

OFFERING MEMORANDUM

CASCADE VIEW

*20-Unit Value-Add Opportunity with Modern
Systems & Large Units*

10505 24TH AVE NE, SEATTLE | BUYCASCADEVIEWAPTS.COM

EXCLUSIVELY LISTED BY THE SIMON | ANDERSON MULTIFAMILY TEAM

 **Kidder
Mathews**

EXCLUSIVELY LISTED BY

SIMON | ANDERSON MULTIFAMILY TEAM

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Section 01

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

CASCADE VIEW

OFFERING SUMMARY

PRICE	\$4,400,000
PRICE / UNIT	\$220,000
PRICE / SF	\$244
MARKET CAP RATE	7.4%

PROPERTY SUMMARY

ADDRESS	10505 24th Ave NE, Seattle, WA
YEAR BUILT	1980
TOTAL UNITS	20
AVG. UNIT SIZE	900 SF
NET RENTABLE SF	18,000* SF
PARKING	17 Covered Garage ~12 Open
LAUNDRY	In-unit
WINDOWS	Aluminum Double Pane
PLUMBING	Copper
ELECTRICAL	Modern (GE Panels)
ROOF	TPO (New 2022)

*Per County Records

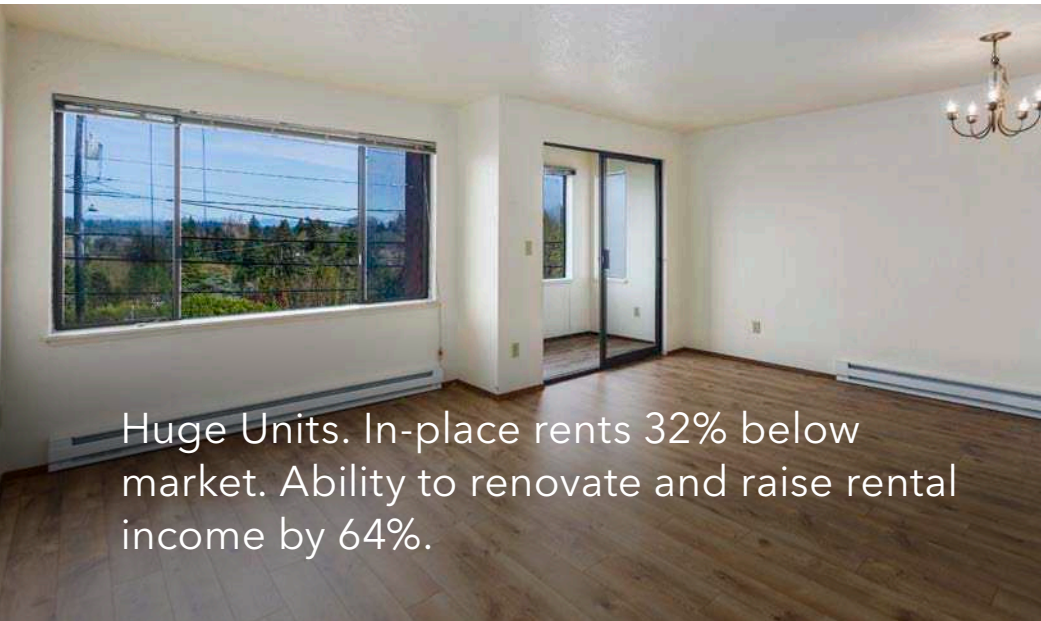


RESIDENTIAL UNIT SUMMARY

Type	Units	Approx. Avg SF	IN-PLACE			MARKET			RENOVATED MARKET		
			In-Place Rent	Rent/SF	Annual Rent	Market Rent	Rent/SF	Annual Rent	Renovated Rent	Rent/SF	Annual Rent
1x1	8	775	\$1,461	\$1.88	\$140,229	\$1,675	\$2.16	\$160,800	\$2,000	\$2.58	\$192,000
2x1	11	973	\$1,496	\$1.54	\$197,413	\$2,100	\$2.16	\$277,200	\$2,475	\$2.54	\$326,700
3x2 + Den	1	1,100	Owner Occupied			\$2,500	\$2.27	\$30,000	\$3,050	\$2.77	\$36,600
Total/Average	20	900	\$1,481	\$1.68	\$337,642	\$1,950	\$2.17	\$468,000	\$2,314	\$2.57	\$555,300

