

NORTH SEATTLE

SUBJECT PROPERTY



15th Ave NE

NE 115th St

DEVELOPMENT SITE

11514 15TH AVE NE | SEATTLE, WA 98125

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URBAN COMMERCIAL
PARTNERS

Property Description

Offering

Urban Commercial Partners is pleased to offer the property at 11514 15th Ave NE in Seattle's Pinehurst neighborhood.

The property consists of a 5,400 square-foot lot with NC2-40 zoning. This is zoning allows for supermarkets, restaurants, offices, retail mixed-use, residential, and multi-family units.

Typical new development in the NC2-40 zones are townhouse/rowhouse, buildings consisting of street-level retail with residential apartments above and townhouse developments with a live/work component. Alternatively, developers have the option to build purely commercial buildings with no residential component.

Site Characteristics

| | |
|-------------------|---|
| Address | 11514 15 th Avenue Northeast |
| City, State | Seattle, WA |
| Price | \$925,000 |
| Price / SF (Land) | \$171.30 |
| Neighborhood | Pinehurst |
| Parcel No. | 6798100735 |
| Lot SF | 5,400 square-feet |
| Acres | 0.12 acres |
| Zoning | NC2-40 |

Location & Neighborhood



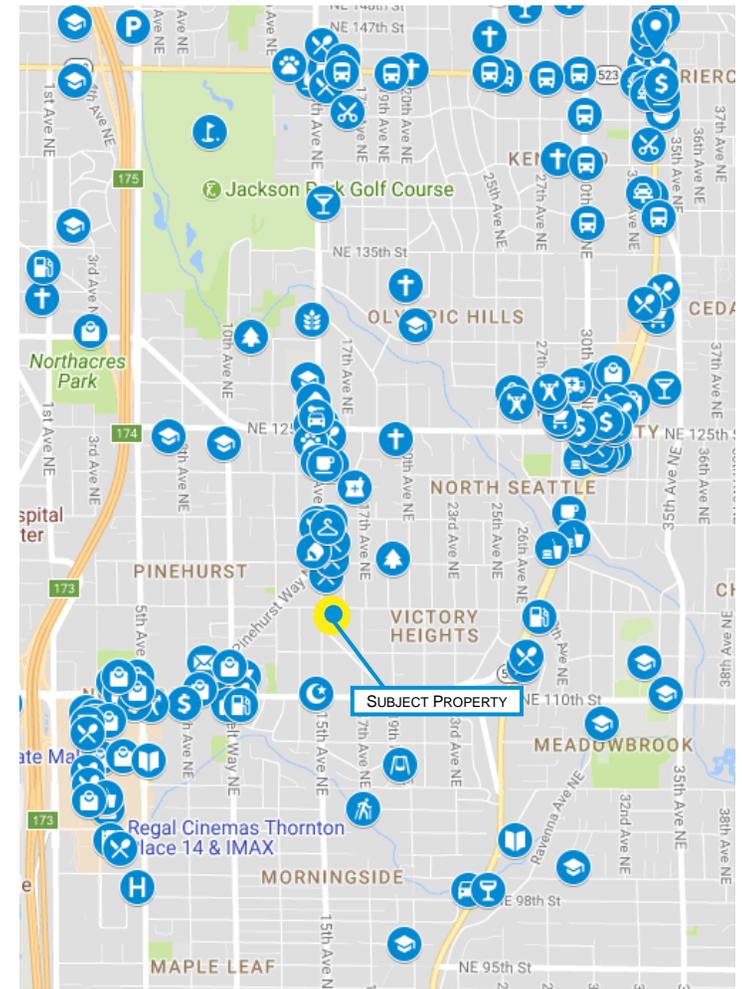
Activities | North Seattle offers many options for activities including golfing at Jackson Park Golf Course, Shopping at Northgate Mall, or going for a swim at Matthews Beach.



Parks | Several parks, playfields, and natural areas within a mile including: Kingfisher Natural Area, Victory Creek Park, Victory Heights Playground, Hubbard Homestead, and Licorice Fern Natural Area makes this a very family friendly location.



Neighborhood | New development in the area focuses on small retail, office buildings and residential housing. Economic growth is expected within this neighborhood due to its centralized location and future additions to the Light Rail Line allowing easier commutes.



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All square footage references are approximations. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Transportation



Light Rail | The future Northgate Station will be located just 1.4 miles away and will provide rapid travel to University of Washington, Capitol Hill, Downtown Seattle, Beacon Hill and SeaTac.



