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11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

8601-8615 AURORA AVENUE N | SEATTLE, WA
DEVELOPMENT OPPORTUNITY
FUTURE DEVELOPMENT POTENTIAL

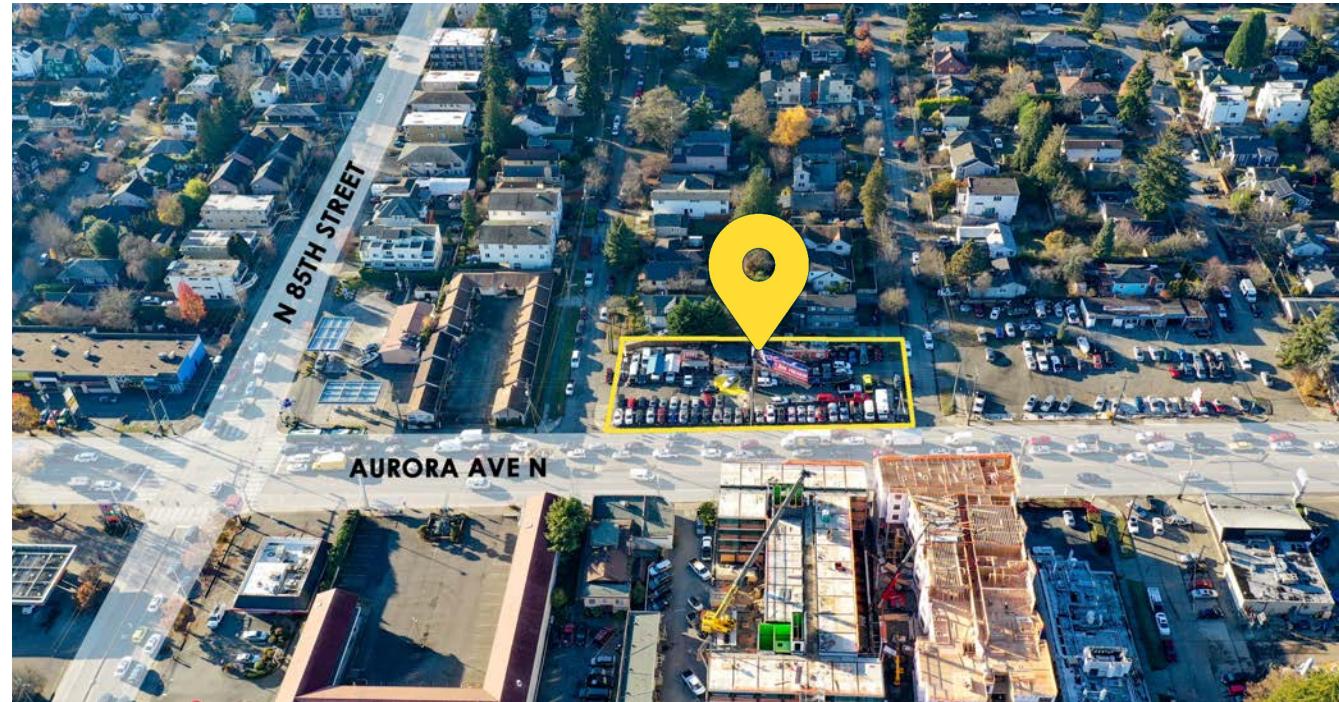
EXECUTIVE SUMMARY

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
Sale Price:	\$2,225,000.00
Parcels	1: 604640-0785 & 2: 604640-0765
Zoning	NC3P-65 (M1)
Urban Village	Aurora-Licton Springs Residential

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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)