*Will be delivered vacant upon sale

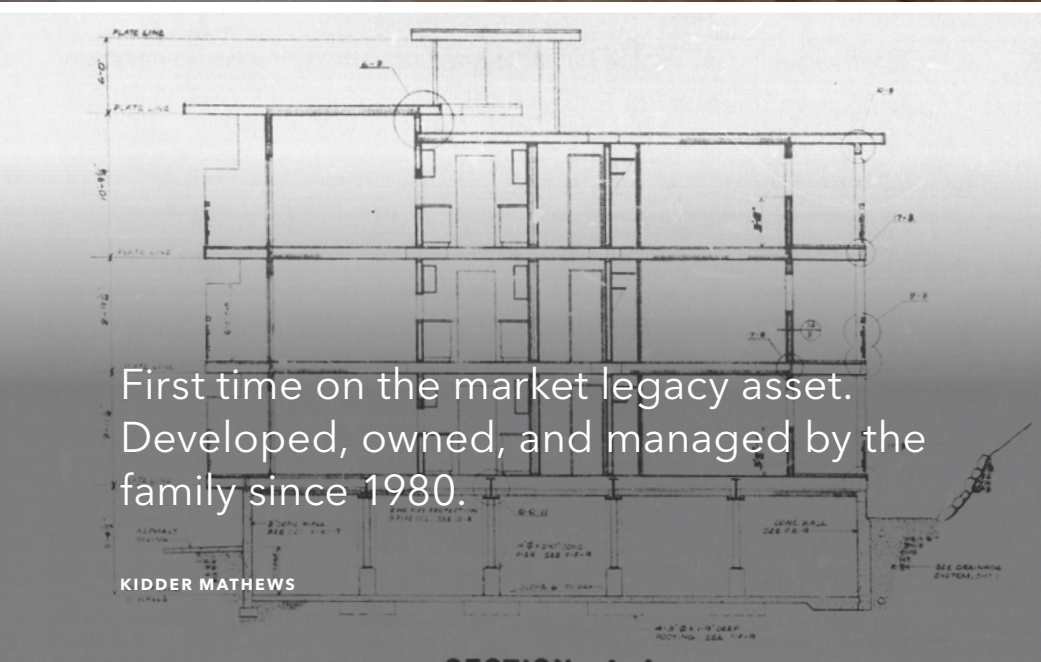
INVESTMENT HIGHLIGHTS



Huge Units. In-place rents 32% below market. Ability to renovate and raise rental income by 64%.

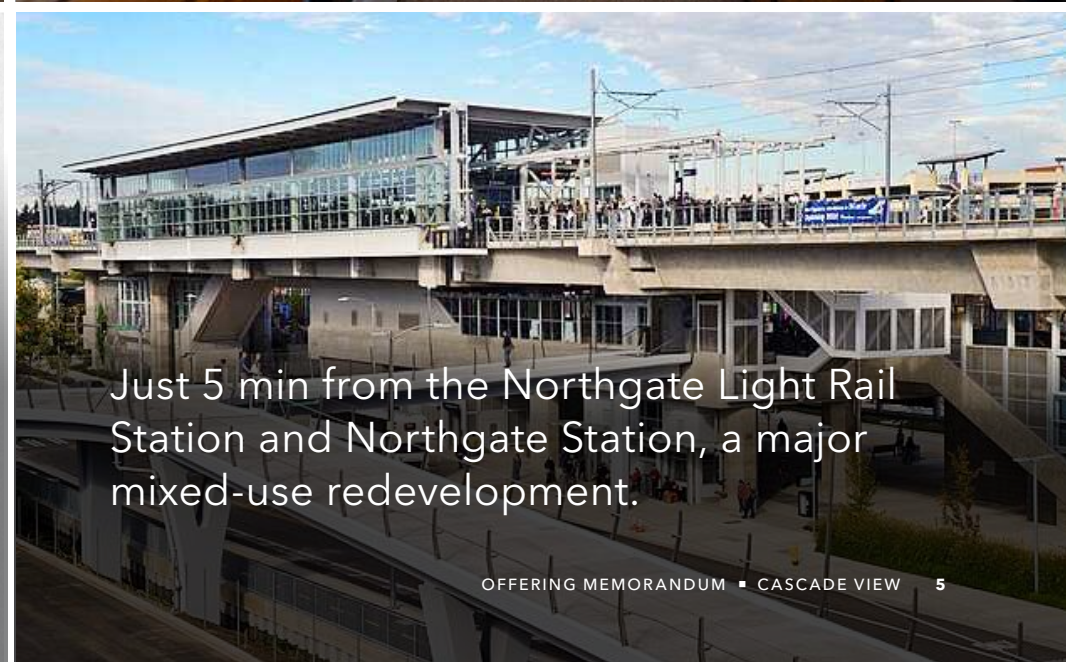


Copper plumbing, modern electrical, new roof, washer & dryers and dishwashers in all units.



First time on the market legacy asset. Developed, owned, and managed by the family since 1980.

KIDDER MATHEWS



Just 5 min from the Northgate Light Rail Station and Northgate Station, a major mixed-use redevelopment.

CASCADE VIEW IS POSITIONED FOR *SIGNIFICANT RENTAL GROWTH*

ONE BEDROOM



TWO BEDROOM



THREE BEDROOM - OWNER OCCUPIED (VACATING AT CLOSING)



EXCELLENT ACCESS TO NORTHGATE & DOWNTOWN SEATTLE

SEATTLE CBD & SOUTH LAKE UNION

360K+ JOBS 20 MIN LIGHT RAIL

50,000 Jobs World HQ *nbbj*

NORTHGATE REDEVELOPMENT

LIGHT RAIL STATION 5 MIN DRIVE

41 acres	404,000 SF of hotel space
940 residential units	120,000 SF fitness center
330 hotel rooms	172,000 SF Seattle Kraken NHL Ice Center
995,000 SF of office space	

CASCADE VIEW

Section 02

PROPERTY OVERVIEW



PROPERTY OVERVIEW



PLUMBING Copper
ELECTRICAL Modern (GE Panels)
WINDOWS Aluminum Double Pane
ROOF TPO (New 2022)

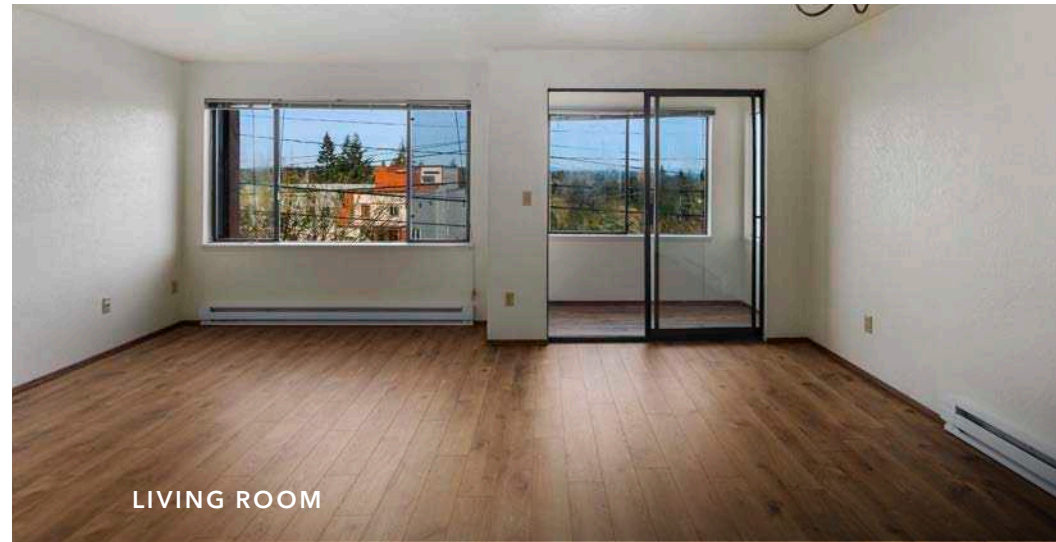
WASHERS/DRYERS In all units
DISHWASHERS In all units
DISPOSALS In all units
VAULTED CEILINGS 4 units (302, 303, 305, 306)
(~12')

