

# BEACON HILL

OWNER-OCCUPANT / INVESTMENT /  
DEVELOPMENT OPPORTUNITY



WESTLAKE  
ASSOCIATES

1303 13TH AVENUE S  
SEATTLE, WA 98144



DOWNTOWN  
SEATTLE

PIONEER  
SQUARE

INTERNATIONAL  
DISTRICT

SODO

1303 13TH AVE S



DOWNTOWN  
SEATTLE

CENTRAL DISTRICT

1303 13TH AVE S



BELLEVUE

MERCER ISLAND

1303 13TH AVE S



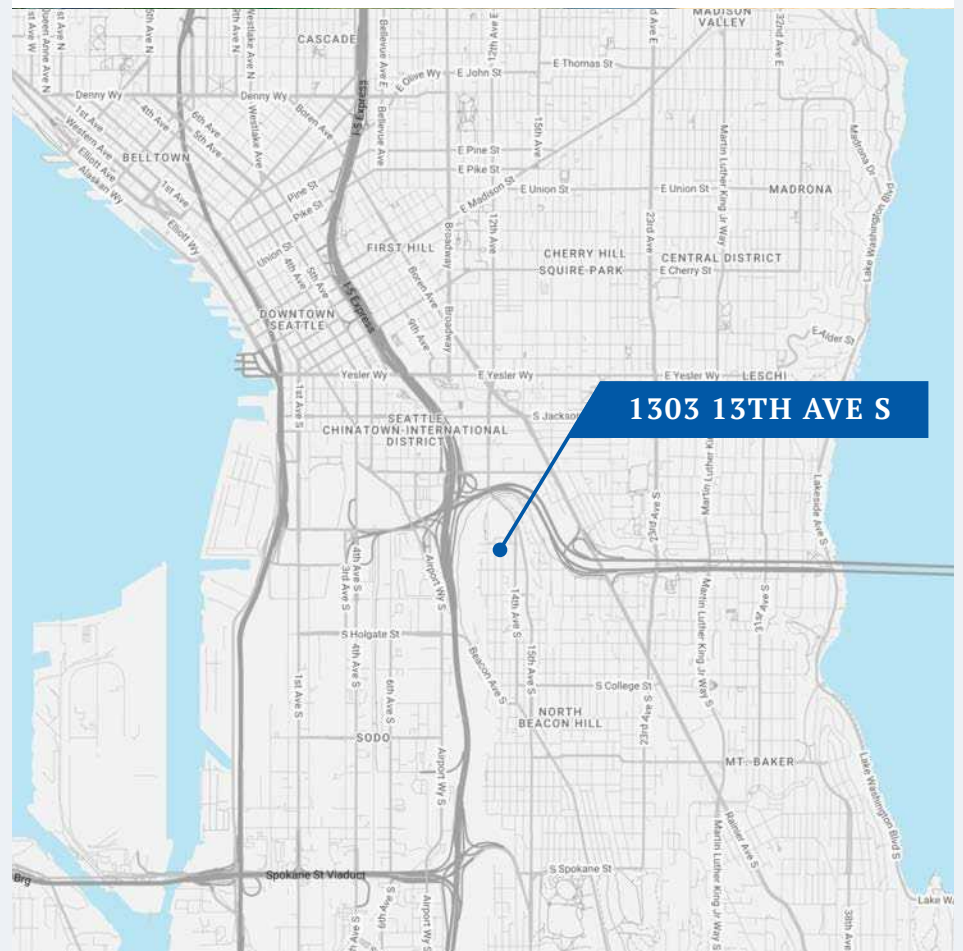
## ASSET SUMMARY

# BEACON HILL DUPLEX

1303 13TH AVENUE S  
SEATTLE, WA 98144

PRICE: **\$895,000**

COUNTY	King
MARKET	Seattle - N. Beacon Hill
APN#	766010-0055
LOT SIZE	6,000 SF   0.14 AC
YEAR BUILT	1902
EXISTING USE	2,090 SF Duplex + Unfinished Basement Updated Electrical & Plumbing High Ceilings on Main Floor
VIEWS	Partial City & Westerly Views
ZONING	LR3 (M) Frequent Transit (Growth Area)
FAR	1.8
TOPOGRAPHY	Gentle Slope East to West



## INVESTMENT SUMMARY

For the first time in over 75 years, Westlake Associates is proud to present for sale the North Beacon Hill Townhome Development Site.