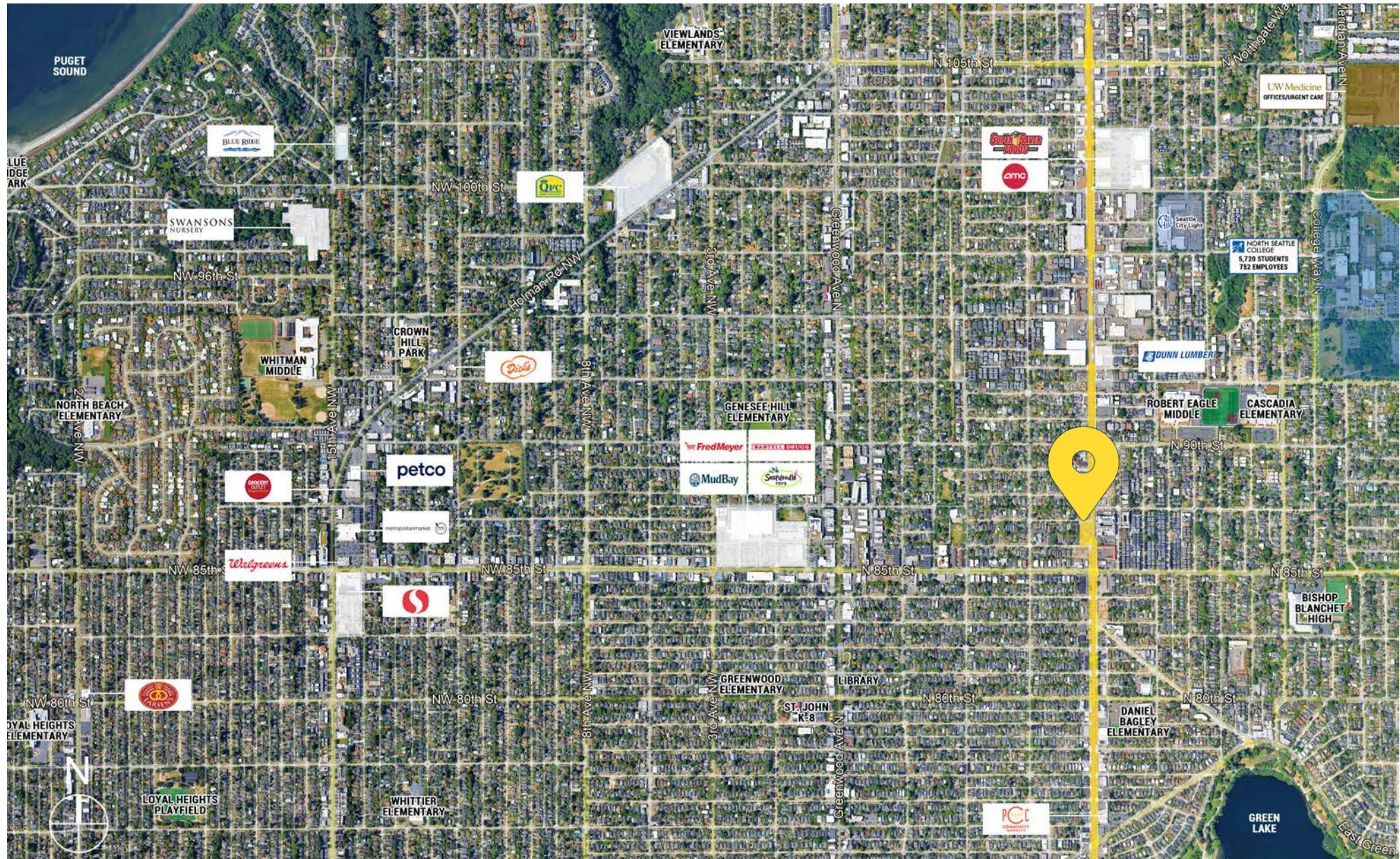
Term: February 9, 2015 - February 9, 2040*

