

816 & 822TH
6TH ST S.



LAKEVIEW DRIVE

NE 68TH
STREET

10TH AVE NE



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



816 6TH STREET S.



822 6TH STREET S.

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

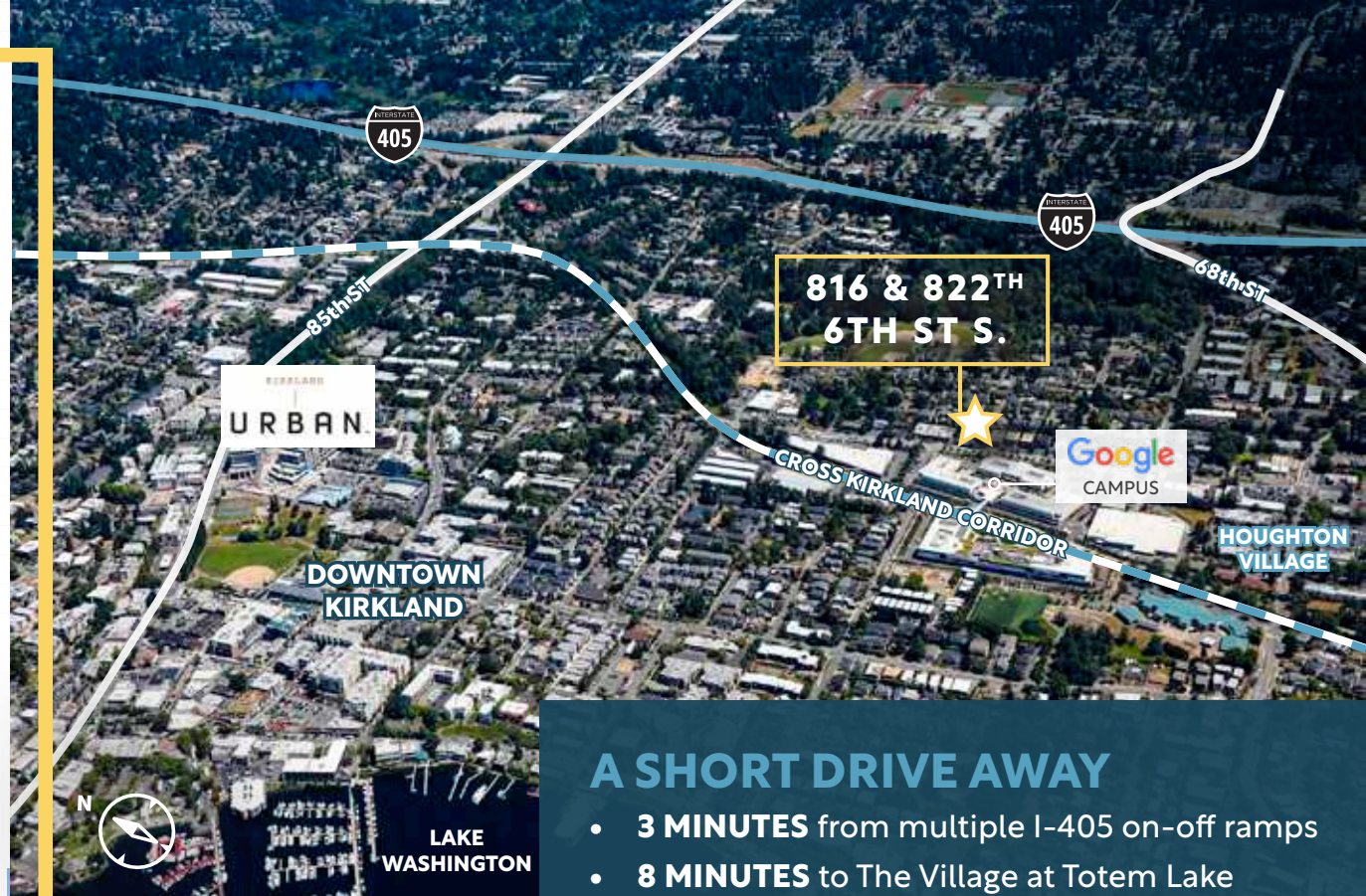
| UNIT | SIZE | CURRENT RENT (MG) | MARKET RENT (MG) | DESCRIPTION | NOTES |
|---------------|------|-------------------|------------------|-------------------------------------|---|
| 816 Apt | 600 | \$0 | \$2,300 | Studio apartment | Occupied by owner, vacant upon sale |
| 816 Office | 1000 | \$2,950 | \$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 |

