44% job growth over the next decade, coupled with a 2.8% unemployment rate (2024), signals increasing demand for commercial space.



### *Proximity to Transit & Redevelopment*

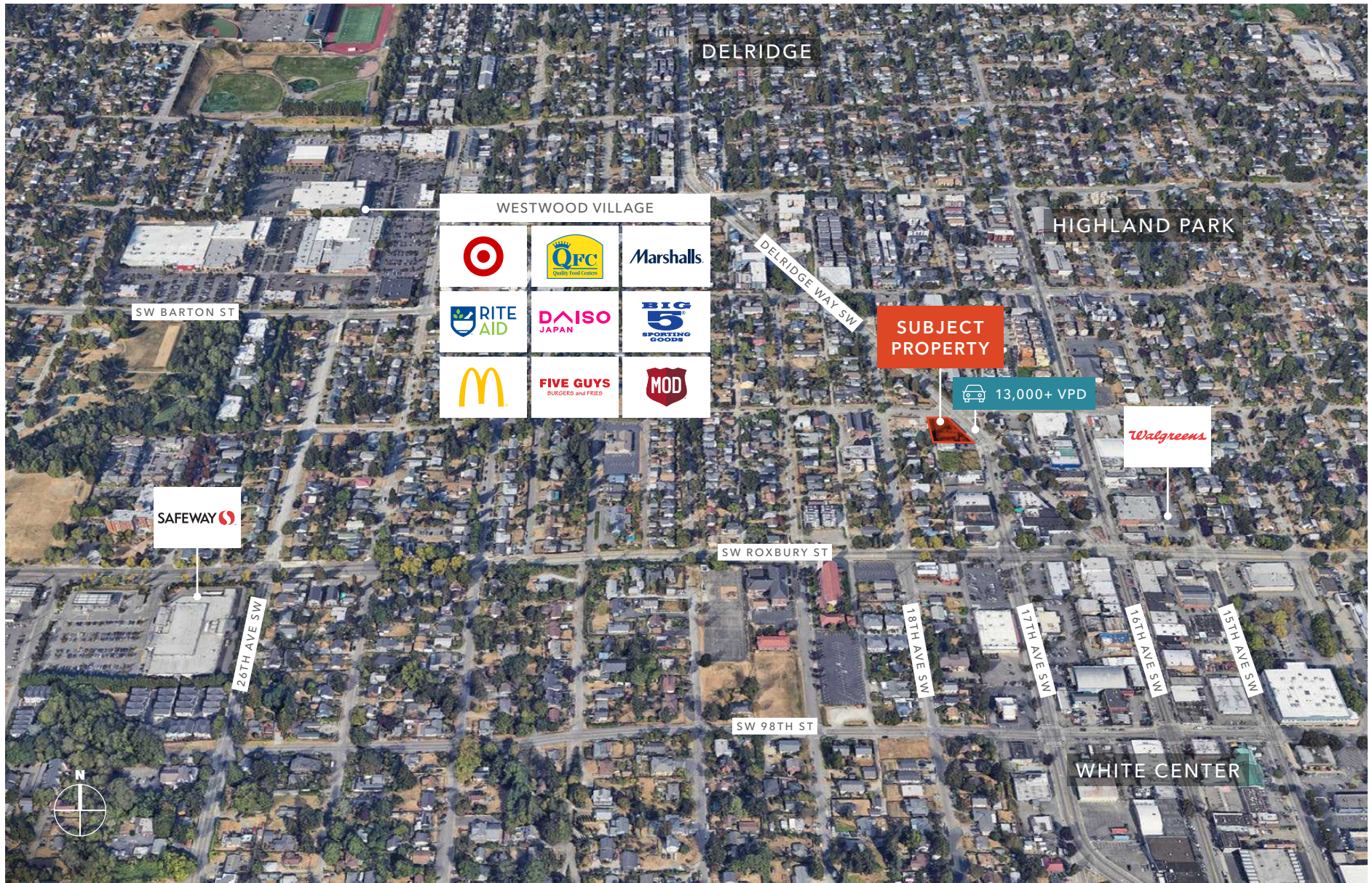
Just minutes from the West Seattle Bridge and major arterials, the location offers quick access to downtown Seattle. The property is also near multiple transit stops.