Current Rent: \$1,666.67/Month

Note: *Landlord Termination Clause

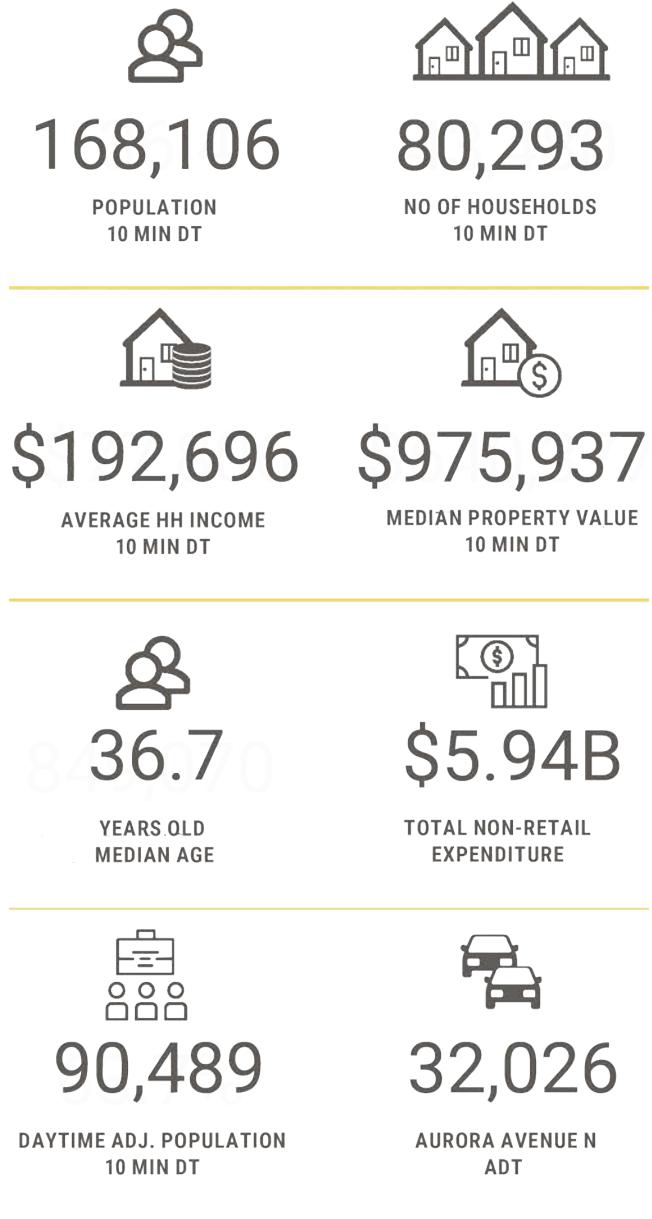
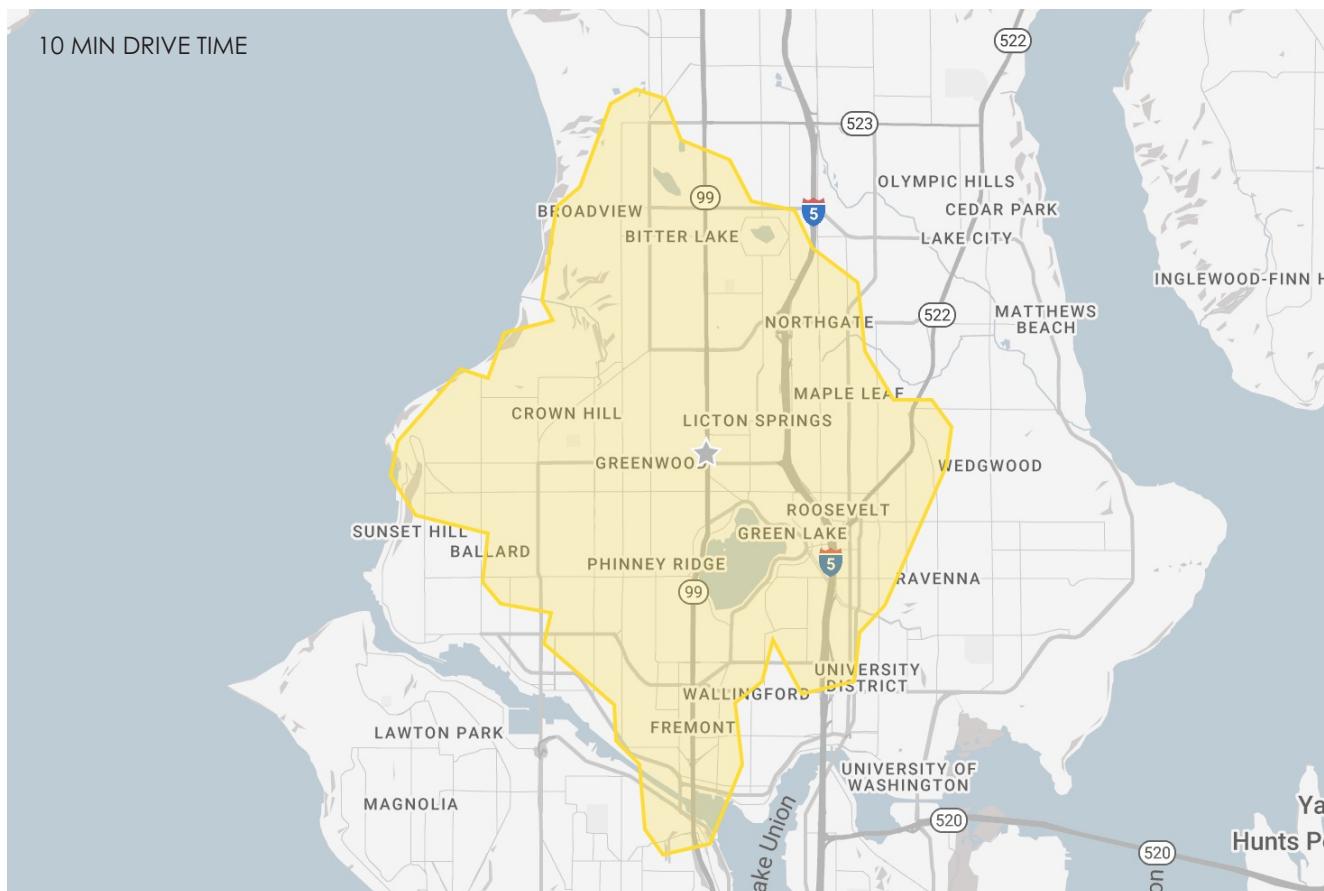


LOCATION AERIAL



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.





RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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