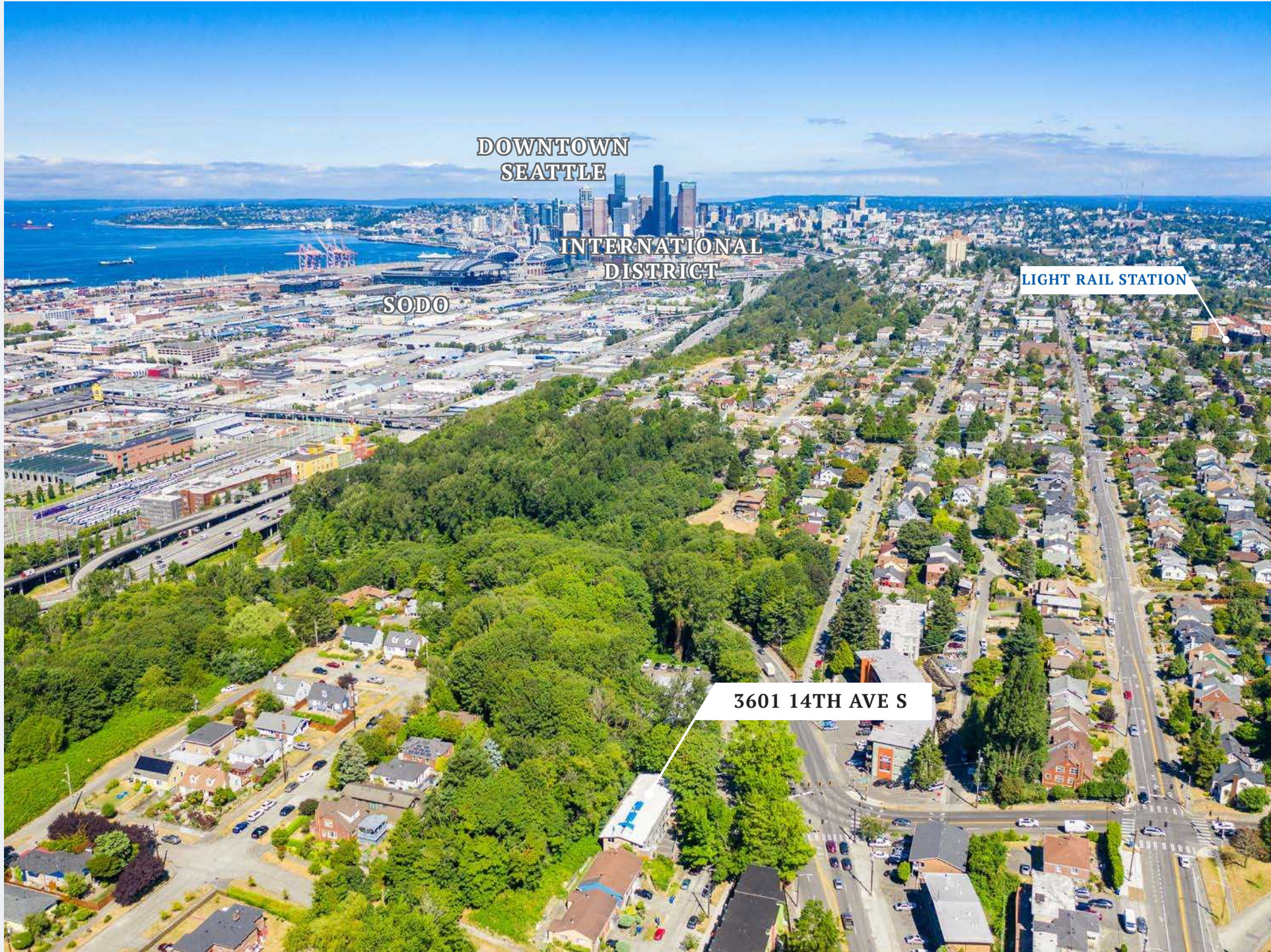


# NORTH BEACON HILL DEVELOPMENT SITE

3601 14TH AVENUE S  
SEATTLE, WA 98144



WESTLAKE  
ASSOCIATES



**DOWNTOWN  
SEATTLE**

**INTERNATIONAL  
DISTRICT**

**SODO**

**LIGHT RAIL STATION**

**3601 14TH AVE S**





GEORGETOWN

VA PUGET SOUND  
MEDICAL CENTER

JEFFERSON  
PARK

3601 14TH AVE S





LIGHT RAIL STATION

MT. BAKER

BELLEVUE

MERCER ISLAND

LIGHT RAIL STATION

3601 14TH AVE S



# NORTH BEACON HILL

3601 14TH AVENUE S  
SEATTLE, WA 98144

PRICE: **\$995,000**

COUNTY	King
MARKET	Seattle - N. Beacon Hill
APN#	568000-0920
LOT SIZE	14,400 SF   0.33 AC
ZONING	<b>LR3 (M)</b> Frequent Transit (Growth Area)
FAR	1.8
EXISTING USE	Vacant 8-Unit Apartment
VIEWS	Partial Easterly Views
TOPOGRAPHY	Gentle Slope West to East



