

For Sale

# Seattle Land & Multifamily Development Opportunity

2603 3RD AVE | SEATTLE, WA



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**NAI** Puget Sound  
Properties



# Property Summary

NAI Puget Sound Properties is pleased to present an unparalleled opportunity to purchase a prime development site in the heart of Belltown, Seattle. Ideally located near the Seattle Center and just a few blocks from the bustling waterfront, this site offers great potential for a multifamily development of up to 100 units or more.

**ADDRESS** 2603 3rd Ave, Seattle, WA

**PARCEL NUMBER** 0656000130

**LAND AREA** 0.32 acre

**CURRENT USE** Retail

**EXISTING BUILDING AREA** 26,270 SF

**ZONING** Downtown Mixed Residential  
DMR/R 240/65

**PRICE** \$12,000,000

**NEARBY ATTRACTIONS** Seattle Center, Space  
Needle, Pike Place Market,  
Olympic Sculpture Park,  
Seattle Waterfront





# Investment Highlights

Positioned in the heart of Belltown, one of Seattle's most dynamic neighborhoods, within walking distance to Seattle Center, Pike Place Market, the Space Needle, and an array of dining, shopping, and entertainment options.

## + CONNECTIVITY

Excellent access to public transportation, including bus lines and the future light rail expansion, ensuring easy commutes to downtown Seattle and beyond.

## + DEVELOPMENT POTENTIAL

Zoned for multifamily residential use, the site offers the flexibility to develop a high-rise apartment or condominium project, catering to the growing demand for housing in the area.

## + AREA AMENITIES

Proximity to green spaces such as Myrtle Edwards Park and the Olympic Sculpture Park, providing residents with ample recreational opportunities.

## + WALKABILITY

With a Walk Score of 98, the site is within easy reach of everything residents could need, from groceries and boutiques to top-rated restaurants and cafes.

## + INVESTMENT OPPORTUNITY

With Seattle's continued population growth and limited housing supply, this site represents a lucrative investment with significant appreciation potential.

## + ECONOMIC GROWTH

Benefit from Seattle's robust economic growth and vibrant job market, attracts a steady influx of professionals and families seeking out urban living.



# Great Seattle Location

Seattle shines as a hub of innovation, culture, and economic activity in the Pacific Northwest. Its natural beauty, booming tech scene, and varied neighborhoods draw people looking for vibrant city living. In this environment of growth, multifamily development stands out as a key player in Seattle's real estate, providing investors with sustainable returns and enriching communities.