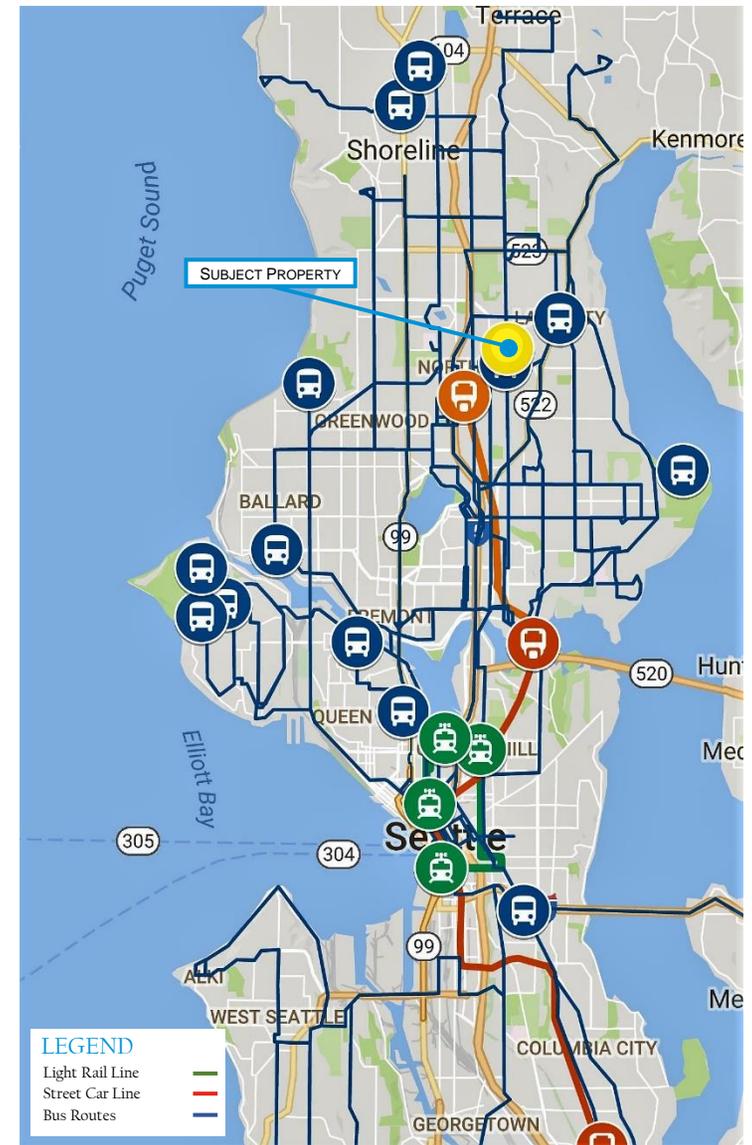
Bike | Commuting by bike is quickly becoming Seattle's preferred method of transport. Skip rush hour traffic and lower your carbon footprint.



Metro Buses | Public transportation is only a 100 foot walk away from the property location. Riders can quickly jump on the 73, 77, or 373 Lines, which runs through the Downtown, University of Washington, and Echo Lake neighborhoods.



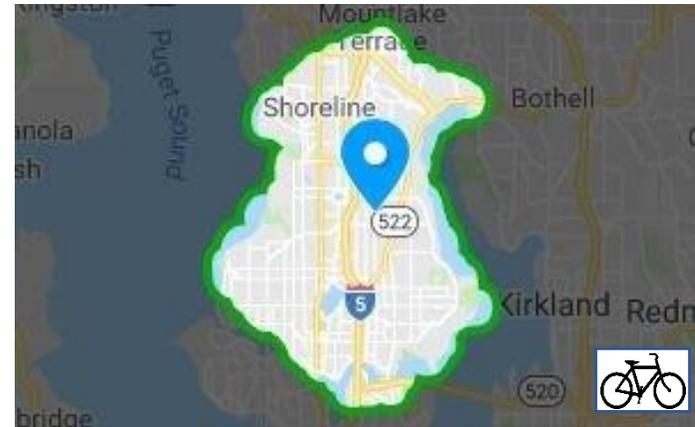
Car | The proximity to I-5, I-99, and I-522 allow for easy navigation around the Greater Seattle area as well as fast access to the Eastside.



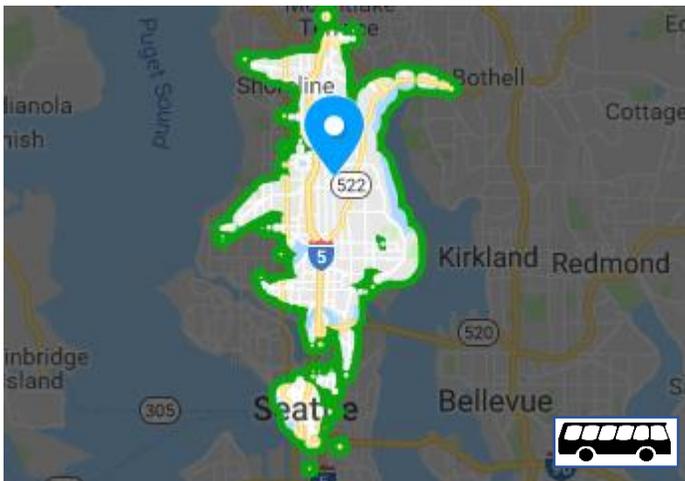
Travel Times



Walk | 20 minutes or less will get you to the future Northgate light rail station, Northgate Mall, bus stops, local restaurants, parks and grocery stores.