## INVESTMENT SUMMARY

Westlake Associates, Inc. is proud to present for sale the North Beacon Hill SEDU/Townhome Development Site.

This offering features a 14,400 square foot lot with LR3(M) zoning, ideally located in Seattle's highly sought-after North Beacon Hill submarket, less than 3 miles from the Seattle Central Business District, one of the fastest-growing employment centers in the nation.

The property presents a compelling opportunity for a range of development strategies, including SEDUs, multifamily apartments, or townhomes. Existing improvements include a vacant 8-unit apartment building, positioning the site closer to shovel-ready status and reducing upfront entitlement timelines. Preliminary massing studies by Lien Nishiwaki Architects indicate the site's highest and best use as a new five-story building featuring approximately 61 SEDUs, with average unit sizes of 290 square feet.

As housing affordability continues to tighten across Seattle, North Beacon Hill is well positioned to benefit from sustained demand among both renters and first-time buyers, driven by its proximity to downtown, transit accessibility, and neighborhood growth trajectory.

### INVESTMENT HIGHLIGHTS

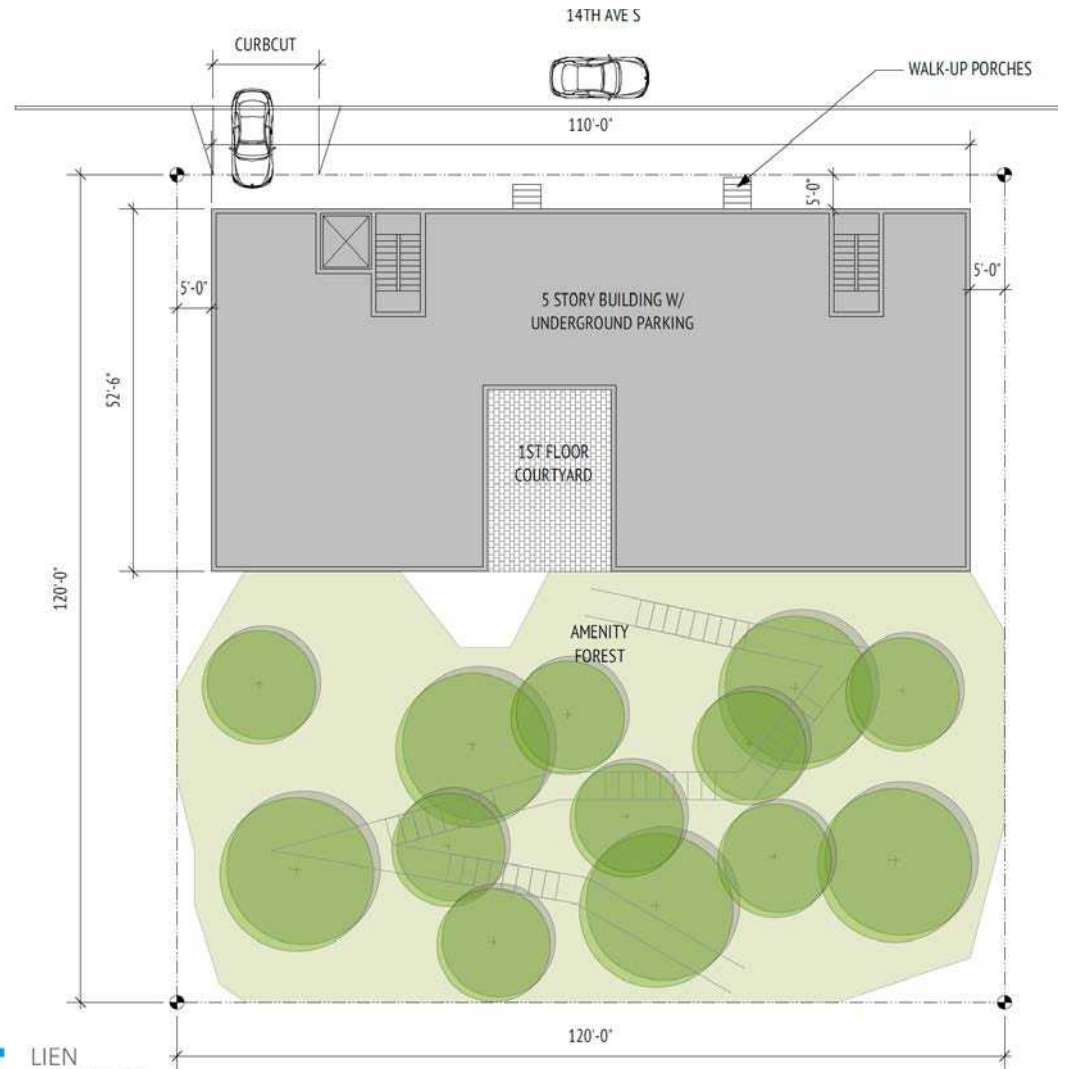
- **Excellent North Beacon Hill Location**
- **One Block from Jefferson Park & Golf Course**
- **Located on Bus Line with direct service to Downtown Seattle**
- **Frequent Transit Zone**
- **Easy Access to Interstate-5 / Interstate-90**
- **13-Minute walk to Beacon Hill Light Rail Station**
- **Less than 3 miles to Seattle CBD (300,000+ Jobs)**



