

16325 5TH AVE NE | SHORELINE, WA

OWNER / USER WITH FUTURE DEVELOPMENT | FOR SALE OR LEASE



EXCEPTIONAL LOCATION • 24,020 SF • 2.59 ACRES

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 THE ANDOVER
COMPANY, INC.
CORFAC INTERNATIONAL

EXECUTIVE SUMMARY

The Andover Company, Inc. is pleased to present this exceptional owner/user opportunity in the heart of Shoreline, Washington. This offering represents a rare chance to acquire a strategically located property with prior redevelopment planning and significant upside potential in a rapidly growing submarket. With strong fundamentals, favorable zoning dynamics, and increasing demand for multi-family housing, this site is well-positioned for owner/users, investors, or developers seeking to capitalize on continued growth in the North Seattle corridor.

Building Features:

Address: 16325 5th Ave NE, Shoreline, WA 98155

Building: 24,020 SF Existing Single Story CMU Construction

Lot Size: 2.59 Acres (112,791 SF)

Loading: Grade Level

Fire Suppression: Wet Sprinkler Systems

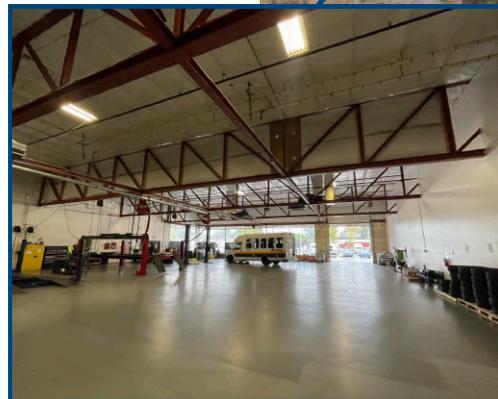
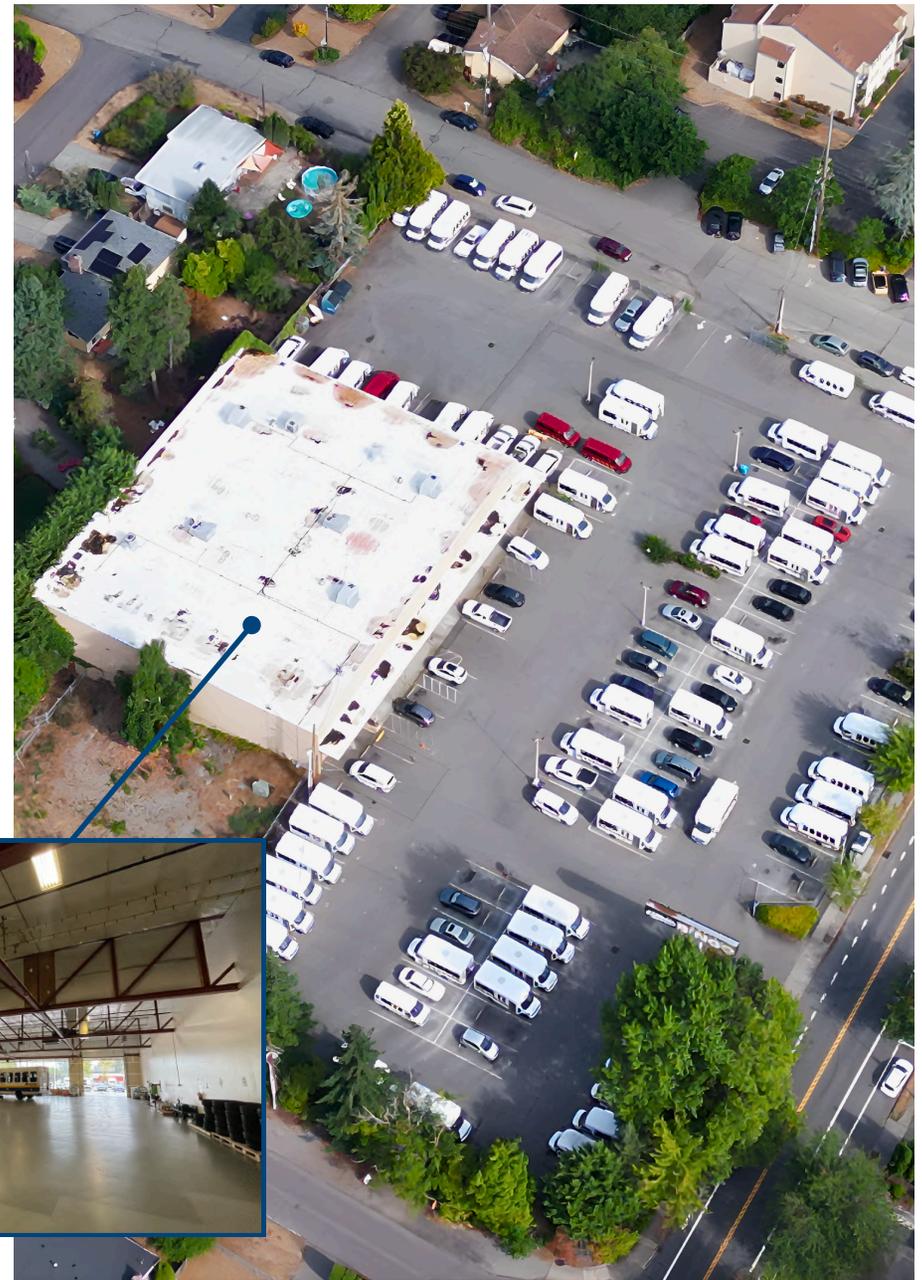
Clear Height: 22' (per CoStar)