LOCATION HIGHLIGHTS

IN WALKING DISTANCE

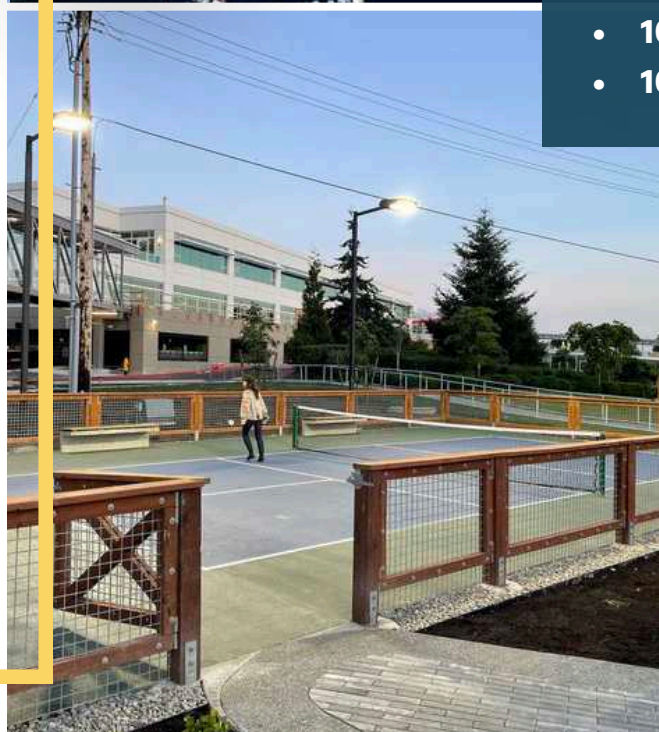
- **Cross-Kirkland-Corridor** – a 6-mile trail that provides easy access for biking commuters as well as options for recreation/exercise throughout the day.
- **Feriton Spur Park** – including pickleball, basketball, and volleyball courts as well as community gardens, amphitheater, and Chainline Station (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

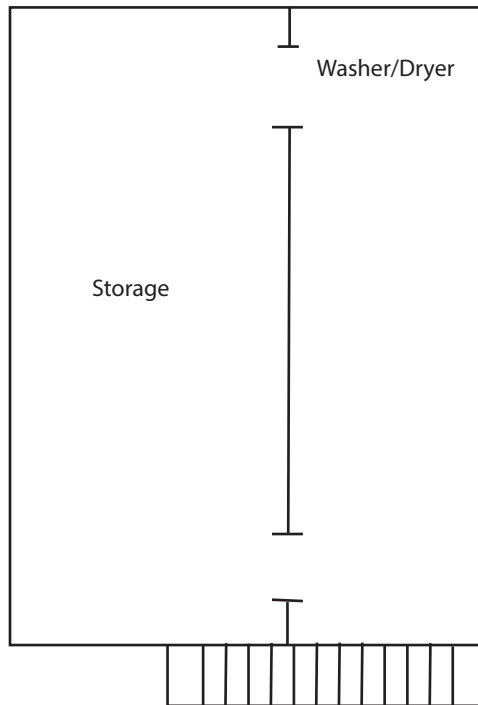


816 6TH STREET S.

