



First Western Properties | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

8601-8615 AURORA AVENUE N | SEATTLE, WA

DEVELOPMENT OPPORTUNITY
FUTURE DEVELOPMENT POTENTIAL

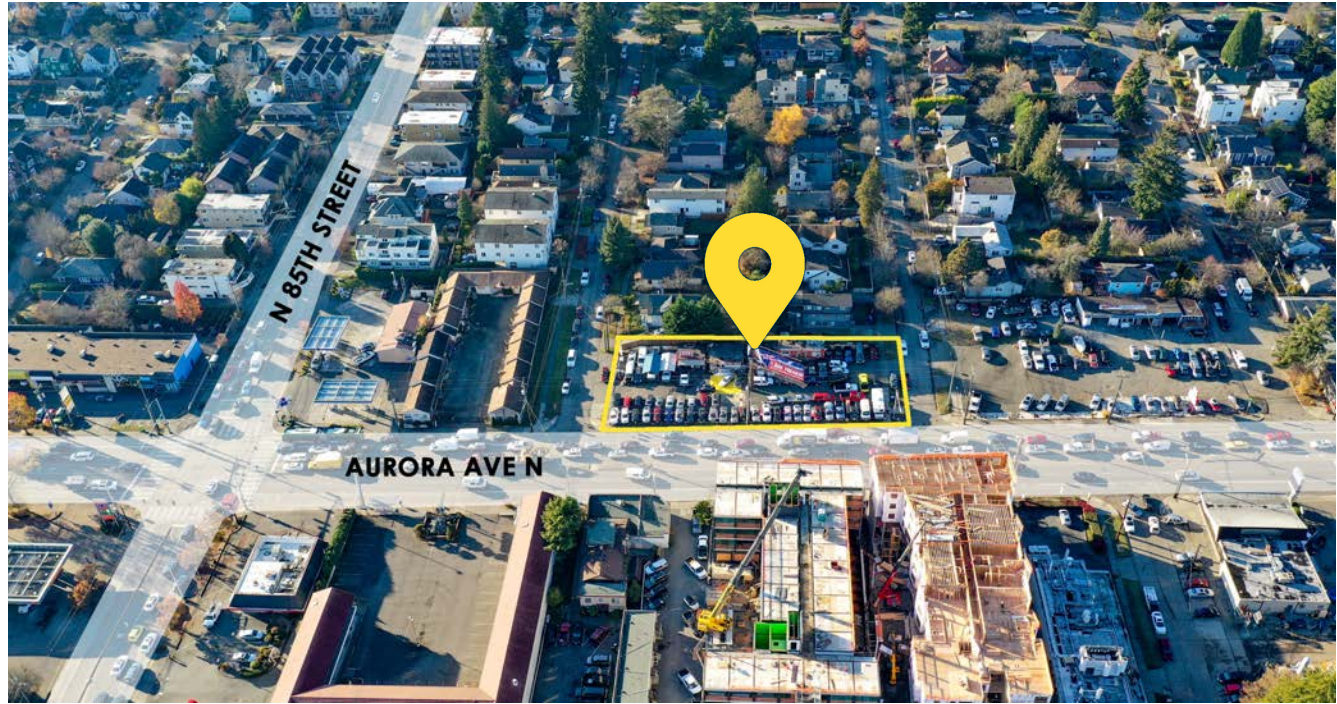
EXECUTIVE SUMMARY

Address	8601-8615 Aurora Ave. N
Opportunity Type	Covered Land Play for Development
Land Area	17,340 SF (0.40 Acres)
Annual NOI	\$133,992.00
Monthly NOI	\$11,166.00
Jurisdiction	City of Seattle, WA
CAP Rate	5.7%
Parcels	1: 604640-0785 & 2: 604640-0765
Zoning	NC3P-65 (M1)
Urban Village	Aurora-Licton Springs Residential

