

816 & 822TH
6TH ST S.



LAKEVIEW DRIVE

NE 68TH
STREET

10TH AVE NE

405

116TH AVE NE

**816 6TH
STREET S.**
KIRKLAND, WA

&

**822 6TH
STREET S.**
KIRKLAND, WA

FOR SALE

PROPERTY DETAILS

Address	816 6TH ST S	822 6TH ST S	TOTALS
Offer Price	\$1,500,000	\$1,650,000	\$3,150,000
Parcel #	2505500121	2505500120	
Land Size	8,328 SF	8,862 SF	17,190 SF
Building Size	1,600 SF*	2,400 SF	4,000 SF*
Unit Types	1 studio apt, 1 office suite, bsmt storage	Two 3 bd/1 ba apts	3 apts, 1 office suite, bsmt storage
Year Built/Renovated	1919 / 2014	1979 / 2021	
Parking	8+ stalls	8 stalls	16+ stalls
HVAC	For both buildings: Floor 1 = central heating, floor 2 = baseboard heating		
Zoning	PR5.0	PR5.0	

*Does not include 800 SF basement



PROPERTY HIGHLIGHTS

- Excellent exposure on Kirkland's 6th Street Corridor
- Diverse income streams + redevelopment potential
- Views of Lake Washington
- Rare on-market purchase opportunity in Houghton
- Storage adds utility and potential for more income

EXECUTIVE SUMMARY

816 & 822 6th St S offers investors a rare opportunity to acquire a strategically located mixed-use asset with both in-place income and significant long-term redevelopment potential. Comprising four income-producing units across two tax parcels totaling approximately 17,200 square feet, the property benefits from flexible PR5.0 zoning that supports a broad range of future development scenarios. The properties may be acquired together or separately, providing investors and owner-users with added flexibility to structure an acquisition that best aligns with their investment objectives.

The existing improvements are well maintained and generate immediate cash flow, providing investors with the flexibility to hold for income while pursuing entitlements and redevelopment plans. Alternatively, targeted capital improvements may further enhance rental income and increase the property's value prior to redevelopment. For owner-users, the property presents an opportunity to occupy a portion of the improvements while benefiting from income generated by the remaining tenant spaces. This combination of current income, occupancy flexibility, and future redevelopment potential creates a compelling risk-adjusted investment opportunity.

Located along Kirkland's evolving 6th Street Corridor, the property is positioned within minutes of downtown Kirkland's premier retail, dining, and waterfront amenities while offering convenient access to major employment centers throughout the Eastside. Residents and commercial tenants benefit from excellent multimodal connectivity, including walk-ability, bicycle access, public transit, and direct vehicular access to regional transportation corridors.

The property is further enhanced by more than 16 on-site parking stalls, an increasingly valuable amenity that supports existing commercial uses while providing flexibility for future redevelopment or the potential to generate ancillary parking revenue. Whether acquired as a long-term investment, an owner-occupied asset, or a future redevelopment opportunity, 816 & 822 6th St S offers multiple avenues to create value in one of Kirkland's most desirable and supply-constrained submarkets.

RENT ROLL

UNIT	SIZE	CURRENT RENT (MG)	MARKET RENT (MG)	DESCRIPTION	NOTES
816 Apt	600	\$0	\$2,300	Studio apartment	Occupied by owner, vacant upon sale
816 Office	1000	\$2,950	\$3,200	Office (former main level of house)	Tenant is massage therapist with March 2027 LXD
816 Bsmt	800	\$0	\$500	Non ADA compliant storage	Currently utilized by tenants for free
822 1st floor	1200	\$2,750	\$3,500	3 bed 1 bath apartment	Same lessor for 35 years, used as chiropractor office
822 2nd Floor	1200	\$2,750	\$3,500	3 bed 1 bath apartment	Same lessor for approx 10 years

IN WALKING DISTANCE

- **Cross-Kirkland-Corridor** – a 6-mile trail that provides easy access for biking commuters as well as options for recreation/exercise throughout the day.
- **Feriton Spur Park** – including pickleball, basketball, and volleyball courts as well as community gardens, amphitheater, and Chainline Station (brewery)
- **Google's Kirkland Campus** – a high energy campus occupied by one of the Eastside's largest employers
- **Kirkland Urban** – Kirkland's premier mixed use development that provides a variety of quality dining, shopping, and recreation
- **Houghton Village** – a charming neighborhood hub with convenient dining, groceries, and services
- **Downtown Kirkland** – the vibrant center of Kirkland with art, dining, and bars

The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



A SHORT DRIVE AWAY

- **3 MINUTES** from multiple I-405 on-off ramps
- **8 MINUTES** to The Village at Totem Lake
- **10 MINUTES** to Downtown Bellevue
- **10 MINUTES** to downtown Redmond