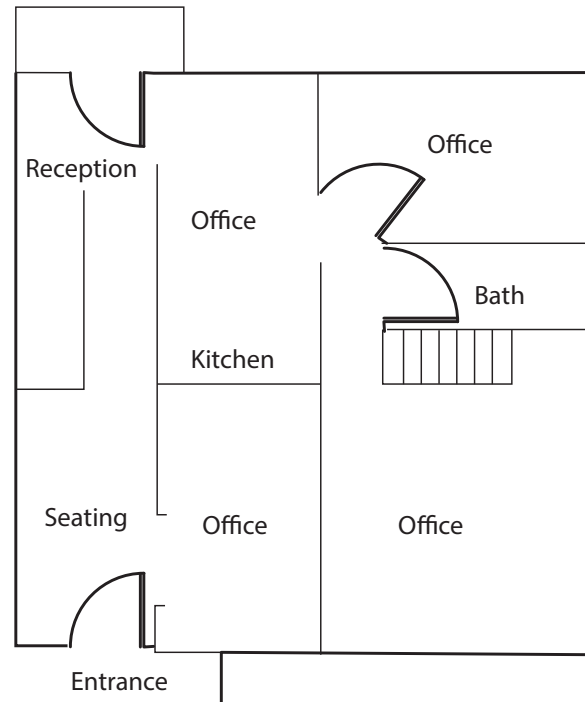
KIRKLAND, WA

FLOOR PLANS

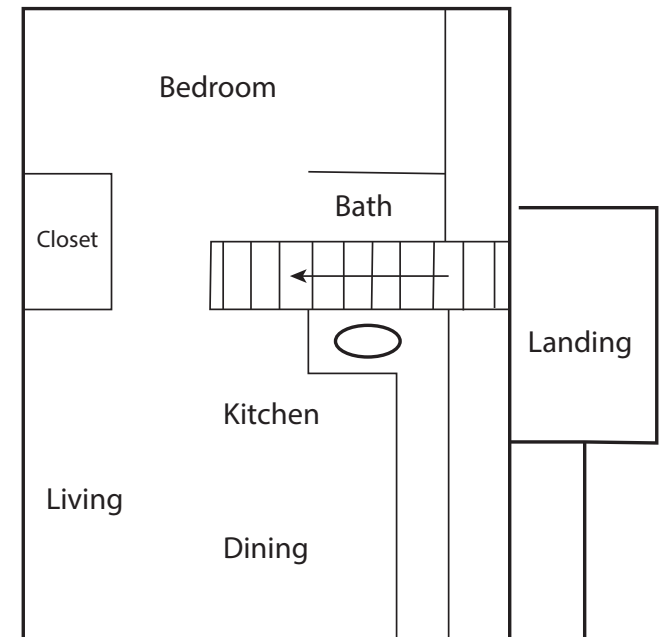
BASEMENT 800 RSF



FLOOR 1 - OFFICE 1,000 RSF



FLOOR 2 - APARTMENT 600 RSF



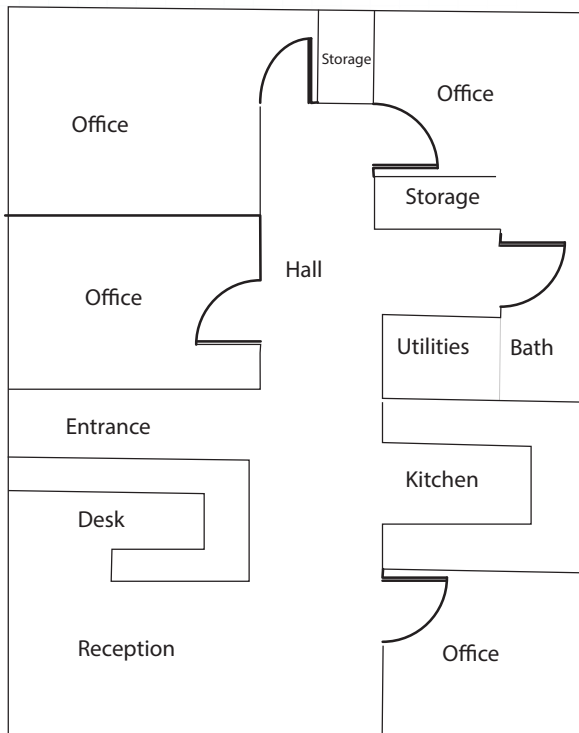
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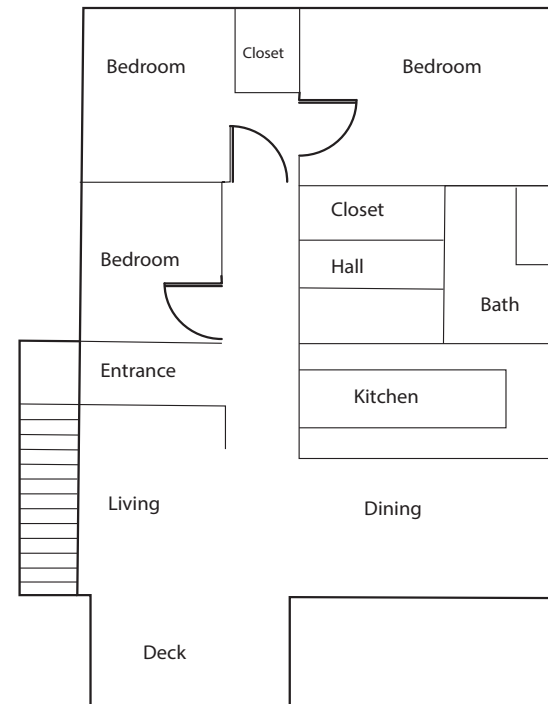
822 6TH STREET S.

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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&

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FOR SALE



EXCLUSIVELY LISTED BY

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