9057-9059
16TH AVE SW

SEATTLE, WASHINGTON

FOR SALE
SHOVEL-READY DEVELOPMENT OPPORTUNITY

$899,000



THE OFFERING

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CAPITAL MARKETS

Lee & Associates is pleased to present the opportunity to acquire **9057–9059 16th Ave SW**, a shovel-ready 9,864 SF SEDU development site located in Seattle's South Delridge neighborhood, just two blocks from the White Center retail core. The property benefits from an **85 Walk Score**, immediate access to the RapidRide H Line, and excellent regional connectivity via SR 509 and SR 99, providing an approximately **14-minute drive to Downtown Seattle**.

The site is zoned **LR3 RC** and is fully entitled for a **72-unit Small Efficiency Dwelling Unit (SEDU) apartment project totaling approximately 29,365 GSF.** The proposed development includes efficient SEDU layouts averaging approximately **279 SF** and 16 top-floor loft units averaging approximately **380 SF**. The Master Use Permit (MUP) and Building Permit are ready for issuance allowing a future developer to significantly reduce entitlement timelines and move directly into construction.

9057–9059 16th Ave SW offers the opportunity to acquire a shovel-ready multifamily development site entitled for a 72-unit SEDU apartment project in the rapidly evolving South Delridge/White Center neighborhood.



SHOVEL-READY DEVELOPMENT OPPORTUNITY

» Shovel-ready 72-unit Small Efficiency Dwelling Unit (SEDU) apartment project totaling approximately 29,365 GSF with standard units averaging approximately **279 SF** and **16 top-floor loft units averaging approximately 380 SF.** Master Use Permit (MUP) and Building Permit are ready for issuance.

24K

TOTAL RESIDENTS

LIMITED NEW MULTIFAMILY SUPPLY

» New multifamily deliveries have been extremely limited within the immediate neighborhood, with only **one 74-unit project delivered within the past two years and 0 units currently under construction within a 1-mile radius**.

$130K

AVERAGE HH INCOME

TRANSIT-ORIENTED WHITE CENTER LOCATION

» Located two blocks from the White Center retail core and RapidRide H Line, providing residents with convenient access to Downtown Seattle and surrounding employment centers. within close proximity to **Westwood Village, home to major retailers including QFC and Target, as well as nearby grocery options such as Safeway**, along with a variety of restaurants, parks, and other neighborhood amenities.

48%

RENTER OCCUPIED HOUSING







FOR MORE INFORMATION

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