Hollywood Court

Vintage & Modern 25-Unit Multifamily Investment Opportunity *in Seattle's Highly Desirable Capitol Hill*

19 UNITS · BUILT 1907
6 UNITS · BUILT 1998

1716 Boylston Ave Seattle, WA

CBRE | Kidder Mathews





EXCLUSIVELY LISTED BY **CBRE & KIDDER MATHEWS**

THE OFFERING

Vintage 25-Unit Multifamily Investment Opportunity in Seattle's Highly Desirable Capitol Hill Neighborhood

CBRE and Kidder Mathews are pleased to present Hollywood Court, a 25-unit multifamily investment located at 1716 Boylston Avenue in Seattle's highly desirable Capitol Hill neighborhood. The property consists of two buildings: the original 19-unit Hollywood Court, constructed in 1907, and a newer 6-unit building completed in 1998 including six garage parking spaces, offering investors a unique blend of historic character and modern construction.

Hollywood Court presents a compelling value-add opportunity in one of Seattle's most established and supply-constrained rental markets. The property benefits from a diverse unit mix and strong in-place occupancy, with the opportunity to enhance revenue through interior renovations, operational improvements, and continued alignment to market rents.

Ideally positioned in the heart of Capitol Hill, the property offers unmatched access to Seattle's top lifestyle amenities and employment centers. **Residents are within walking distance of light rail, Seattle Central College, Cal Anderson Park, and a vibrant mix of restaurants, cafes, and nightlife, while also maintaining close proximity to major employers in South Lake Union and Downtown Seattle.**

With its scale, location, and repositioning potential, **Hollywood Court represents a rare opportunity to acquire a legacy asset with both near-term upside and long-term appreciation in one of Seattle's most dynamic rental submarkets.**

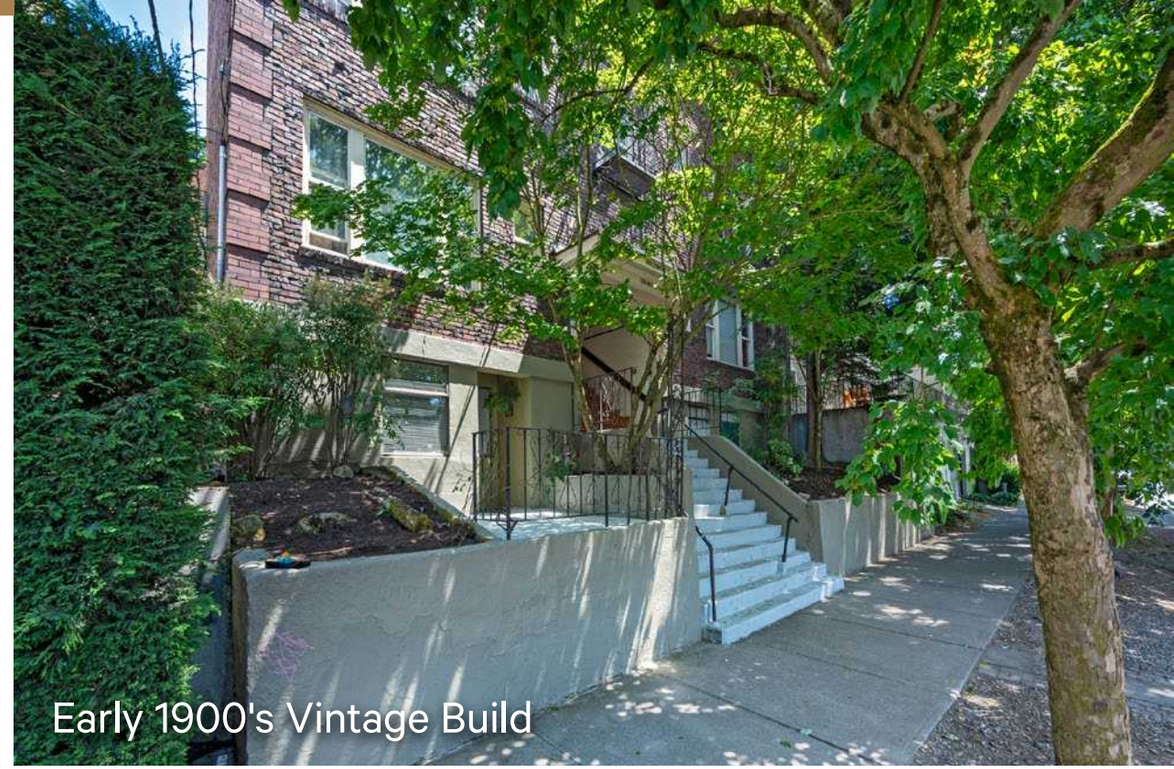
Hollywood Court

PROPERTY SUMMARY

Address	1716 Boylston Ave Seattle, WA
Price	$4,150,000
Price/Unit	$166,000
Units	25
Year Built	1907/1998
Buildings	2
Net Rentable SF	17,277
Avg. Unit Size	691 SF
Lot Size	10,200 SF (0.23 Acres)
Zoning	MR (M)
Submarket	Capitol Hill