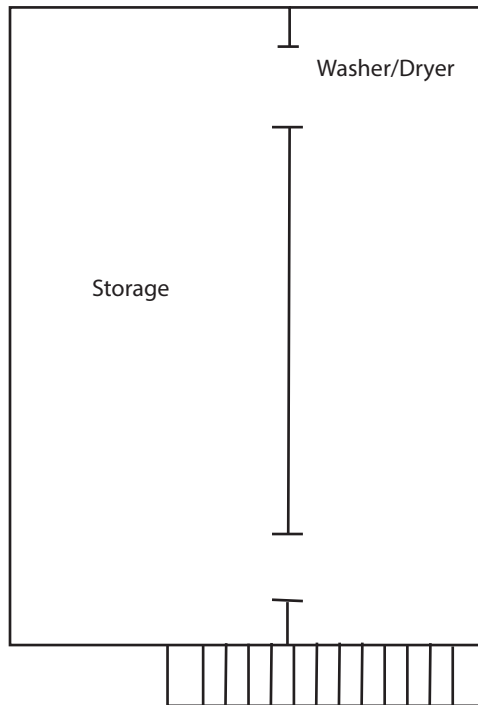


816 6TH STREET S.

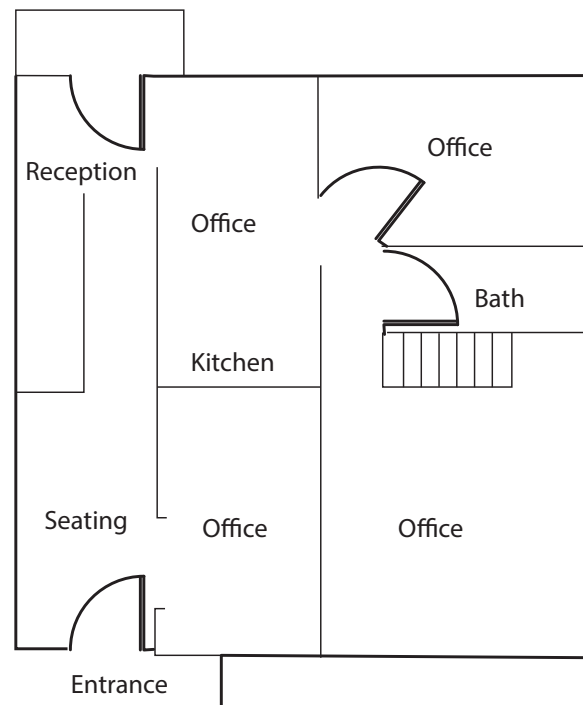
KIRKLAND, WA

FLOOR PLANS

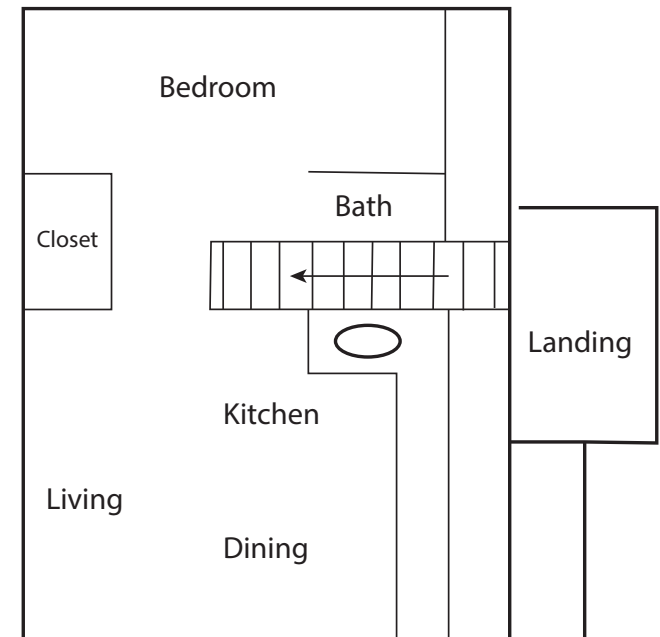
BASEMENT 800 RSF



FLOOR 1 - OFFICE 1,000 RSF



FLOOR 2 - APARTMENT 600 RSF



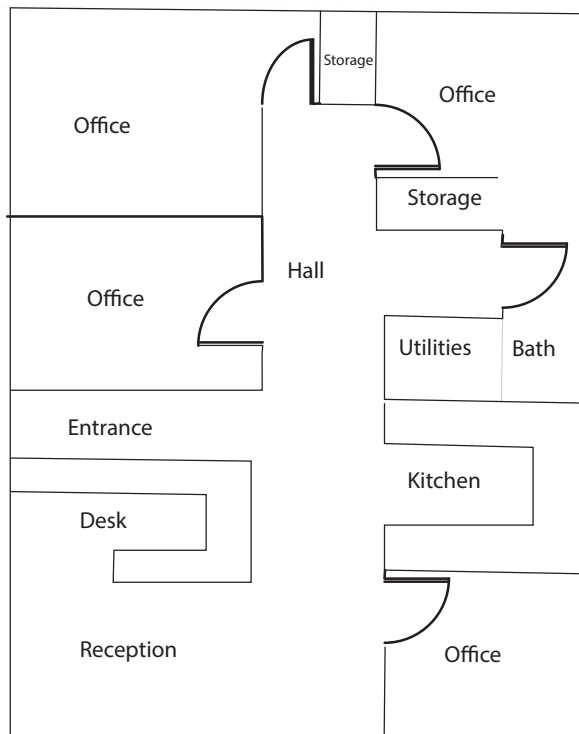
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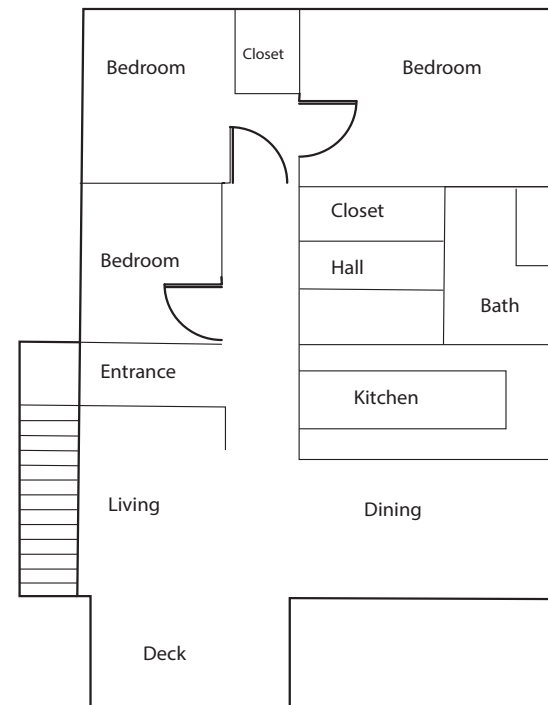
822 6TH
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KIRKLAND, WA

FLOOR 1
1,200 RSF



FLOOR 2
1,200 RSF



OFFICE SALE COMPARABLES

PROPERTY ADDRESS	SALE PRICE	BUILDING SF	PRICE/SF	DATE SOLD
794 6th St S, Kirkland, WA	\$1,800,000	1,820	\$989.01	11/15/2021
10406-10408 NE 37th Cir, Kirkland, WA	\$5,200,000	7,408	\$701.94	7/19/2023
10501 NE 38th Pl, Kirkland, WA	\$2,900,000	3,888	\$745.88	3/8/2024
10422 NE 37th St, Kirkland, WA	\$4,500,000	6,064	\$742.08	7/31/2024
820 Market St, Kirkland, WA	\$3,100,000	3,720	\$833.33	9/20/2024
906 Market St, Kirkland, WA	\$2,750,000	2,350	\$1,170.21	12/10/2024
10420 NE 37th Cir, Kirkland, WA	\$2,650,000	3,525	\$751.77	1/16/2025
8003 118th Ave NE, Kirkland, WA	\$2,175,000	3,000	\$725.00	7/28/2025
406 Market St, Kirkland, WA	\$3,350,000	4,987	\$671.75	10/16/2025