GARAGE PARKING 17 Covered Stalls
OPEN PARKING ~12 Stalls
STORAGE 3 storage rooms
SECURE ACCESS Intercom

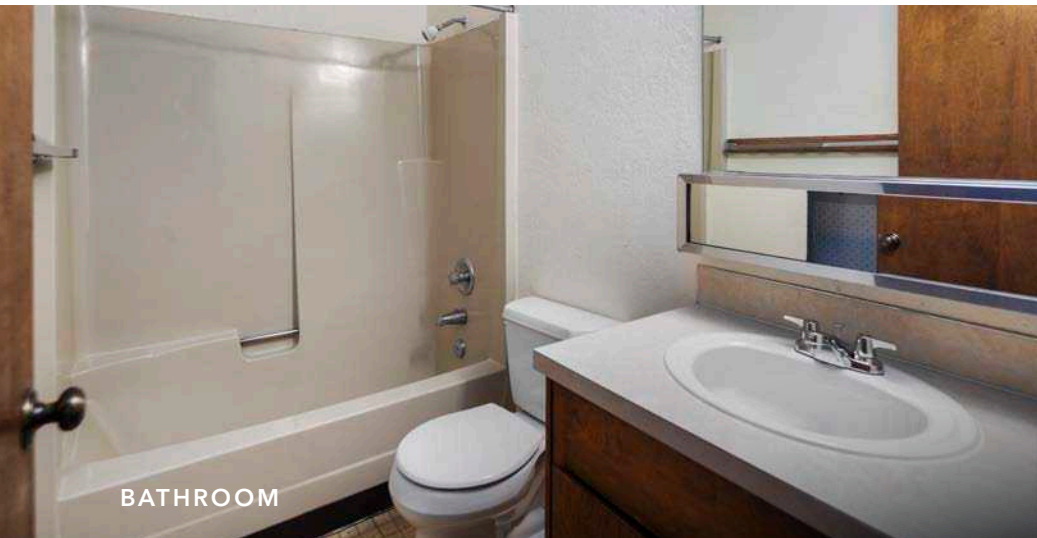
UNIT INTERIORS



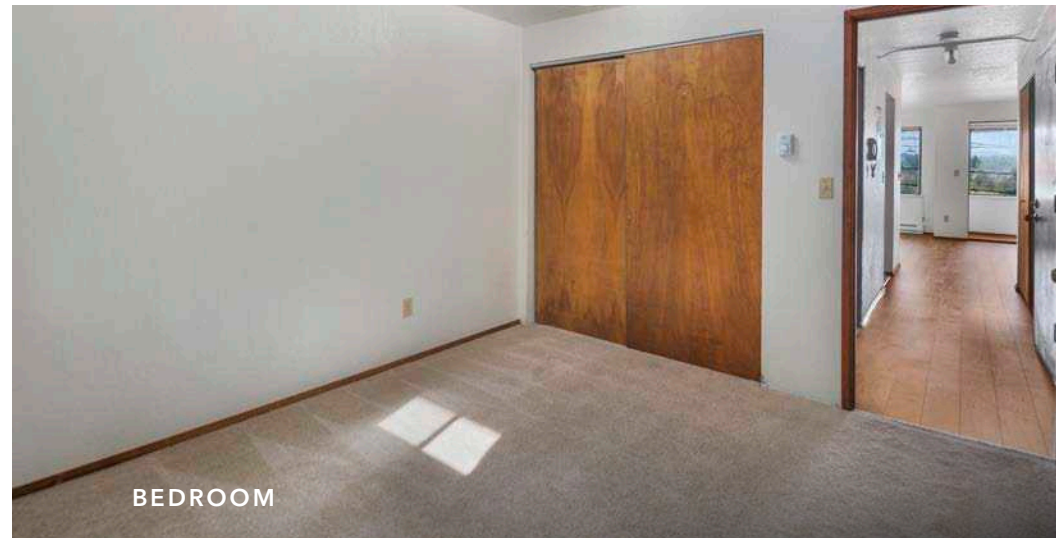
KITCHEN



LIVING ROOM



BATHROOM



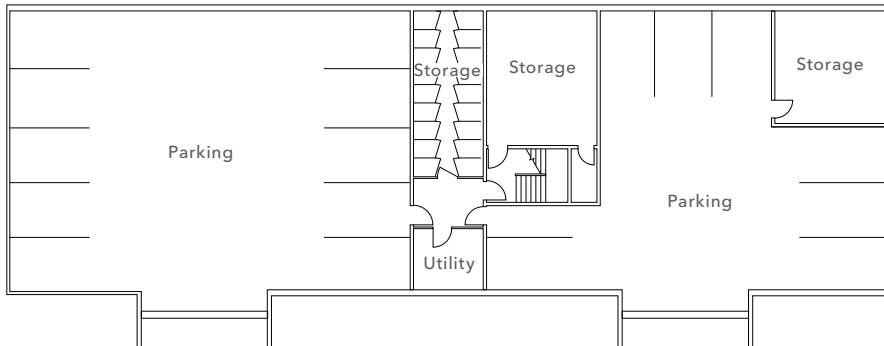
BEDROOM

EXTERIORS

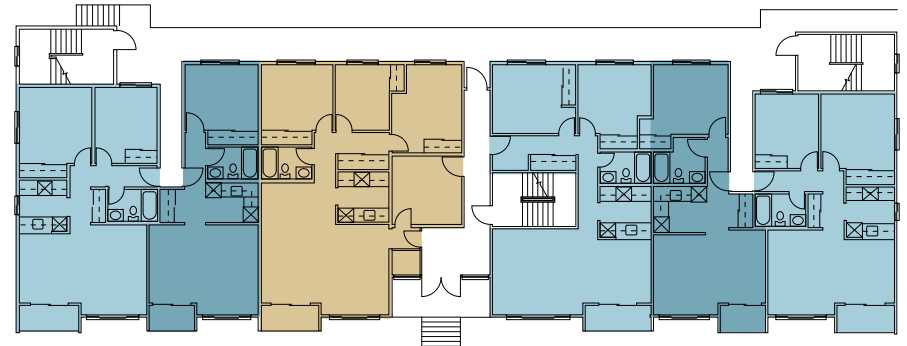


FLOOR PLANS

BASEMENT



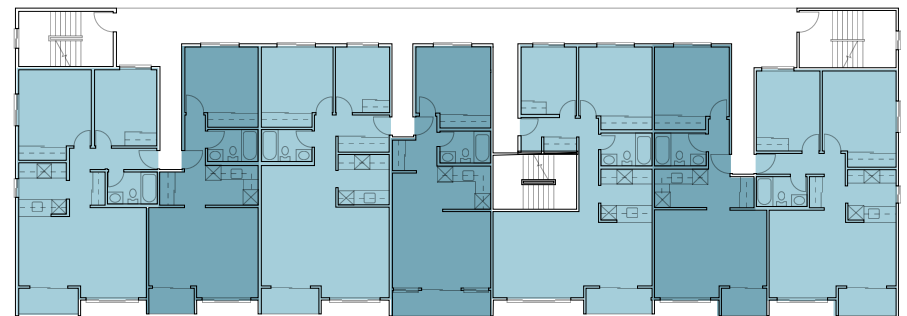
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



- 1x1
- 2x1
- 3x2 + Den

Section 03

FINANCIALS



RESIDENTIAL UNIT MIX

RESIDENTIAL UNIT SUMMARY

IN-PLACE

MARKET

RENOVATED MARKET

Type	Units	Approx. Avg SF	In-Place Rent	Rent/SF	Annual Rent	Market Rent	Rent/SF	Annual Rent	Renovated Rent	Rent/SF	Annual Rent
1x1	8	775	\$1,461	\$1.88	\$140,229	\$1,675	\$2.16	\$160,800	\$2,000	\$2.58	\$192,000
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3x2 + Den	1	1,100	Owner Occupied			\$2,500	\$2.27	\$30,000	\$3,050	\$2.77	\$36,600
Total/Average	20	900	\$1,481	\$1.68	\$337,642	\$1,950	\$2.17	\$468,000	\$2,314	\$2.57	\$555,300

*Will be delivered vacant upon sale



CASHFLOW ANALYSIS