CLICK FOR
Permitted Uses



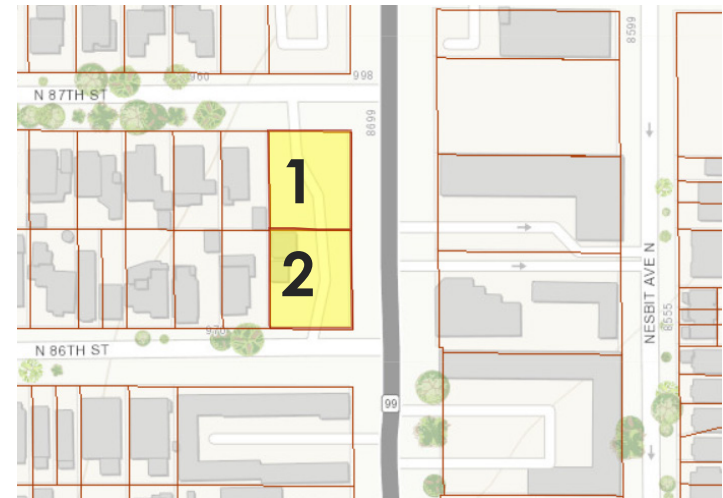
CLICK FOR
Design Standards



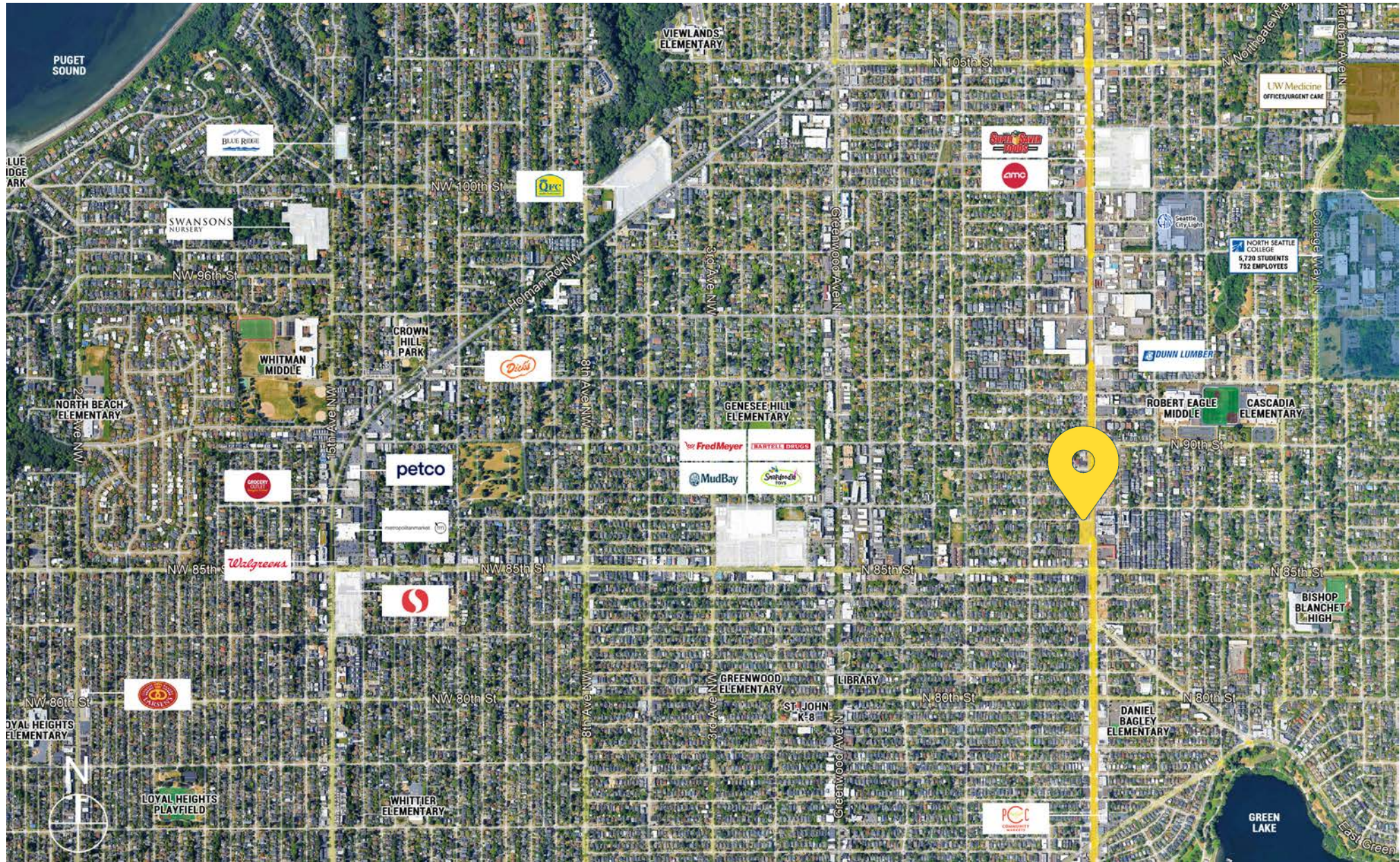
PARCEL DETAIL

Parcel 1: 604640-0765
 Land Area: 0.20 Acres (8,670 SF)
 Tenant: Super America (Car Lot)
 Term: Month-to-Month Lease, NNN
 Current Rent: \$9,500/Month

Parcel 2: 604640-0785
 Land Area: 0.20 Acres (8,670 SF)
 Tenant: Clear Channel (Billboard)
 Term: February 9, 2015 - February 9, 2040*
 Current Rent: \$1,666.67/Month
 Note: *Landlord Termination Clause

