

Offering Memorandum
Entitled
Woodinville Multi-Family Development Site





EXECUTIVE SUMMARY

The city of Woodinville is located in King County Washington 30 minutes from Seattle, 15 minutes to Bellevue and 20 minutes to Boeing's Everett Plant. The site is located minutes from Microsoft's Main Campus in Redmond, University of Washington in Bothell, Evergreen Medical Center in Kirkland and minutes to a major Bio-Tech sector/hub located in the Bothell valley. The site has multiple access points to I-405.

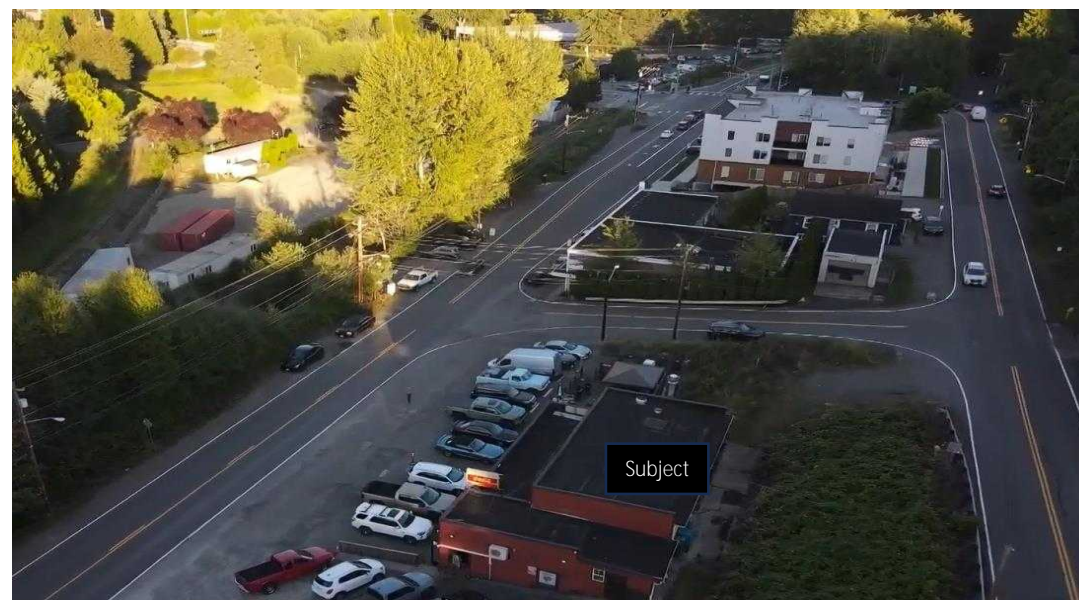
The City Council on March 17, 2026 approved Green Partners (company managing investments for Microsoft co-founder Bill Gates) 19-acre development plan within .7 Miles from the site & Trader Joe's is opening summer 2026 within one mile from the site.

Marketing Process

The ownership will review and consider offers as submitted.

Offering Price

\$10,500,000



Property:

Address:

12461 NE Woodinville Drive
Woodinville Washington 98072

King County Parcel Numbers:

951810-0070; 0100; 0110; 0120; 0125

Lot Size:

1.13 Acres

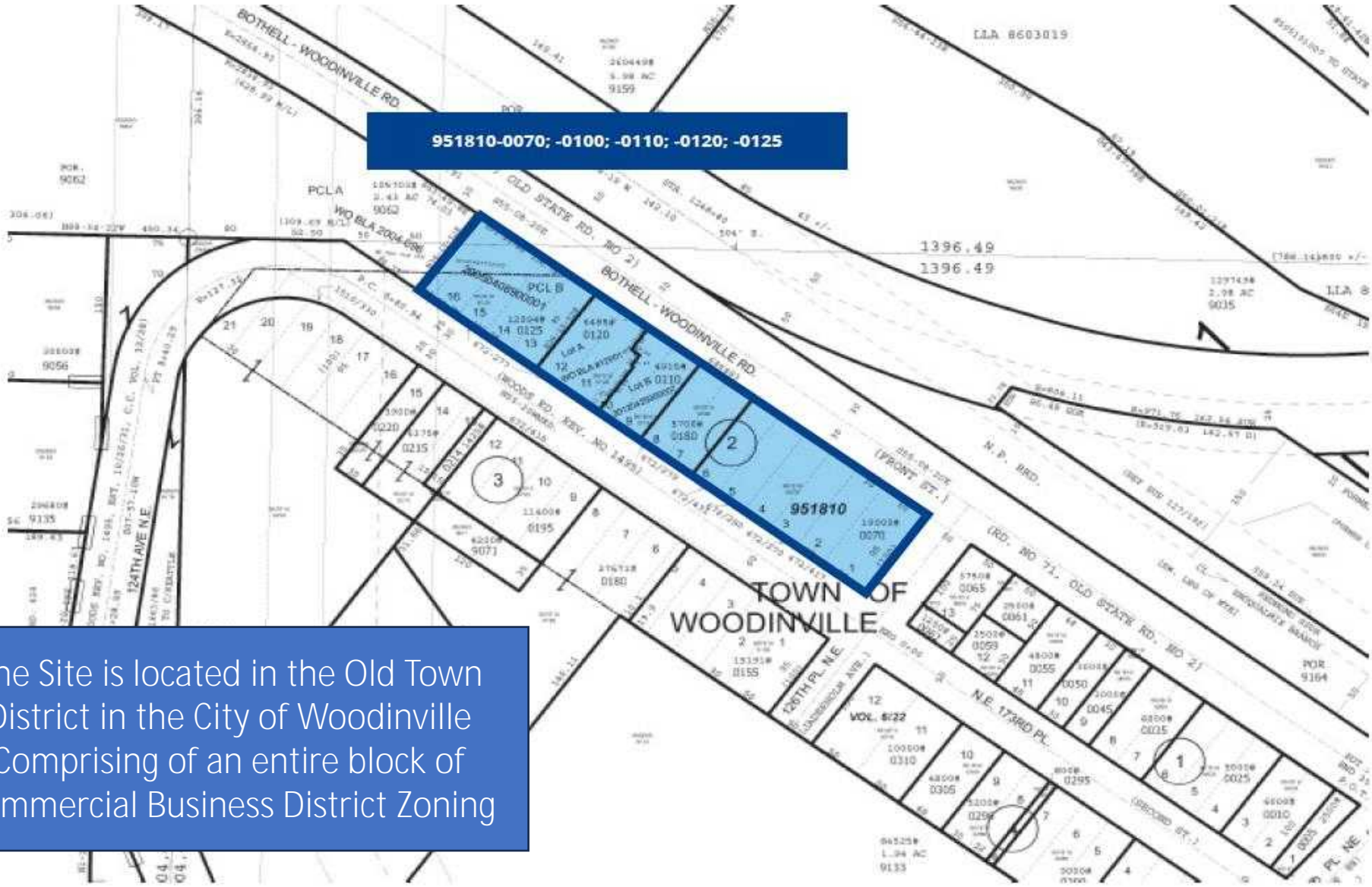
Zoning:

Commercial Business District, City of Woodinville

Development:

161 Residential Units with On-Site Covered Parking

Parcel Map



The Site is located in the Old Town District in the City of Woodinville
Comprising of an entire block of Commercial Business District Zoning

THE PROJECT

Address: 12461 NE Woodinville Drive, Woodinville, WA 98072

King County Tax Parcels: 951810-0070; 0100; 0110; 0120; 0125

Lot Size: 49,680 Gross Land area
49,205 SF Less ROW Dedication

Zoning: CBD

Approved Development

(161) residential units
235,314 SF Gross Building Area
(230) parking spaces
15,702 SF retail area (possible reduction)*
8,551 SF office area (possible reduction/elimination)*

RESIDENTIAL UNIT COUNT	
Name	Count
O1	4
1BR	96
2BR	28
ST	33
TOTAL UNITS	161

*Retail & Office Area Reduction/Elimination Maybe Possible With The City Manager's Approval or Amending The Development Agreement.