	CURRENT OPERATIONS		MARKET RENT PROFORMA		RENOVATED PROFORMA	
INCOME	Current RR (Vacants at Market)		Market Rent, Vacancy, & Other Income		Renovated Market Rent, Vacancy, & Other Income	
Gross Potential Rent	367,642	-	468,000	-	555,300	-
Vacancy	(18,382)	5.0%	(23,400)	5.0%	(27,765)	5.0%
Net Rental Income	349,260		444,600		527,535	
Utility Fees	0	0/U/Mo	30,799	128/U/Mo	30,799	128/U/Mo
Parking	0	0/U	10,200	510/U	10,200	510/U
Misc	0	0/U	4,000	200/U	4,000	200/U
Effective Gross Income	349,260		489,599		572,534	
EXPENSES	2025 Expenses		2025 / Market Expenses		2025 / Market Expenses	
Taxes	38,018	1,901/U	45,061	2,253/U (2026)	45,061	2,253/U (2026)
Insurance	20,700	1,035/U	20,700	1,035/U	20,700	1,035/U
Utilities	34,221	1,711/U	34,221	1,711/U	34,221	1,711/U
R&M	15,369	768/U	15,369	768/U	15,369	768/U
Management	12,000	3% EGI	44,064	9% EGI (m)	51,528	9% EGI (m)
Marketing	0	0/U	3,000	150/U (m)	3,000	150/U (m)
Administration	0	0/U	2,000	100/U (m)	2,000	100/U (m)
Total Expenses	120,307	34% EGI	164,414	34% EGI	171,878	30% EGI
Expenses/U		6,015/U		8,221/U		8,594/U
Expenses/SF		7/SF		10/SF		11/SF
Net Operating Income	228,953	11,448/U	325,184	16,259/U	400,655	20,033/U