Situated in Seattle's dynamic North Beacon Hill neighborhood, the property at 1303 13th Ave S offers an outstanding redevelopment opportunity on a prime corner lot zoned LR3 (M) with convenient alley access. This 6,000-square-foot site is perfectly poised for constructing 6-8 rowhouses, a multi-family building, or keep the duplex and build townhomes along the alley, leveraging generous zoning allowances for efficient, multi-story designs that maximize density and appeal. New developments here would boast sweeping views of the majestic mountains and Puget Sound, along with partial glimpses of downtown Seattle, enhancing their desirability in a thriving urban enclave known for its proximity to transit, parks, and vibrant community amenities. Existing improvements include a duplex which could also be renovated and sold separately while still being able to build rowhouses off the alley (Buyer to Verify).

### INVESTMENT HIGHLIGHTS:

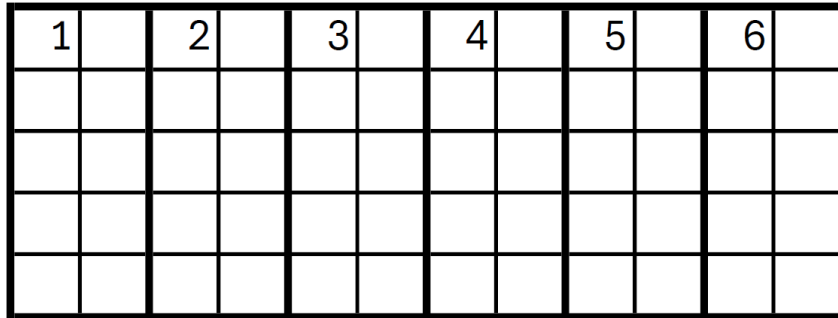
- **First time on market in 75 years!**
- **6,000 Sq. Ft. Corner Lot**
- **LR3 (M) Zoning**
- **Large corner lot with alley access**
- **Build 6-8 rowhouses/townhomes (Buyer to Verify)**
- **In Frequent Transit Corridor**
- **Renovate/Sell duplex; build townhomes off alley**
- **Develop 30+/- SEDU units (Buyer to Verify)**
- **Views: Mountains, Sound, Downtown**
- **Near the Beacon Hill Light Station**