9409 DELRIDGE WAY SW | SEATTLE, WA



AVAILABLE FOR SALE

KIDDER MATHEWS



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED	23,099	108,055	272,677
2029 PROJECTION	23,031	107,878	279,532
2020 CENSUS	23,810	111,782	276,445
FEMALE / MALE	50.3% / 49.7%	49.4% / 50.6%	49.4% / 50.6%
MEDIAN AGE	36.8	38	37.9

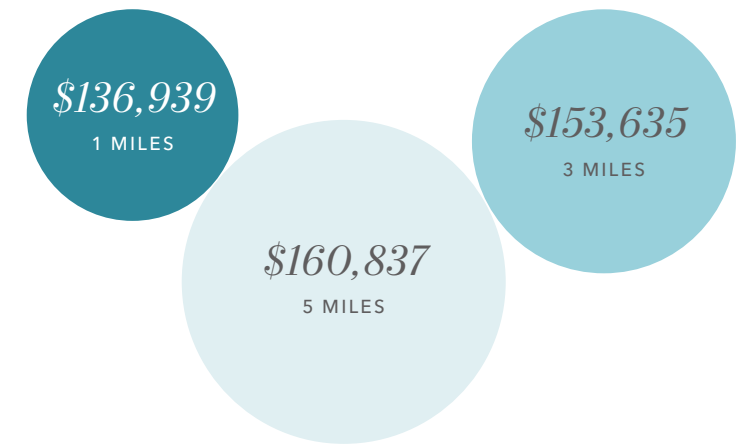
## EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN HH INCOME	\$107,603	\$117,099	\$118,943
2024 PER CAPITA INCOME	\$55,669	\$62,162	\$65,239
TOTAL BUSINESSES	936	5,556	14,646
TOTAL EMPLOYEES	4,595	48,544	122,837

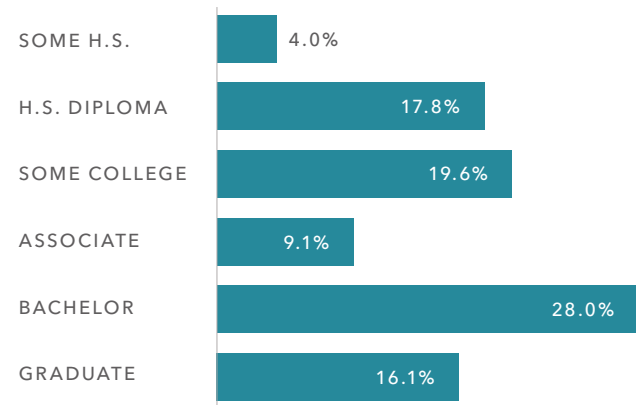
## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	9,372	43,576	110,182
2029 PROJECTED	9,256	43,144	112,116
2020 CENSUS	9,234	43,672	107,153
GROWTH 2024 - 2029	-0.2%	-0.2%	0.4%
OWNER-OCCUPIED	55.1%	59.0%	54.8%
RENTER-OCCUPIED	44.9%	41.0%	45.2%

## AVERAGE HOUSEHOLD INCOME



## EDUCATION (1-MILE)



Data Source: ©2025, Sites USA

*Exclusively listed by The Verger Team*

**KEVIN VERGER**

Vice President

206.946.9425

[kevin.verger@kidder.com](mailto:kevin.verger@kidder.com)

**MAGGIE VERGER**

Vice President

206.600.8500

[maggie.verger@kidder.com](mailto:maggie.verger@kidder.com)

KIDDER.COM