(m) = Market Underwriting Assumption

\$4.4M

PRICE

\$244

PER SF

7.4%

CAP RATE

9.1%

CAP RATE

SALE COMPARABLES

	Property	Address	Neighborhood	Built	Units	Residential SF	Avg. Unit Size	Sale Date	Price	\$/Unit	\$/SF	Cap
01	7919 WALLINGFORD AVE N	7919 Wallingford Ave N	Green Lake	1969	12	8,800	733	5/8/2026	\$3,025,000	\$252,083	\$344	4.5%
02	DYNASTY MANOR	1214 N 137th St	Haller Lake	1988	12	9,052	754	3/25/2026	\$2,665,000	\$222,083	\$294	6.5%
03	TERRA APARTMENTS	730 N 85th St	Greenwood	1971	17	14,578	858	1/8/2026	\$4,742,350	\$278,962	\$325	5.3%
04	ELSKAN APARTMENTS	8500 16th Ave NW	Crown Hill	1976	18	14,892	827	12/19/2025	\$4,000,000	\$222,222	\$269	4.2%
05	PINE PLACE APARTMENTS	1215 N 90th St	North College Park	1989	14	8,388	599	8/15/2025	\$2,440,000	\$174,286	\$291	5.3%
06	TRAILWOOD	2251 NE Blakeley St	U-District	1987	17	10,529	619	4/4/2025	\$3,820,000	\$224,706	\$363	4.7%
07	THE CHATEAU	119 19th Ave	Cherry Hill	1963	21	15,880	756	2/21/2025	\$5,750,000	\$273,810	\$362	5.3%
08	PARKWING	620 5th Ave W	Lower Queen Anne	1967	44	32,570	740	2/13/2025	\$11,650,000	\$264,773	\$358	5.6%
09	MARLENE RENEE	312 Harvard Ave E	Capitol Hill	1964	21	16,241	773	2/12/2025	\$5,646,000	\$268,857	\$348	5.5%
10	SUNSET HOUSE	5121 17th Ave NW	Ballard	1964	21	13,315	634	1/31/2025	\$4,850,000	\$230,952	\$364	5.0%
11	QUINCY	3624 Phinney Ave N	Fremont	1987	22	14,988	681	12/24/2024	\$6,482,000	\$294,636	\$432	2.3%
12	CENTURY	601 E Denny Way	Capitol Hill	1991	18	11,218	623	12/24/2024	\$4,698,200	\$261,011	\$419	5.2%
13	ELENA	2122 E Jefferson St	Cherry Hill	1980	12	9,450	788	12/20/2024	\$3,850,000	\$320,833	\$407	5.4%
14	COMMODORE	3119 W Commodore Way	Magnolia	1964	33	24,450	741	12/6/2024	\$8,293,400	\$251,315	\$339	4.6%
15	CENTURY TERRACE	1000 1st Ave W	Lower Queen Anne	1960	26	16,888	650	12/4/2024	\$6,950,000	\$267,308	\$412	5.7%
	Total/Average			1975	21		718			\$253,856	\$355	5.0%
	CASCADE VIEW	10505 24th Ave NE	Lake City	1980	20	18,000*	900*	-	\$4,400,000	\$220,000	\$244	7.4%

* Per County Records

** Market

RENT COMPARABLES

1 BEDROOM

	Property	Finishes	Year	Unit SF	Rent	\$/SF
	CASCADE VIEW (IN-PLACE) 10505 24th Ave NE	Classic	1980	775	\$1,461	\$2.01
	CASCADE VIEW (MARKET) 10505 24th Ave NE	Market	1980	775	\$1,675	\$2.31
	CASCADE VIEW (RENOVATED) 10505 24th Ave NE	Renovated	1980	775	\$2,000	\$2.76
01	NORTHBROOK PLACE 10215 Lake City Way NE	Classic	1991	582	\$1,480	\$2.54
02	3400 NE 110TH ST 3400 NE 110th St	Classic	1965	690	\$1,500	\$2.17
03	ROYAL OAK 12300 28th Ave NE	Classic	1974	717	\$1,595	\$2.22
04	BIRCHWOOD 12055 35th Ave NE	Classic	1970	750	\$1,550	\$2.07
05	MAPLE LEAF RESIDENCES 2020 NE 89th St	Renovated	1990	725	\$1,840	\$2.54
06	ORIGIN 12311 32nd Ave NE	Renovated	2016	657	\$2,000	\$3.04
07	MYSA 3025 NE 130th St	Renovated	2018	794	\$2,117	\$2.67
08	9100 ROOSEVELT 9100 Roosevelt Way NE	Renovated	1970	695	\$2,095	\$3.01
	Average		1987	701	\$1,772	\$2.53

2 BEDROOM

	Property	Finishes	Year	Unit SF	Rent	\$/SF
	CASCADE VIEW (IN-PLACE) 10505 24th Ave NE	Classic	1980	973	\$1,496	\$1.76
	CASCADE VIEW (MARKET) 10505 24th Ave NE	Market	1980	973	\$2,100	\$2.47
	CASCADE VIEW (RENOVATED) 10505 24th Ave NE	Renovated	1980	973	\$2,475	\$2.91
01	WEDGEWOOD OAKS 2111 NE 89th St	Classic	1972	900	\$1,995	\$2.22
02	RAVENNA HOUSE 9428 Ravenna Ave NE	Classic	1970	768	\$1,895	\$2.47
03	LAKESIDE NORTH 1740 NE 86th St	Classic	1982	867	\$2,200	\$2.54
04	LAKECOURT VIEW 1903 NE 85th St	Classic	1988	960	\$2,300	\$2.40
05	12053 HIRAM PL NE 12053 Hiram Pl NE	Renovated	1928	750	\$2,395	\$3.19
06	SOLAR 12736 Lake City Way NE	Renovated	2001	1,008	\$2,626	\$2.61
07	ORGIN 12311 32nd Ave NE	Renovated	2016	1,030	\$2,886	\$2.80
08	MORNINGSIDE HEIGHT 9425 35th Ave NE	Renovated	1994	1,073	\$2,645	\$2.47
	Average		1981	920	\$2,368	\$2.59

3 BEDROOM

	Property	Finishes	Year	Unit SF	Rent	\$/SF
	CASCADE VIEW (MARKET) 10505 24th Ave NE	Market	1980	1,100	\$2,500	\$2.27
	CASCADE VIEW (RENOVATED) 10505 24th Ave NE	Renovated	1980	1,100	\$3,050	\$2.77
01	1551 NE 100TH ST 1551 NE 100th St	Renovated	1980	1,100	\$3,050	\$2.77
02	MODERA NORTHGATE 10631 8th Ave NE	Renovated	1940	1,000	\$2,850	\$2.85
03	8509 INTERLAKE AVE N 8509 Interlake Ave N	Renovated	2024	1,228	\$4,310	\$3.51
04	24TH AVE NW 7522 24th Ave NW	Renovated	2004	1,520	\$3,250	\$2.14
	Average	Renovated	1967	1,223	\$3,395	\$2.78

Section 04

LOCATION OVERVIEW



NORTHGATE

Cascade View is ideally located in Morningside, a residential enclave within Northgate—one of Seattle’s fastest-evolving neighborhoods.