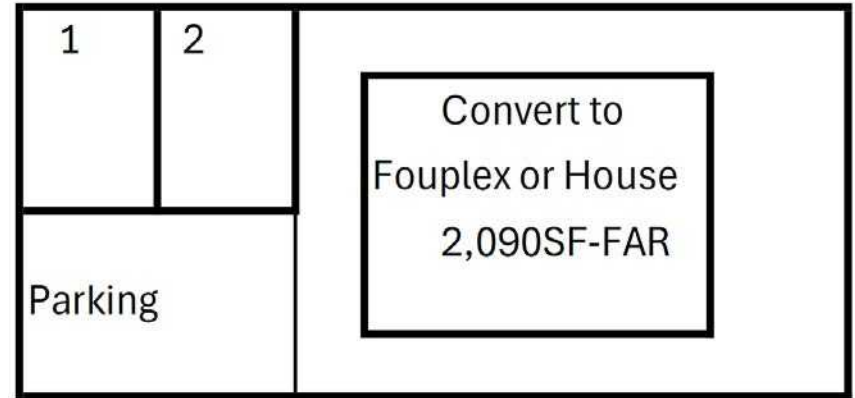
NEW CONSTRUCTION VIEWS FROM TOWNHOMES



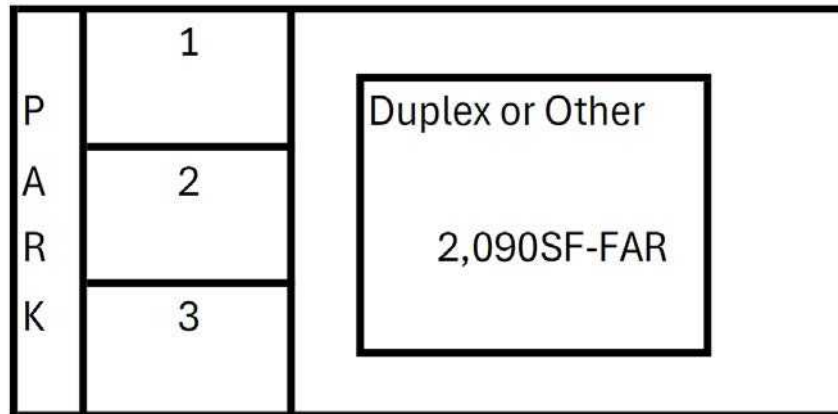
**6+ ROWHOUSES**



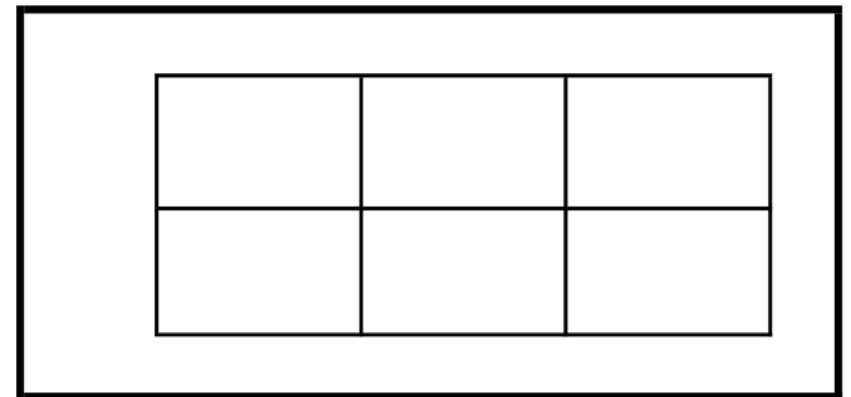
**CREATIVE SOLUTION**

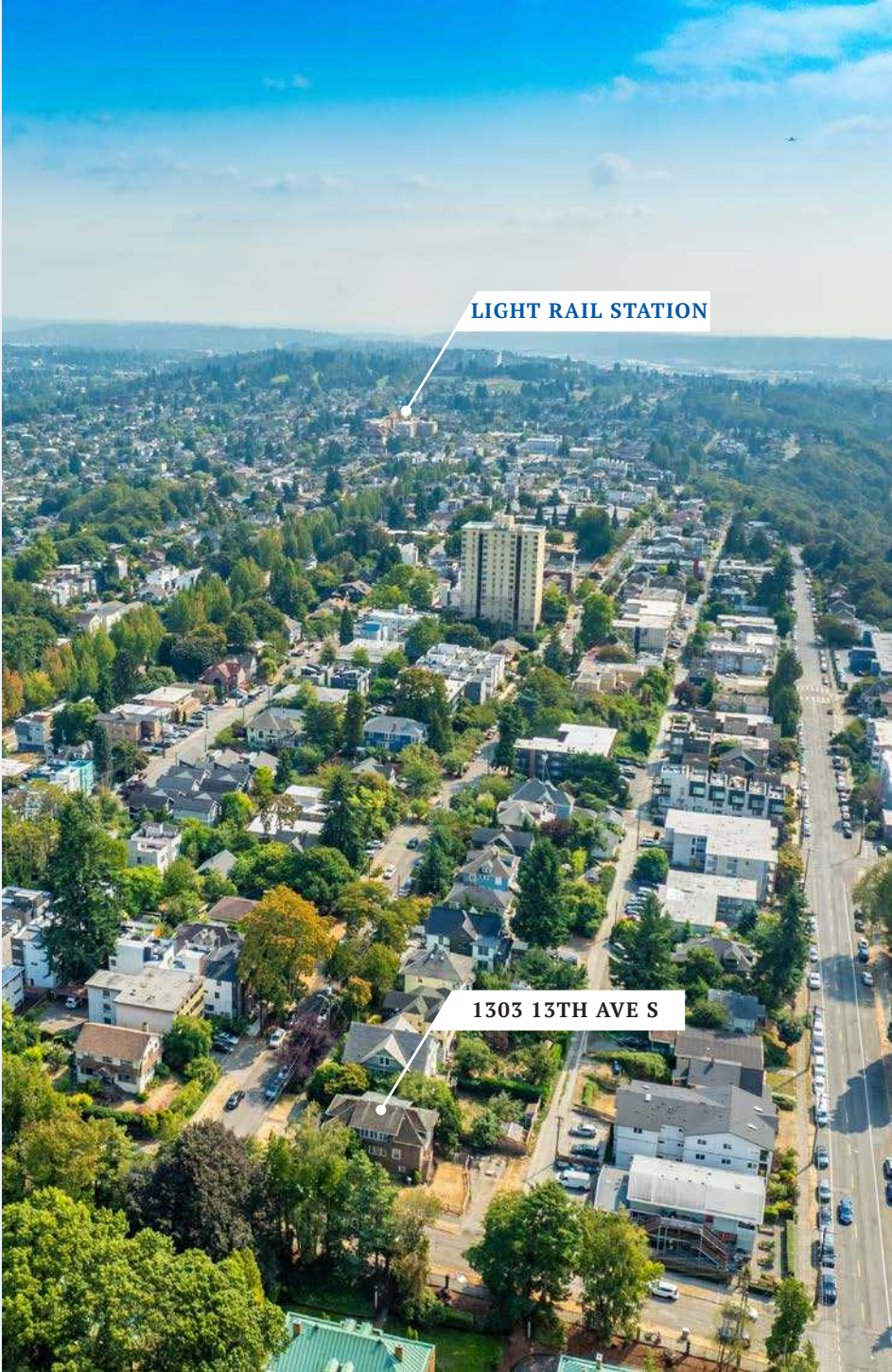


**DUPLEX + 3 TOWNHOMES**



**APARTMENTS - 30 SEDUS -OR- 18 APARTMENTS**









# 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 Playfield
- Beacon Hill Elementary School
- Judkins Park & Playfield
- Lumen Field
- T-Mobile Park
- Beacon Hill Light Rail Station
- Seattle Public Library - Beacon Hill
- Jefferson Park
- VA Puget Sound Health Care System
- Franklin High School



## SHOPPING

- Office Depot
- Hilltop Red Apple Market
- QFC
- Lam's Seafood Market
- Dong Hing Market
- Uwajimaya
- Seattle Goodwill
- Safeway
- The Home Depot
- Mekong Asian Market



## FOOD & DRINK

- Toshio's Teriyaki
- Chu Minh Tofu
- Taqueria El Ranchero
- Hello EmViet Coffee
- Pho Bac Sup Shop
- Saigon Vietnamese Deli
- Tamarind Tree
- The Boat
- Carnitas Michoacan
- Musang
- Cloud Cafe
- The Station
- Tacos Chukis
- LoxSmith Bagels
- Despi Delite Bakery
- CheBogz
- Milk Drunk
- Perihelion Brewery
- Fresh Flours Bakery
- Benito's Ice Cream

### 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.

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