Bike | 30 minutes or less will get you to The University of Washington, Green Lake, Ballard, Fremont, and Kenmore.



Bus | 30 minutes or less will get you to Amazon Campus, University of Washington, Downtown Seattle, Capitol Hill, Bellevue, Ballard, Mountlake Terrace, and Bothell.

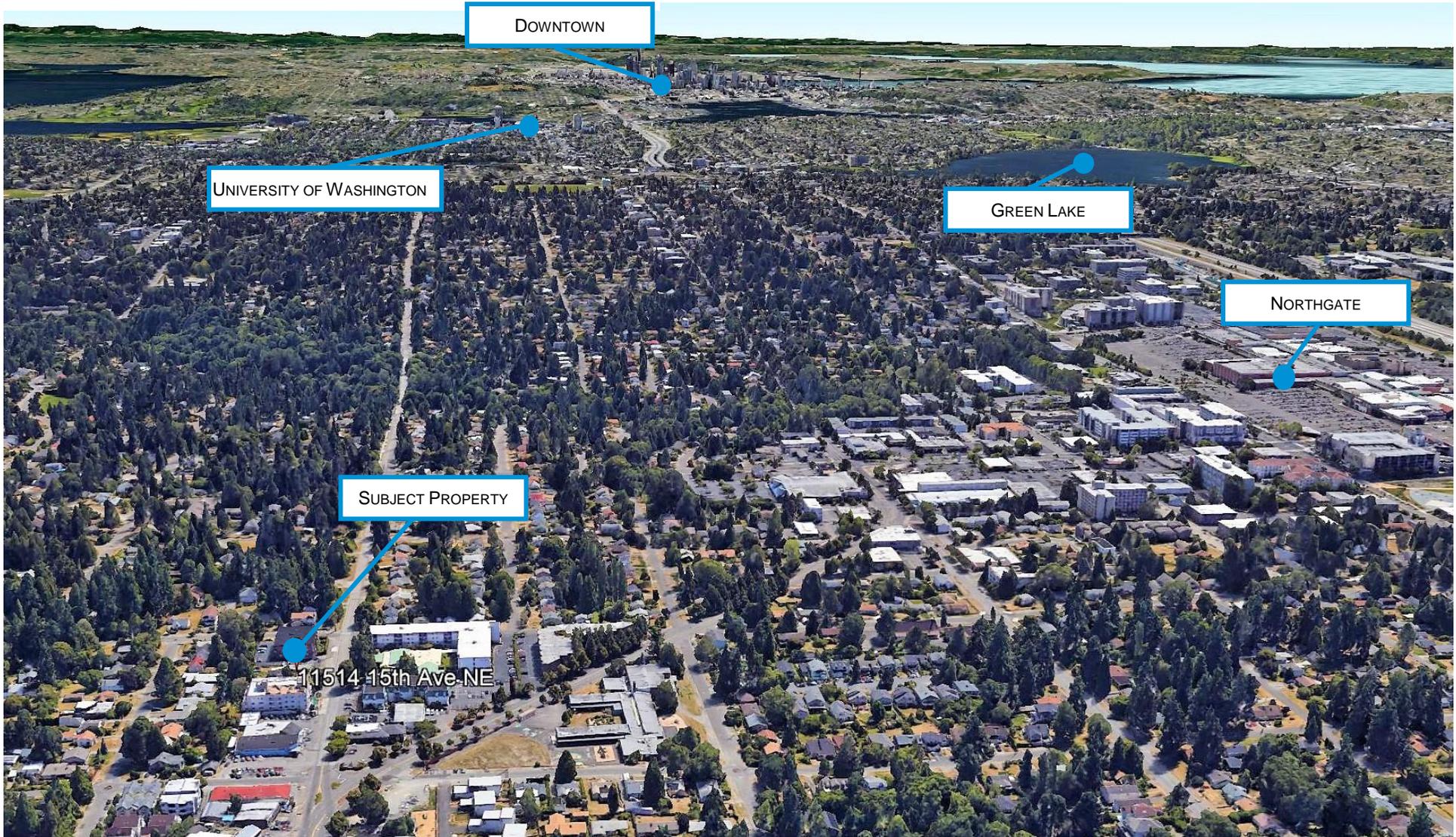


Drive | 30 minutes will get you as far North as Marysville, East as Issaquah and South as Federal Way.

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Area View



Neighborhood View