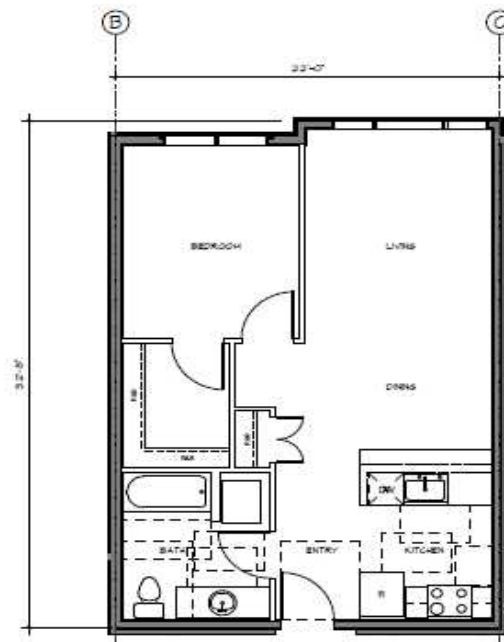
Development Site Qualifies for MFTS (Multi-Family-Tax-Exemption)

Approved Development Agreement (Expires September 9, 2029) with the City

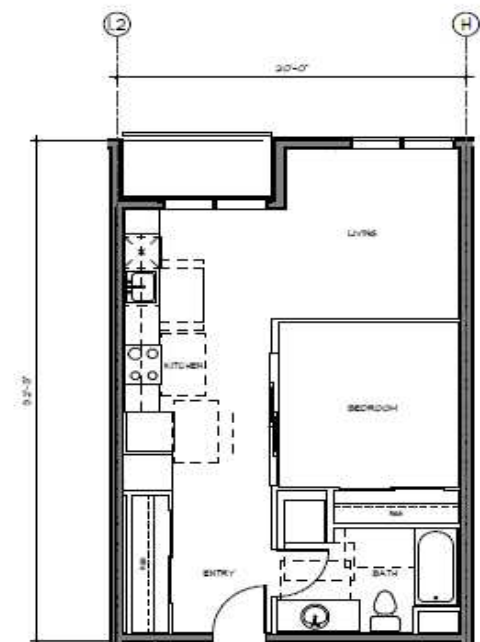
King Co. Record #20190924000735



⑤ 2 BEDROOM - TYPICAL
1/4" = 1'-0"



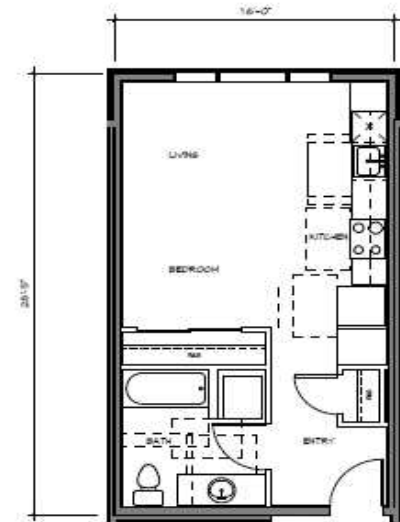
③ 1 BEDROOM - TYPICAL
1/4" = 1'-0"



② OPEN 1 BEDROOM - TYPICAL
1/4" = 1'-0"

RESIDENTIAL UNIT COUNT	
Name	Count

01	4
1BR	96
2BR	28
ST	33
TOTAL UNITS	161



① STUDIO - TYPICAL
1/4" = 1'-0"



Green Partners Development Project Approved

The Woodinville City Council approved on March 17, 2026 a proposed 19-acre development called Midtown Woodinville, which include 1,300 housing units, a 200 room-hotel and nearly 90,000 square feet of retail and restaurants and office space. This project is only .7 miles from the subject Multi-Family Development site.

Harvest Woodinville Project Construction Complete

ALEXAN
WOODINVILLE
APARTMENTS
280 rental units, 25,000
square feet of retail

RIVER RUN AND
VINEYARD CREEK
TOWNHOMES
76 residences between
two separate developments

THE SOMM HOTEL
264 rooms, 4,200 square-foot spa,
3,000 square-foot rooftop bar and plaza

THE YARD
Six building-retail center,
100,000 square feet total

THROUGH THE GRAPEVINE

Construction is underway on the Harvest, a reuse development in Woodinville that includes residential real estate, retail, restaurants and hospitality. The project includes the Somm Hotel, which is expected to be completed in August.

ANTHONY SOLANTE | P&B

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