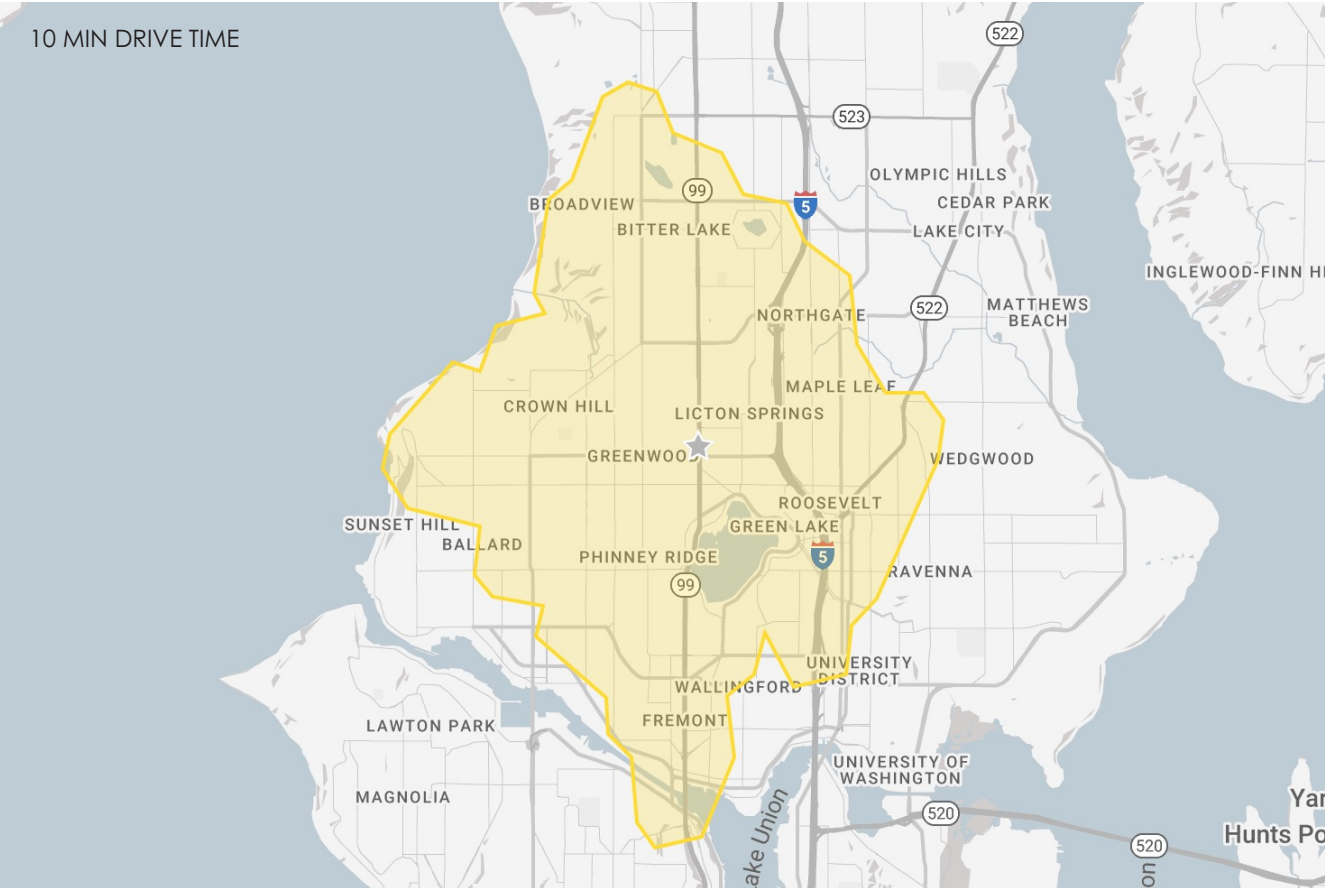


LOCATION AERIAL



DEMOGRAPHICS

Seattle, the Pacific Northwest's largest city, is known for its stunning natural surroundings and thriving economy, particularly in technology, alongside maritime and aerospace industries. This economic strength attracts a skilled workforce and fosters a dynamic urban environment. Seattle boasts a rich cultural scene, numerous parks, and diverse neighborhoods, each with a unique character. Greenwood, with its family-friendly atmosphere and convenient urban access, exemplifies the appealing diversity of Seattle's residential areas, contributing to the city's overall desirability as a place to live and work. This growing demand for retail and residential space makes Greenwood a sought-after mixed-use development area, offering residents an urban-suburban blend with an easy 15-minute commute to downtown Seattle. The strong sense of community is reflected in the high rate of homeownership.



168,106

POPULATION
10 MIN DT



80,293

NO OF HOUSEHOLDS
10 MIN DT



\$192,696

AVERAGE HH INCOME
10 MIN DT



\$975,937

MEDIAN PROPERTY VALUE
10 MIN DT



36.7

YEARS OLD
MEDIAN AGE



\$5.94B

TOTAL NON-RETAIL
EXPENDITURE



90,489

DAYTIME ADJ. POPULATION
10 MIN DT



32,026

AURORA AVENUE N
ADT



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

TACOMA | KIRKLAND | PORTLAND | SEATTLE

Tej Asher
+1 425.320.8834
tasher@fwp-inc.com

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