Investment Highlights

- Prime Capitol Hill location with strong, consistent rental demand
- Steps from Seattle Central College and Cal Anderson Park
- 25 units across two buildings offering operational flexibility
- Current rents below market, offering strong rent growth potential
- Washer and dryer hookups in 1998 six-unit building
- Exceptional value add opportunity with significant upside potential
- Historic 1907 building paired with newer 1998 construction
- Proximate to South Lake Union and Downtown employers
- Walkable to light rail, retail, dining, and nightlife
- Secure, covered parking for six vehicles
- $166,000 per unit





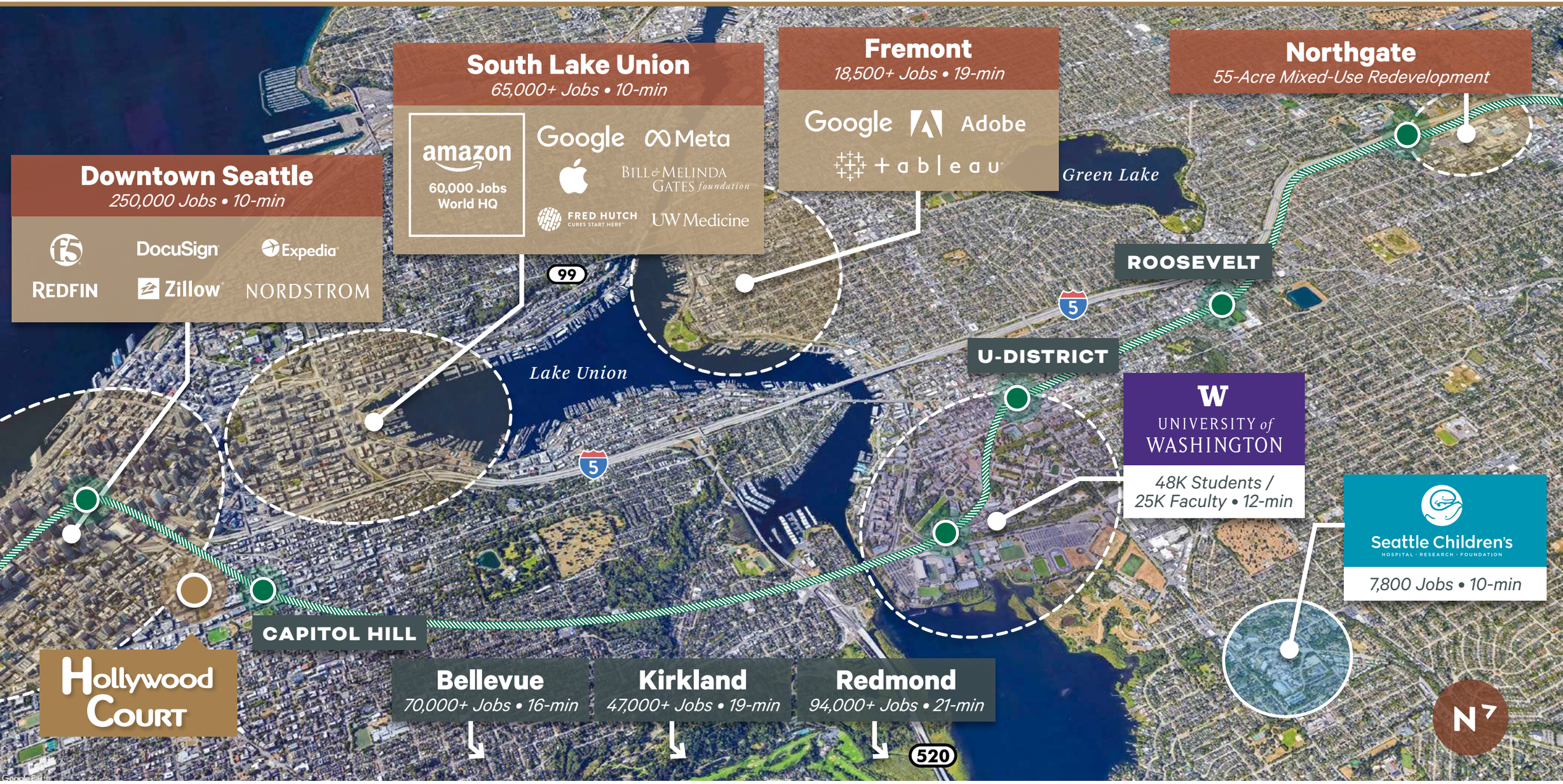








Close-In Location Provides Easy Access to Major Employers



Link Light Rail

Note: All commute times shown are by car

Hollywood Court

PNW MULTIFAMILY INVESTMENT SALES TEAM

Peter Wright
First Vice President
+1 206 442 2735
peter.wright@cbre.com

Reed Hunter
First Vice President
+1 206 442 2713
reed.hunter@cbre.com

Spencer Clark
First Vice President
+1 206 442 2764
spencer.clark@cbre.com

Steven Moore
Associate
+1 425 902 9885
steven.moore@cbre.com

Dan Swanson
Kidder Mathews
Executive Vice President
+1 206 296 9610
dan.swanson@kidder.com

DEBT & STRUCTURED FINANCE

Josh Berde
Senior Vice President
+1 206 830 6433
josh.berde@cbre.com

Andrew Woertendyke
Associate Vice President
+1 605 212 0396
andrew.woertendyke@cbre.com

For more information, visit the website: **www.CBRE-HollywoodCourt.com**

CBRE | Kidder Mathews