Column Spacing: Clear Span

Site: Fully paved, fenced, secured site

Zoning: CB (Community Business)

Contact Brokers for Sale Pricing, or Lease Rates



PROPERTY HIGHLIGHTS

- ◆ **Large, flat rectangular parcel** offering an efficient footprint for immediate owner/user occupancy, investment hold, or future redevelopment. Attractive to developers, investors, and owner/users seeking flexibility and long-term upside.
- ◆ **Significant in-place income** helps offset carrying costs for investors or future owner/users prior to occupancy or redevelopment. Strong location near transit, schools, and parks supports stable demand and long-term value.
- ◆ **Situated within an established residential neighborhood** setting, offering a more traditional community environment compared to the Hwy 99 high-density corridor
- ◆ **Benefit from Link Light Rail connections** at 145th and 185th, completed in 2024, enhancing regional accessibility and connectivity to Seattle and surrounding employment centers

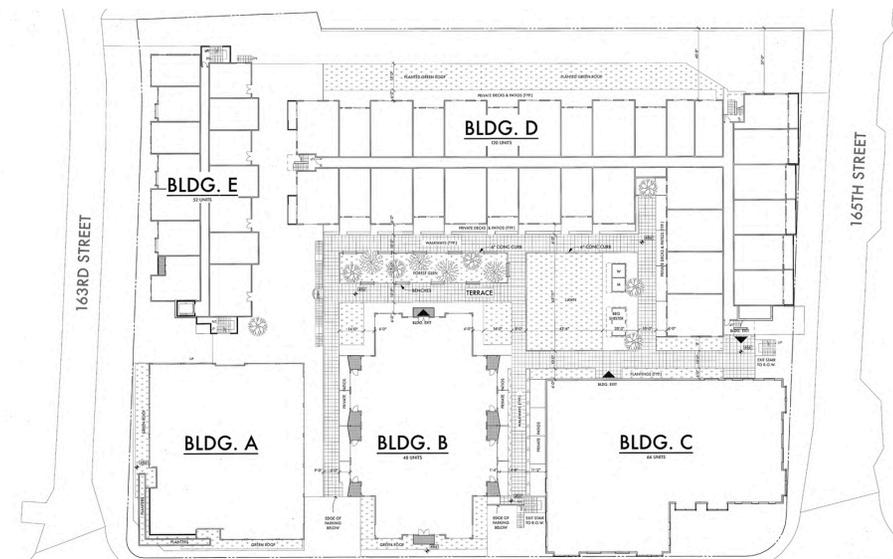


FUTURE REDEVELOPMENT POTENTIAL

Prior to acquisition by the current ownership, previous plans proposed redevelopment with approximately 385 thoughtfully designed multi-family residential units distributed across five buildings. The proposed concept was intended to take full advantage of the property's substantial size, optimal configuration, and strategic location within a rapidly growing residential corridor that continues to benefit from significant investment, strong demand, and ongoing infrastructure improvements.