# DEVELOPMENT POTENTIAL

## ZONING SUMMARY

- Lot Size: 14,400 SF (0.33 Acres)
- Floor Area Ratio (FAR): 1.8
- GSF Maximum:  $14,400 \times 1.8 = 25,920$  SF
- Height Limit: 50 Ft.
- Density Limit: Unlimited
- Setbacks:
  - Front: 5 ft.
  - Sides: 5 ft.
  - Back: 10 ft.
- Parking Requirements: 1 per 2 SEDU Units



**LN** LIEN  
NISHIWAKI  
ARCHITECTS

*BUYER TO VERIFY*  
*For conceptual purposes only*  
*Fully Masing Study available upon request*

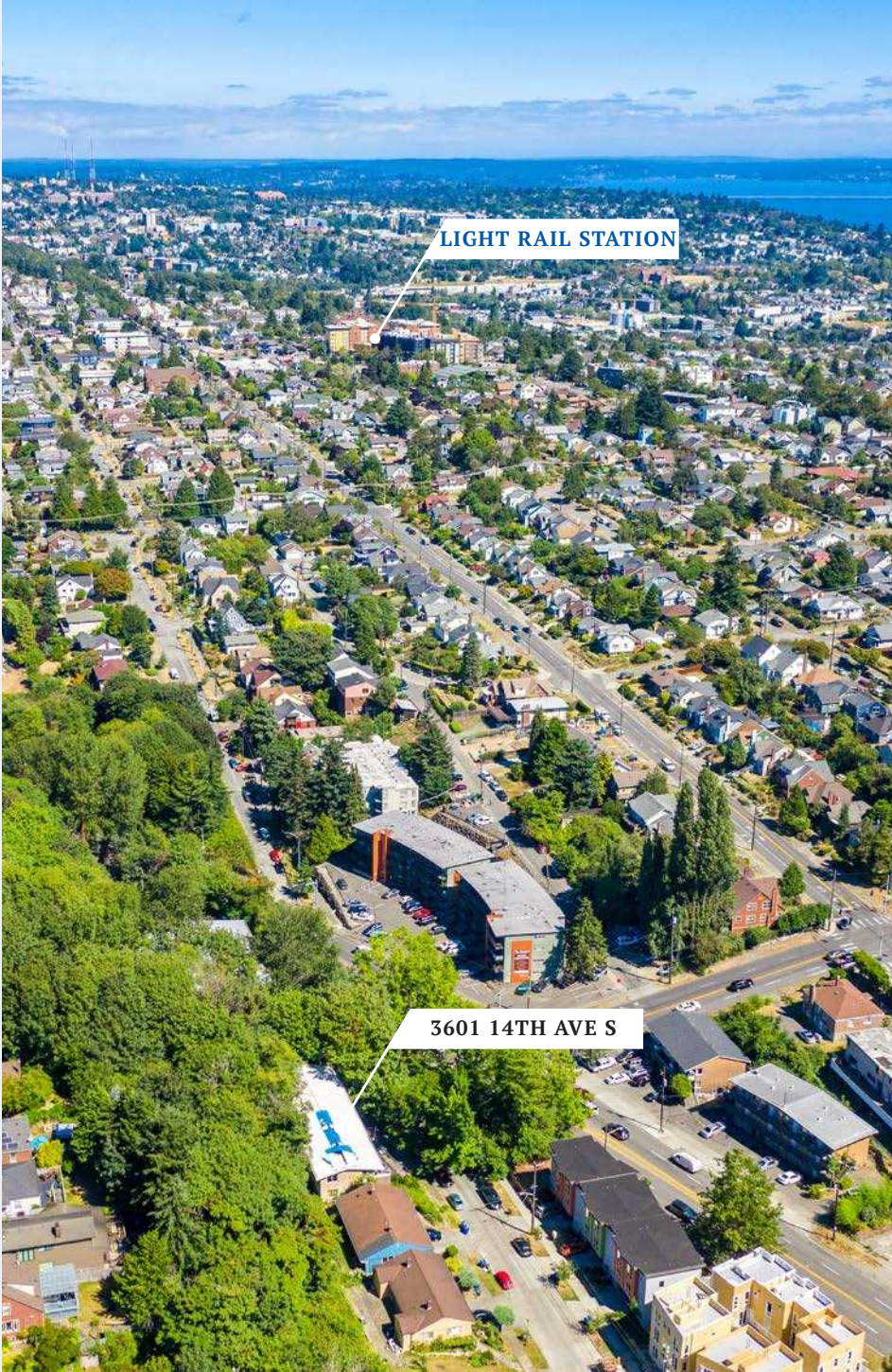


# MASSING STUDY



*BUYER TO VERIFY*  
*For conceptual purposes only*  
*Fully Masing Study available upon request*