SUBJECT  
PROPERTY

## MAJOR EMPLOYERS

amazon

Google



Meta

NORDSTROM

Zillow

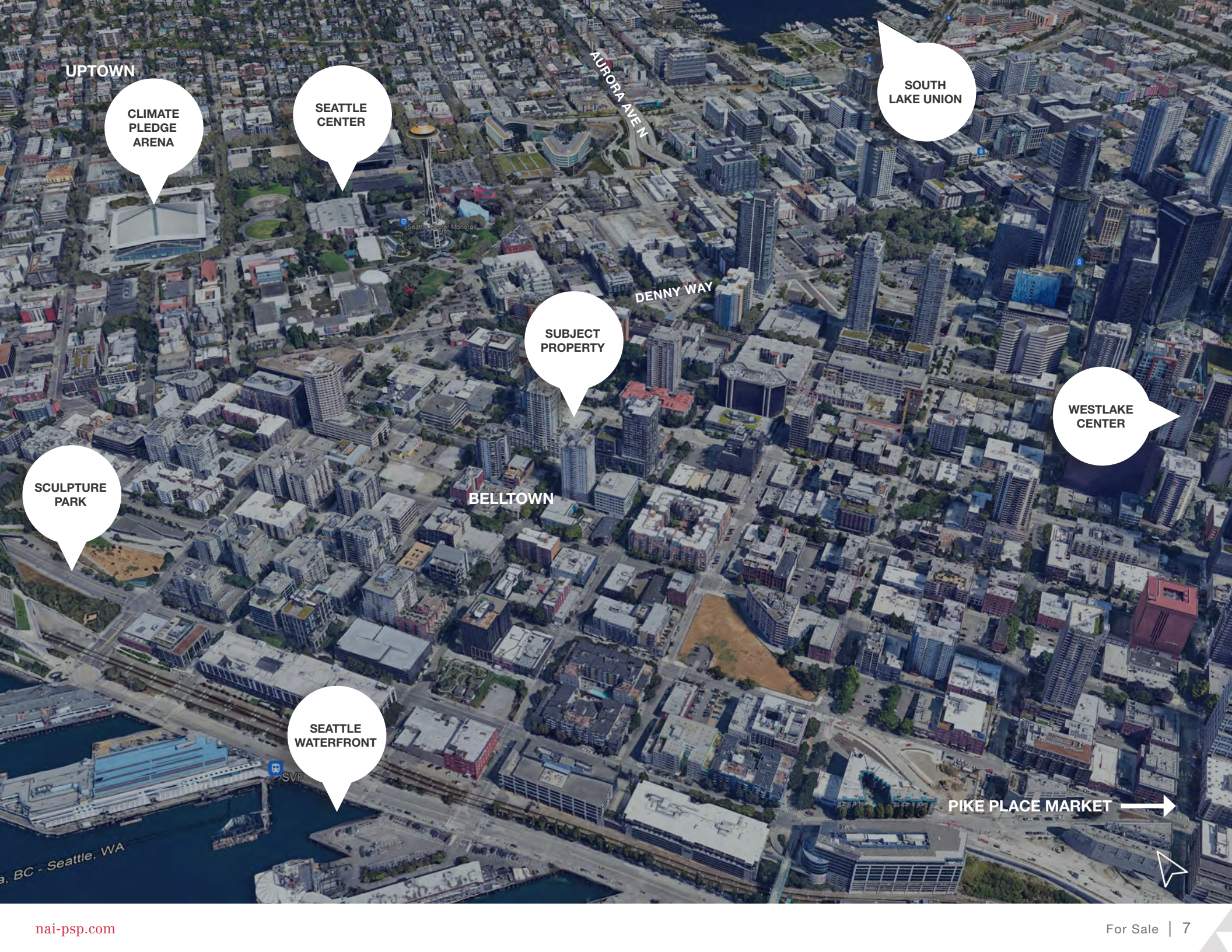


Microsoft

Expedia

Dropbox





**UPTOWN**

**CLIMATE  
PLEDGE  
ARENA**

**SEATTLE  
CENTER**

**SOUTH  
LAKE UNION**

**AURORA AVENUE**

**DENNY WAY**

**SUBJECT  
PROPERTY**