Fueled by the multi-phase redevelopment of Northgate Station, the area is transforming into a vibrant urban hub. Anchored by the Kraken Community Iceplex (the official training facility of the Seattle Kraken NHL team) and a newly opened \$50M Residence Inn by Marriott, Northgate continues to attract investment with ongoing residential, retail, and hotel developments. The master plan includes nearly 1 million SF of office, 500,000 SF of retail, and 940 apartment units—creating a dynamic live-work-play environment

Morningside offers excellent transit access, with the Link Light Rail, I-5, and SR-522 connecting residents to Downtown Seattle, the Eastside, and beyond. Everyday conveniences abound with nearby Lake City Way retail, grocery stores, coffee shops, and restaurants.

Outdoor lovers enjoy proximity to Meadowbrook Park, Thornton Creek trails, and Magnuson Park. The neighborhood also provides access to good schools and community services, making it popular with families, professionals, and retirees. Whether visiting the Lake City Farmers Market, walking to Green Lake, or exploring the newly energized Northgate Station, Morningside delivers a rare balance of connectivity, comfort, and community charm.



SEAMLESS CONNECTIVITY

In addition to the Northgate Mall redevelopment, the opening of the Northgate light rail station has been a game-changer for the area. The light rail provides convenient access to downtown Seattle and other key locations, making Northgate a highly accessible and connected neighborhood.

The introduction of the light rail system in the Northgate area has had a transformative impact on the neighborhood and its surrounding communities. The Northgate light rail station provides residents with convenient access to an extensive public transportation network, connecting them to various parts of Seattle and beyond. This improved connectivity has not only reduced commuting times but has also alleviated traffic congestion, making it easier for people to navigate the area.

The light rail has not only enhanced transportation options but has also spurred economic growth in the Northgate area. The presence of the light rail station has attracted businesses, developers, and investors who recognize the potential for increased foot traffic and customer base. This has led to the development of mixed-use projects and commercial spaces near the light rail station, creating new employment opportunities and contributing to the area's economic vitality.



6 MINUTES TO UW

20 MINUTES TO DOWNTOWN

40 MINUTES TO BELLEVUE DOWNTOWN



COMPREHENSIVE *REDEVELOPMENT*

The Northgate Mall, originally opened in 1950 as a suburban shopping destination, is undergoing a complete transformation to create a dynamic, modern, open-air community space that reflects the needs of the present and future. The project aims to integrate retail, office, hotel, residential, and recreational spaces while fostering strong connections with the surrounding community.

The redevelopment features new streets and pedestrian pathways that connect various properties within the project, along with a central park space designed for events and activities throughout the year. The design promotes interaction between the park, retail, restaurant areas, and the Seattle Kraken's NHL practice facility, enhancing vitality and a sense of belonging. By re-imagining the traditional mall concept, the Northgate Mall redevelopment serves as an innovative and transformative model for future conversions.

NORTHGATE MALL REDEVELOPMENT

41 acres

940 residential units

330 hotel rooms

995,000 SF of office space

404,000 SF of hotel space

120,000 SF fitness center

172,000 SF Seattle Kraken NHL
Ice Center



LOCATION OVERVIEW

EXCELLENT ACCESS TO THE REGION'S TOP JOB CENTERS

\$142B Light Rail Expansion by 2046

ACCESS TO SEATTLE	15 MIN DRIVE
Current Office Space	108.1M SF
Office Space Under Dev.	3.0M SF
ACCESS TO BELLEVUE	20 MIN DRIVE
Current Office Space	30.9M SF
Office Space Under Dev.	2.8M SF
ACCESS TO REDMOND	25 MIN DRIVE
Current Office Space	17.1M SF
Office Space Under Dev.	3.0M SF
ACCESS TO SOUTH END	30 MIN DRIVE
Current Office Space / Industrial	16.6M SF
Industrial Space Under Dev.	674K SF

Source: CoStar, US Census Bureau



LIGHT RAIL

- Line 1 Lynnwood to Angle Lake
- Line 2 Seattle to Redmond
- T Line Tacoma Dome - TCC

FUTURE LIGHT RAIL

- West Seattle Extension (2032)
- Ballard Extension (2039)
- Kirkland-Issaquah (2041)
- Tacoma Extension (2035)
- Federal Way Extension (2026)
- Redmond Extension (2025)
- Everett Extension (2037)

TRAIN & BUS

- Souder Train
- Sound Train Stride Bus
- ST Express Bus

LOCATION OVERVIEW

MAJOR EMPLOYERS

Seattle

108,690,376 **511,688**

TOTAL OFFICE SF

TOTAL EMPLOYEES

A grid of logos for major employers in Seattle. The logos are arranged in approximately 10 rows and 6 columns. Some logos include small text below them, such as 'Fred Hutch Cancer Center', 'UW Medicine', 'Allen Institute for Brain Science', 'Seattle Cancer Care Alliance', and 'Seattle Children's'.

Eastside

77,834,835 **259,322**

TOTAL OFFICE SF

TOTAL EMPLOYEES

A grid of logos for major employers in the Eastside. The logos are arranged in approximately 8 rows and 6 columns. Some logos include small text below them, such as 'Kaiser Permanente', 'Overlake Medical Center & Clinics', 'EvergreenHealth', 'Symetra', and 'Lakeside Industries'.