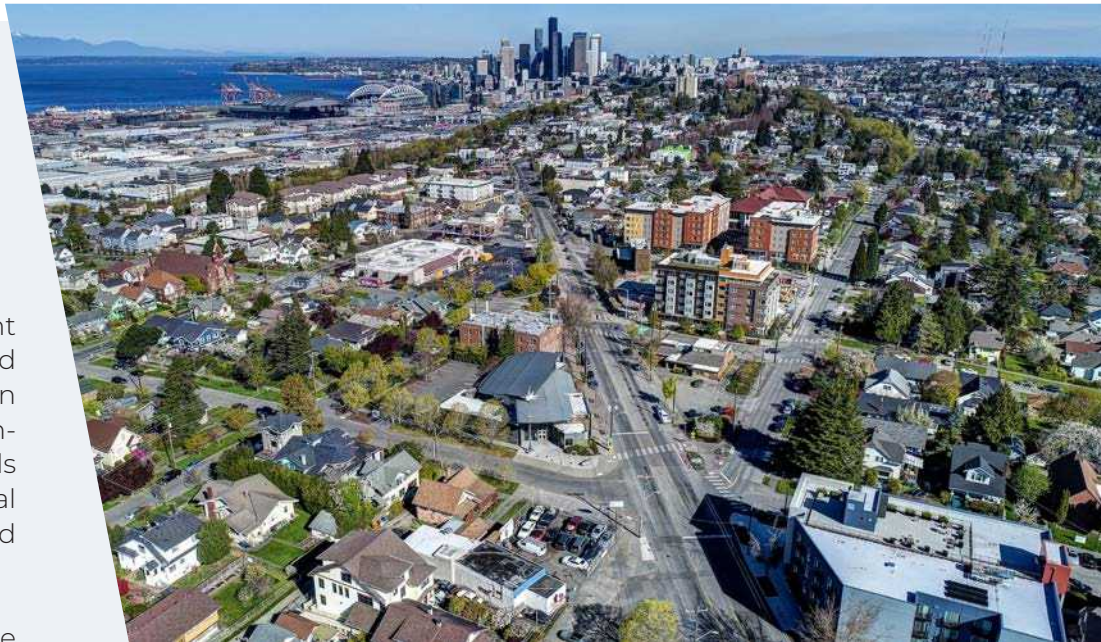


# BEACON HILL

Beacon Hill, located just southeast of downtown Seattle, is a vibrant and diverse neighborhood known for its rich cultural heritage and strong sense of community. Historically a working-class area, Beacon Hill has become a melting pot of cultures, with a large Asian-American population and a growing number of young professionals and families. The neighborhood's diversity is reflected in its local businesses, community centers, and festivals, making it a unique and welcoming place to live.

Living in Beacon Hill offers residents a blend of urban convenience and residential calm. The neighborhood boasts easy access to public transportation, including a central Link light rail station that connects it directly to downtown Seattle, the airport, and the University of Washington. At the same time, the area is filled with parks and green spaces, such as Jefferson Park — one of Seattle's largest — offering stunning views of the Olympic and Cascade Mountains, as well as recreational amenities like a golf course, skate park, and community gardens.

Beacon Hill has seen thoughtful growth in recent years, with new housing developments and small businesses emerging alongside long-standing mom-and-pop shops. The neighborhood has managed to maintain its character while adapting to Seattle's broader changes, including the challenges of rising housing costs. Community engagement remains strong, with local organizations and residents often rallying around issues of equity, development, and preservation. Overall, life in Beacon Hill combines cultural richness, accessibility, and a grassroots spirit that continues to attract new residents while honoring its deep-rooted legacy.



# SITE AMENITIES & DEMOGRAPHICS



## SCHOOLS & SERVICES

- Beacon Hill Light Rail Station
- Seattle Public Library - Beacon Hill
- Kimball Elementary
- Jefferson Park & Golf Course
- VA Puget Sound Health Care System
- Franklin High School
- Seattle Fire Station 13
- Maple Elementary
- Mercer International Middle School
- Mount Baker Station Park & Ride



## SHOPPING

- Office Depot
- Hilltop Red Apple Market
- QFC
- Mekong Asian Market
- Seattle Goodwill
- Safeway
- The Home Depot
- Mekong Asian Market
- Ross Dress For Less
- Columbia City Market



## FOOD & DRINK

- Familyfriend
- Bar del Corso
- Homer
- Empanadas el Pachi
- Fable All Day
- Victrola Coffee Roasters
- The Coupe & Flute
- Oak
- Lula Coffee
- Milk Drunk
- CheBogz
- Tacos Chukis
- Musang
- Cloud Cafe
- Despi Delite Bakery
- Benito's Ice Cream
- Hiroshi's Take-Out
- Carnitas Mexican
- Cafetal Quilombo
- Cafe Ibex

### POPULATION

	1 - MILE	3 - MILE	5 - MILE
Total Population	32,470	116,625	1,205,551
Growth 2024 - 2029 (est.)	5.68%	4.39%	1.52%
Median Age	38.0	37.3	38.1

### HOUSEHOLDS & INCOME

	1 - MILE	3 - MILE	5 - MILE
Total Households	16,181	60,754	53,795
Median HH Income	\$63,514	\$92,783	\$115,654
Renter Occupied Housing	74.25%	74.81%	55.82%



# BROKER CONTACT

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**Since 1975, Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound Region.**

Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals. Westlake currently has 25 brokers.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 50-year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

**PROUD MEMBERS OF:**

- + **COMMERCIAL BROKERS ASSOCIATION (CBA)**
- + **NORTHWEST MULTIPLE LISTING SERVICES (NWMLS)**
- + **LOOPNET NATIONAL LISTING SERVICES**
- + **COSTAR COMMERCIAL REAL ESTATE DATA & NATIONAL LISTING**
- + **COMMERCIAL REAL ESTATE EXCHANGE, INC. (CREXI)**
- + **WASHINGTON STATE REALTORS ASSOCIATION (WSMA)**



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ASSOCIATES**

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