**WESTLAKE  
CENTER**

**SCULPTURE  
PARK**

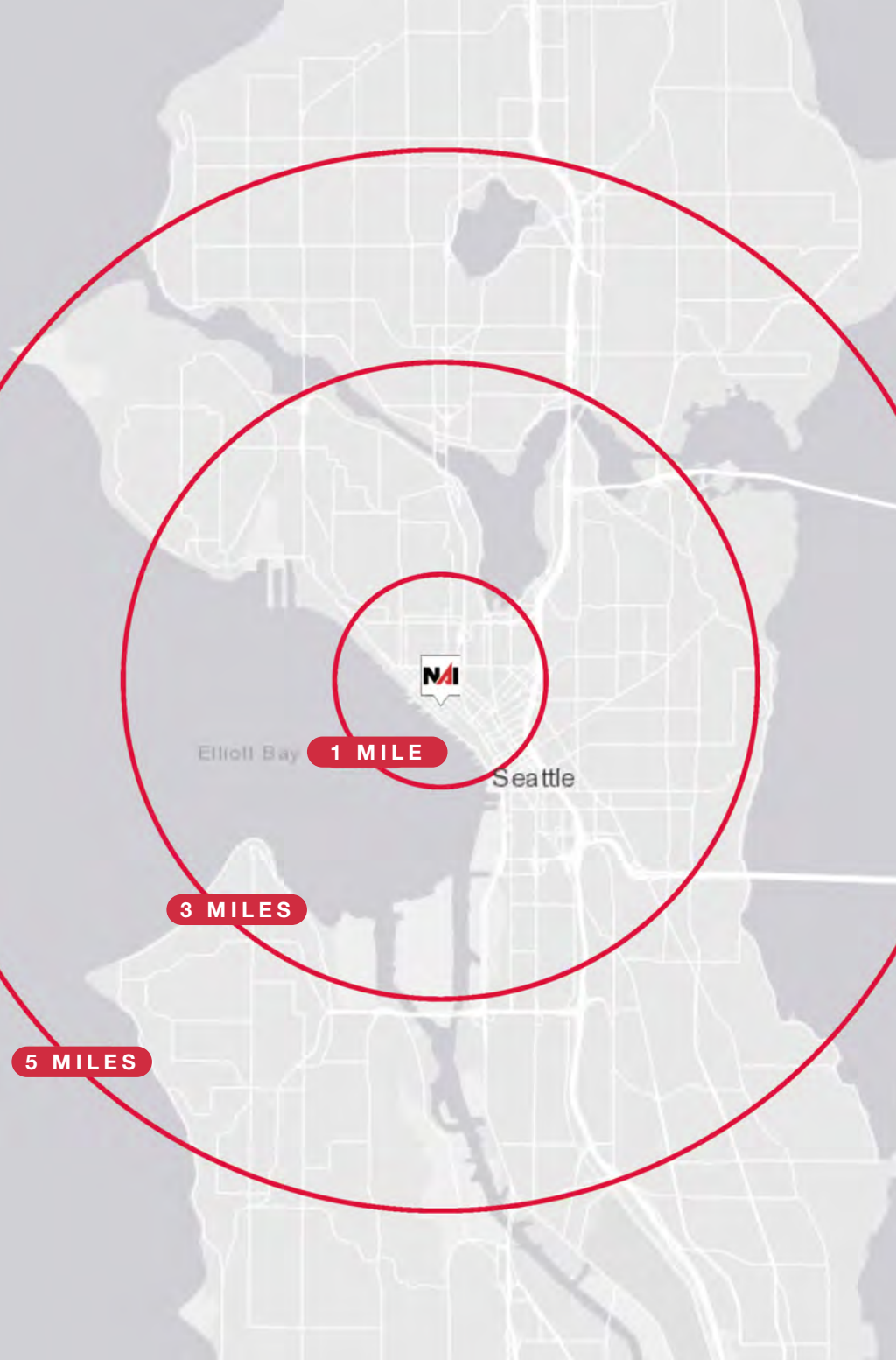
**BELLTOWN**

**SEATTLE  
WATERFRONT**

**PIKE PLACE MARKET** →

a, BC - Seattle, WA



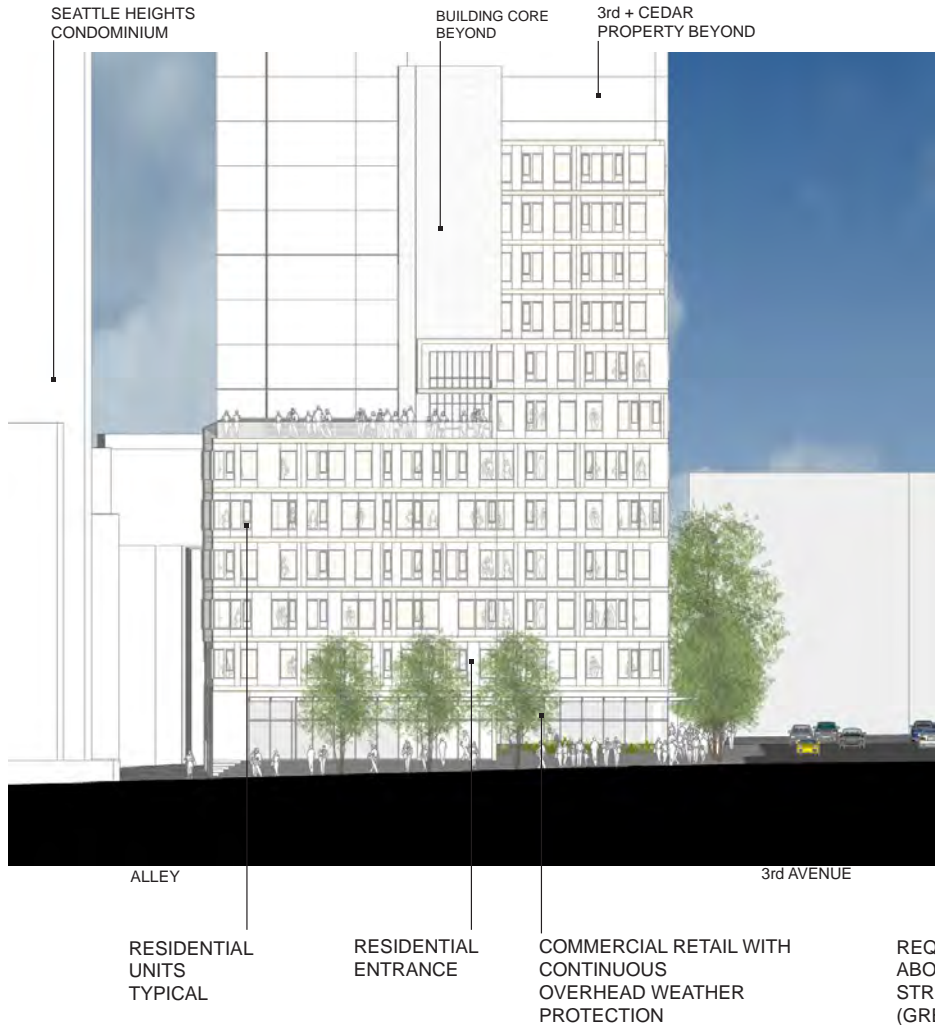


# Demographic Overview

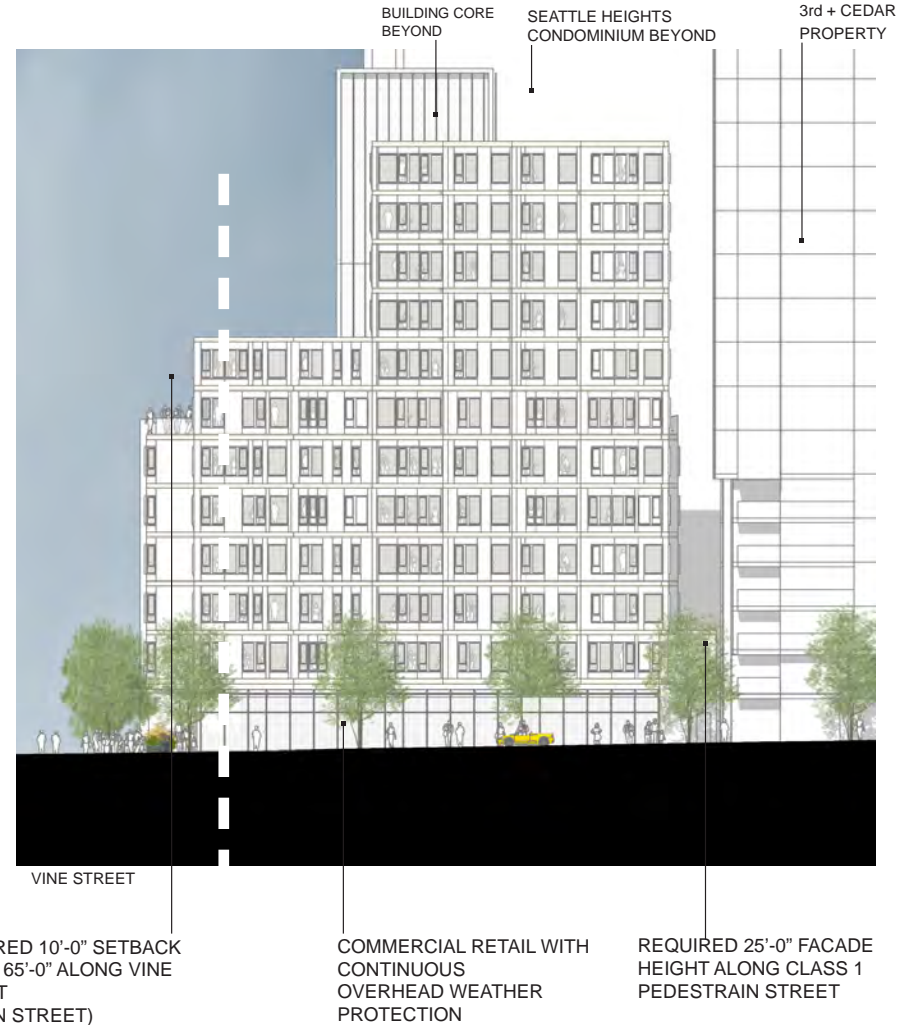
	1 MILE	3 MILES	5 MILES
Population	70,749	261,126	506,228
Households	46,000	145,749	252,460
Median Age	37.7	37.4	37.0
Median HH Income	\$125,303	\$118,367	\$119,793
Avg. HH Income	\$175,428	\$174,063	\$177,425
Avg. Disposable Income	\$121,688	\$120,794	\$123,057
Renter Occupied Housing Units	36,716	100,534	154,448