Kent Valley

114,094,059 **279,560**

TOTAL INDUSTRIAL SF

TOTAL EMPLOYEES

A grid of logos for major employers in the Kent Valley. The logos are arranged in two rows of five. Some logos include small text below them, such as 'SEA Seattle-Tacoma International Airport' and 'World Vision PROUD SUPPORTER'.

HEADQUARTERED IN THE PUGET SOUND



\$638B

2024 REVENUE

1.5M+

EMPLOYEES

87K

WA EMPLOYEES

Amazon, ranked #2 on the Fortune 500 list, has a market capitalization of \$1.61 trillion. The company has invested over \$225.6B in Washington State, contributing \$205B to the state's GDP. Amazon employs over 87,000 people directly in Washington and supports more than 487,200 indirect jobs. Its footprint in the state consists of 54 buildings with a total of 12M square feet of office space.



\$245B

2024 REVENUE

228K

EMPLOYEES

55.1K

WA EMPLOYEES

Ranked #13 on the Fortune 500, Microsoft is a global leader in technology and boasts a \$2.96 trillion market cap. Microsoft is expanding its Redmond World HQ with a multibillion-dollar project, adding 17 buildings and 6.7M SF of renovated space by 2025. Microsoft's influence in the region is highlighted by its more than 58,400 employees in Washington and its status as the 2024 World's Most Valuable Company.



\$81.4B

2024 REVENUE

70K

EMPLOYEES

6.6K

WA EMPLOYEES

T-Mobile recently completed a \$160M renovation of its Bellevue headquarters. The company employs around 7,600 people in Washington and occupies 1.5M SF of real estate in the Puget Sound region. This includes its national technology lab and Tech Experience 5G Hub, demonstrating its dedication to innovation in the telecommunications industry.



STARBUCKS

\$36.2B

2024 REVENUE

361K

EMPLOYEES

10K

WA EMPLOYEES

Starbucks is the leading roaster and retailer of specialty coffee worldwide, with over 38,000 stores globally. Headquartered in Seattle, it employs 10,700 people in Washington State and occupies over 1M SF of office space, driving economic growth and development in Seattle.

HEADQUARTERED IN THE PUGET SOUND

expedia group™

\$13.7B

2024 REVENUE

16.5K

EMPLOYEES

3.3K

WA EMPLOYEES

Expedia Group ranks among the world's largest online travel companies, with major consumer brands including Expedia, Hotels.com, and VRBO. In 2021, the company opened a new \$900M headquarters in Seattle's Interbay neighborhood, which spans 1.38M SF across a 40-acre campus. The facility is designed to accommodate up to 6,500 employees, underscoring Expedia's commitment to the Puget Sound region.

(Image Source: ZGF)

**COSTCO
WHOLESALE**

\$255B

2024 REVENUE

333K+

EMPLOYEES

21.5K

WA EMPLOYEES

Ranked #12 on the Fortune 500, Costco's global HQ is in Issaquah. In 2023, it opened a nine-story, 625K SF office building. With 876+ locations worldwide, serving 132M cardholders, Costco employs around 21,000 in WA. Known for community engagement, it ranks 6th among the state's top corporate philanthropists.

NORDSTROM

\$15.1B

2024 REVENUE

54K+

EMPLOYEES

6.5K

WA EMPLOYEES

Nordstrom, a luxury department store chain founded in Seattle, operates 99 stores in the U.S. and 260 Nordstrom Rack locations. In 2023, the company opened 19 new Nordstrom Rack stores and plans to continue its expansion with 22 more in 2024 and four in 2025. Nordstrom is known for its strong corporate philanthropy in the Puget Sound area, donating over \$3M to Washington State in 2022.