312 11th Ave W, Kirkland, WA	\$4,300,000	5,800	\$741.38	10/28/2025
10420 NE 37th Cir, Kirkland, WA	\$2,650,000	3,525	\$751.77	1/16/2025
8003 118th Ave NE, Kirkland, WA	\$2,175,000	3,000	\$725.00	7/28/2025
1018 Market St, Kirkland, WA	\$1,900,000	2,220	\$855.86	8/4/2025
406 Market St, Kirkland, WA	\$3,350,000	4,987	\$671.75	10/16/2025
312 11th Ave W, Kirkland, WA	\$4,300,000	5,800	\$741.38	10/28/2025

WEIGHTED AVERAGE PSF \$768.88

APARTMENT SALE COMPARABLES



PROPERTY ADDRESS	SALE PRICE	BUILDING SF	PRICE/SF	DATE SOLD
410 Lake St, Kirkland, WA	\$10,300,000	16,704	\$616.62	9/23/2021
6007 Lakeview Dr, Kirkland, WA	\$5,199,000	8,496	\$611.94	8/15/2022
6725 112th Ave NE, Kirkland, WA	\$2,544,725	5,350	\$475.65	2/21/2023
518 2nd St, Kirkland, WA	\$4,100,000	6,056	\$677.01	4/14/2023
8 10th Ave S, Kirkland, WA	\$2,750,000	2,976	\$924.06	5/17/2024
845 Kirkland Way, Kirkland, WA	\$2,150,000	3,456	\$622.11	4/14/2025
304 10th St, Kirkland, WA	\$2,070,000	5,355	\$386.55	9/30/2025
10150 NE 64th St, Kirkland, WA	\$4,050,000	4,535	\$893.05	12/18/2025

WEIGHTED AVERAGE PSF \$626.58

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FOR SALE

EXCLUSIVELY LISTED BY

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