# Planned Development

## South Building Elevation



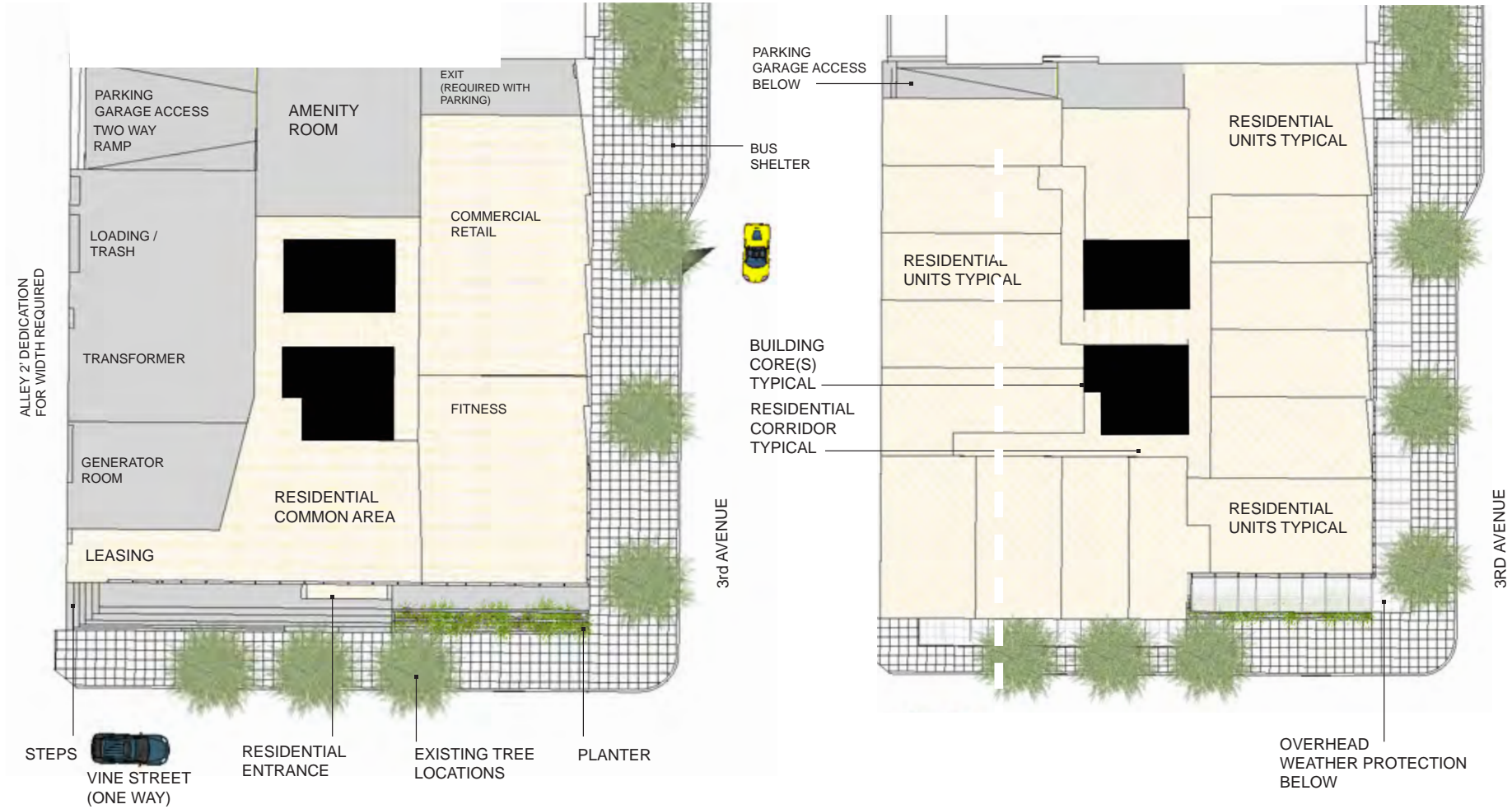
## East Building Elevation



# Floor Plan

Level One Plan

Level Two Plan





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EXCLUSIVELY LISTED BY:

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