KIDDER MATHEWS

Alaska®

\$11.7B

2024 REVENUE

26K+

EMPLOYEES

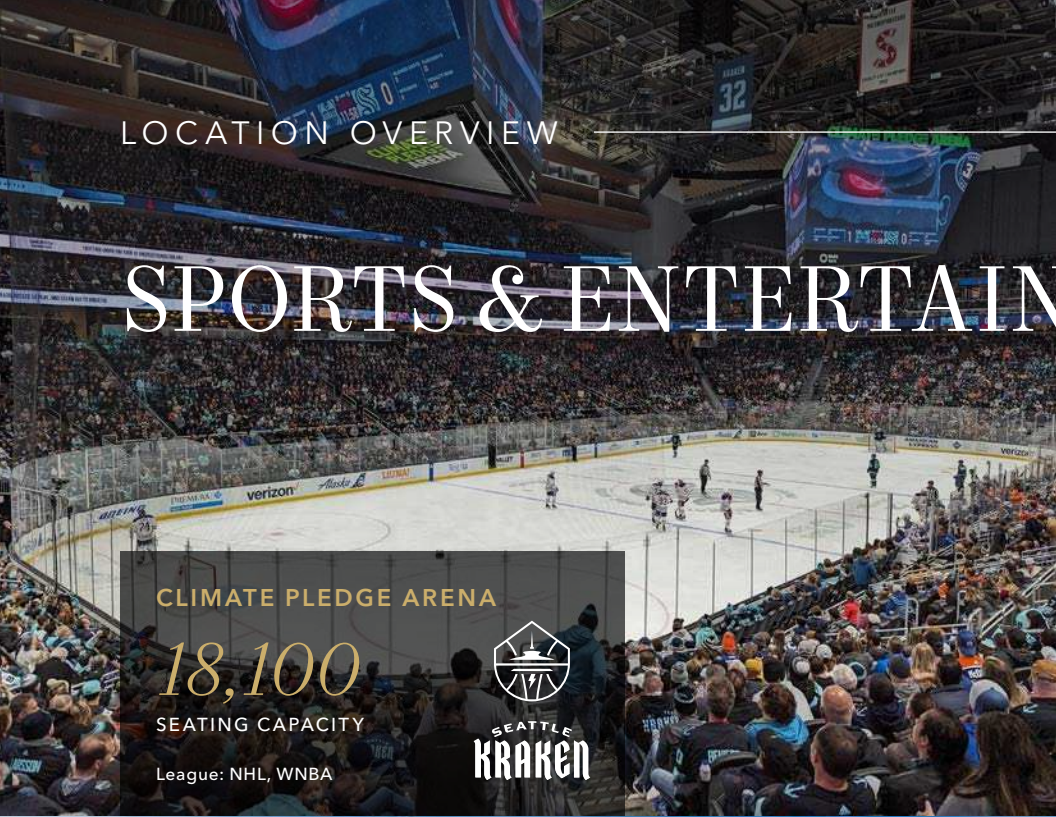
11.4K

WA EMPLOYEES

Alaska Airlines is one of the largest airline carriers in the United States, serving a broad network of destinations across North America and beyond. The recent opening of "The Hub 2020" office facility at SeaTac enhances its regional operations. Alaska Airlines announced its plan to acquire Hawaiian Airlines for \$1.9B in December 2023, aiming to integrate the airlines' operations & loyalty programs.

LOCATION OVERVIEW

SPORTS & ENTERTAINMENT



CLIMATE PLEDGE ARENA
18,100
SEATING CAPACITY
League: NHL, WNBA



LUMEN FIELD
68,740
SEATING CAPACITY
League: NFL, MLS



HUSKY STADIUM
70,138
SEATING CAPACITY
League: NCAA | Big Ten Conference



T-MOBILE PARK
47,929
SEATING CAPACITY
League: MLB



INSTITUTIONS OF HIGHER EDUCATION

Sources: U.S. News & World Report, U.S. Census, WalletHub

#3
IN HIGHER EDUCATION RANKINGS IN U.S.

#1
MOST EDUCATED BIG CITY IN THE U.S.

#1
METRO IN THE U.S. FOR STEM PROFESSIONALS

37%
WITH A BACHELOR'S OR HIGHER IN WA

68%
OF SEATTLE RESIDENTS AGED 25+ WITH A DEGREE

#1
U.S. CITY FOR HIGHLY VALUED TECH SKILLS

W
UNIVERSITY of WASHINGTON



MOST INNOVATIVE
Among U.S. Public Universities, Reuters



FED. RESEARCH FUNDING
Among U.S. Public



U.S. PUBLIC INSTITUTIONS
Times Higher Education, 2025



GLOBAL UNIVERSITY RANKING
U.S. News & World

60,690+ student body

Best in the nation programs, with 41 programs placed in the top 10

75% of students call Washington home after graduation, most staying in Seattle

\$1.87 billion in research awards

UW Medical Center ranked #1 hospital in WA for 12 years running

5th Largest Employer in the State, supporting 1 out of every 34 jobs in the state, with an annual economic impact of \$21 billion

GLOBAL INNOVATION EXCHANGE
UNIVERSITY of WASHINGTON



Global Innovation Exchange (GIX), located in Bellevue, is a graduate-level institute for interdisciplinary engineering, business, and design. Founded by the UW, Tsinghua University (China's leading university), and Microsoft, GIX brings together top faculty and learners worldwide to work closely with industry, non-profit, and government partners.

PUGET SOUND REGION UNIVERSITIES

SEATTLEU

7,172 Students

SEATTLE PACIFIC

2,662 Students

PIU PACIFIC LUTHERAN UNIVERSITY

2,600 Students

UNIVERSITY of PUGET SOUND

2,100 Students

B BELLEVUE COLLEGE

19,134 Students

Northwest UNIVERSITY

723 Students

DigiPen INSTITUTE OF TECHNOLOGY

1,288 Students

BASTYR UNIVERSITY

742 Students

LIFE SCIENCES & HEALTHCARE

Seattle Ranked #9 Largest Life Science Ecosystem in the U.S.

The Seattle area ranked third for life sciences employment growth, which increased 25% from 2019 to 2022. R&D employment in the region increased even more rapidly, at 39.3%.

LEADING LIFE SCIENCE COMPANIES IN SEATTLE

Biotech & Pharmaceutical



Medical Research & Innovation



Healthcare Providers



Nonprofit & Philanthropic



LIFE SCIENCES

1,100+ life science organizations

46,540+ individuals employed directly in life science jobs

112,810+ jobs supported by WA life science industry

\$39 billion total economic impact

\$22 billion added to WA's GDP

\$49 billion record high WA life science M&A activity in 2023

HEALTHCARE

1,365+ healthcare organizations

218,515+ individuals employed directly in healthcare jobs

\$46 billion total revenues

LOCATION OVERVIEW



SEA Seattle-Tacoma
International
Airport



THE NORTHWEST
SEAPORT ALLIANCE
SEATTLE + TACOMA

151K+

JOBS GENERATED

\$3.6B+

DIRECT EARNINGS

50.8M

PASSENGERS IN 2023

\$12.4B+

IN BUSINESS OUTPUT

58.4K

JOBS GENERATED

\$4B+

IN LABOUR INCOME

SeaTac Airport has a 4-star skytrax airport rating and designation as the best airport in North America, connecting directly to Seattle via Light Rail in 35 minutes.

35 total airlines connecting to 93 non-stop domestic and 30 international destinations

More than 87,300 direct jobs

\$3.6B+ direct earnings

\$442M+ state/local taxes

50.8 MM passengers in 2023, 10% up from 2022

2024 cargo on track for four-year high (up 6.5% YTD)

The Northwest Seaport Alliance is a marine cargo operating partnership of the Ports of Seattle and Tacoma in the Puget Sound. It is the third largest cargo port in the United States.

20,100 of direct jobs

Over \$70 BB of waterborne trade

\$4B+ labor income

\$136M+ state and local taxes

180 global trading partners (2022)

1.9x job multiplier

Full international exports up 4.9% for 2023

Exclusively Listed by

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