Please contact the brokers for additional information regarding the previous development concepts, entitlement considerations, and potential opportunities for redevelopment or alternative uses at this highly visible and strategically located site.

Previously Permitted Multi-Family Plans



KING COUNTY QUICK FACTS



Population
2.33M



Median Household Income
\$121,600



High School
Graduates
93%

**Persons Per
Household**

2.5



Median Gross Rent
\$2,250



Bachelors
Degree
52%

Renting
Housing
Rate

46%



Source: Costar.com, Shorelinewa.gov, US Census Bureau

SHORELINE METRO AREA

Shoreline's prime location within the Greater Seattle metropolitan area positions it near some of the region's largest and most influential employers, creating a strong economic foundation that supports long-term housing demand and real estate value. Major companies such as Amazon in Seattle, Microsoft in nearby Redmond, and Boeing with its aerospace facilities in Everett and Renton provide significant employment opportunities and attract a steady influx of professionals to the area.

Beyond these tech and aerospace giants, Shoreline benefits from the presence of other major corporations, including Starbucks, Costco Wholesale, and Nordstrom, as well as robust healthcare systems, logistics firms, and energy companies. This diverse employment base ensures stability and resilience in the local economy, supporting both residential and commercial real estate markets.

Combined with Shoreline's desirable suburban location, access to major transportation routes, and proximity to Seattle's urban amenities, the city presents a compelling opportunity for real estate investors. Its mix of economic strength, steady population growth, and connectivity makes Shoreline a highly attractive market for long-term investment in the northern Seattle metro area.



Population:
Approx. **66,000** Residents



56%+ Hold
Bachelor's Degree or Higher



Median Household Income:
\$118,400+



Diversity:
Broad Cultural Diversity



Median Home Value:
\$720,000



Housing:
Strong & Supply Chained Market

LOCATION OVERVIEW

PUGET SOUND

LAKE WASHINGTON

Nearby Cities	Distance	Drive Time
Seattle, WA	12 miles	15-25 min
Tacoma, WA	44 miles	50-60 min
Major Airports		
Seattle-Tacoma Int'l Airport (SEA)	25 miles	30-40 min
Paine Field Airport (Everett)	14 miles	20-30 min
Ferry Route		
Edmonds to Kingston, WA	10 miles + 30 min ferry	~40-45 min total

EDMONDS

KENMORE

16325 5TH AVE NE SHORELINE, WA

SHORELINE COMM. COLLEGE

SHORELINE

JUANITA

GREENWOOD

GREEN LAKE

MAGNUSON PARK

KIRKLAND

BALLARD

UNIV. OF WASH.

MAGNOLIA

FREMONT

LAKE UNION

QUEEN ANNE

SEATTLE

CONFIDENTIALITY AGREEMENT

The Andover Company, Inc. (“Seller’s Broker”) has been engaged by Ownership (“Seller”) as the exclusive Seller’s Broker for the sale of 16325 5th Ave NE, Shoreline, WA 98155. The Property is being offered for sale in an “as-is, where-is” condition and Seller and Seller’s Broker make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with The Andover Company, Inc. as a “Registered Potential Investor” or as “Buyer’s Seller’s Broker” for an identified “Registered Potential Investor”.

The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Seller’s Broker prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence, for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Seller’ Broker or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein.

Summaries contained herein any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller’s Broker nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Seller’s Broker each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Seller’s Broker is not authorized to make any representations or agreements on behalf of Seller.

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