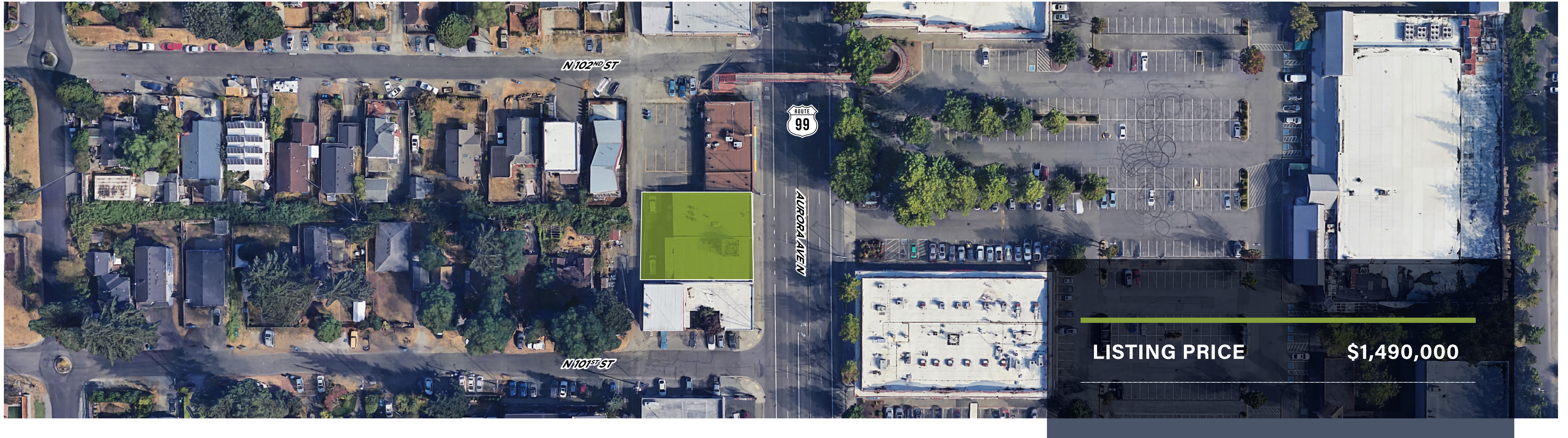




LICTON SPRINGS WAREHOUSE & COVERED LAND PLAY

10109 AURORA AVE N, SEATTLE, WA 98133



THE OFFERING

LICTON SPRINGS WAREHOUSE AND COVERED LAND PLAY

Cushman & Wakefield Capital Markets proudly presents an exclusive opportunity: the sale of **10109 Aurora Ave N** (the 'Property' or 'Site') in Seattle's **Licton Springs neighborhood**. The Property is a fully leased warehouse building currently used for retail sales, and totals approximately 5,700 SF of rentable commercial space. Additionally, ownership benefits from additional cash flow from a Verizon Wireless cellphone tower lease. The current zoning allows for **multiple potential uses and great development potential**.

The rectangular shaped site situated on the west side of Aurora Avenue North between N 101st and N 102nd Street in Licton Springs. The land area of the Property totals approximately **8,000 SF (0.18 acres)**. Conveniently located on Aurora Avenue, the location provides easy accessibility throughout the city and the greater Puget Sound region. The Property is next to desirable restaurants, breweries, Licton Springs Park, Northgate Station, North Seattle College, and much more.

The zoning and potential allowable uses for the building and site make this an ideal buying opportunity for all Seattle area investors, owner-users, or developers.



INVESTMENT HIGHLIGHTS

- Fully leased warehouse / retail space to long-term tenants
- +6% in-place cap rate
- On main corridor with easy accessibility throughout the city and region
- Development potential to build apartments, senior housing, hotel, and much more
- Approximately 15-minute commute

PROPERTY RENT ROLL

TENANT	SF	CAM	MONTHLY INCOME	INSURANCE	TAXES	ANNUAL RENT	ANNUAL NNN	ANNUAL INCOME	LEASE START DATE	TERM	RENT INCREASES
VERIZON WIRELESS	900	-	\$3,046	-	-	\$36,552	\$0	\$36,552	1/26/2020	9/30/2025	
RAUL FARFAN SOTO	4,800	\$107	\$4,625	\$233	\$689	\$55,500	\$12,348	\$67,848	6/2/2021	3/31/2026	3% ANNUALLY
TOTAL	5,700	\$107	\$7,671	\$233	\$689	\$92,052	\$12,348	\$104,400			

BUILDING FLOOR PLAN

PROPERTY OVERVIEW

ADDRESS 10109 AURORA AVE N,
SEATTLE, WA 98133

SUBMARKET LICTON SPRINGS

PARCEL 614560-1775

NET RENTABLE
SPACE 5,700 SF

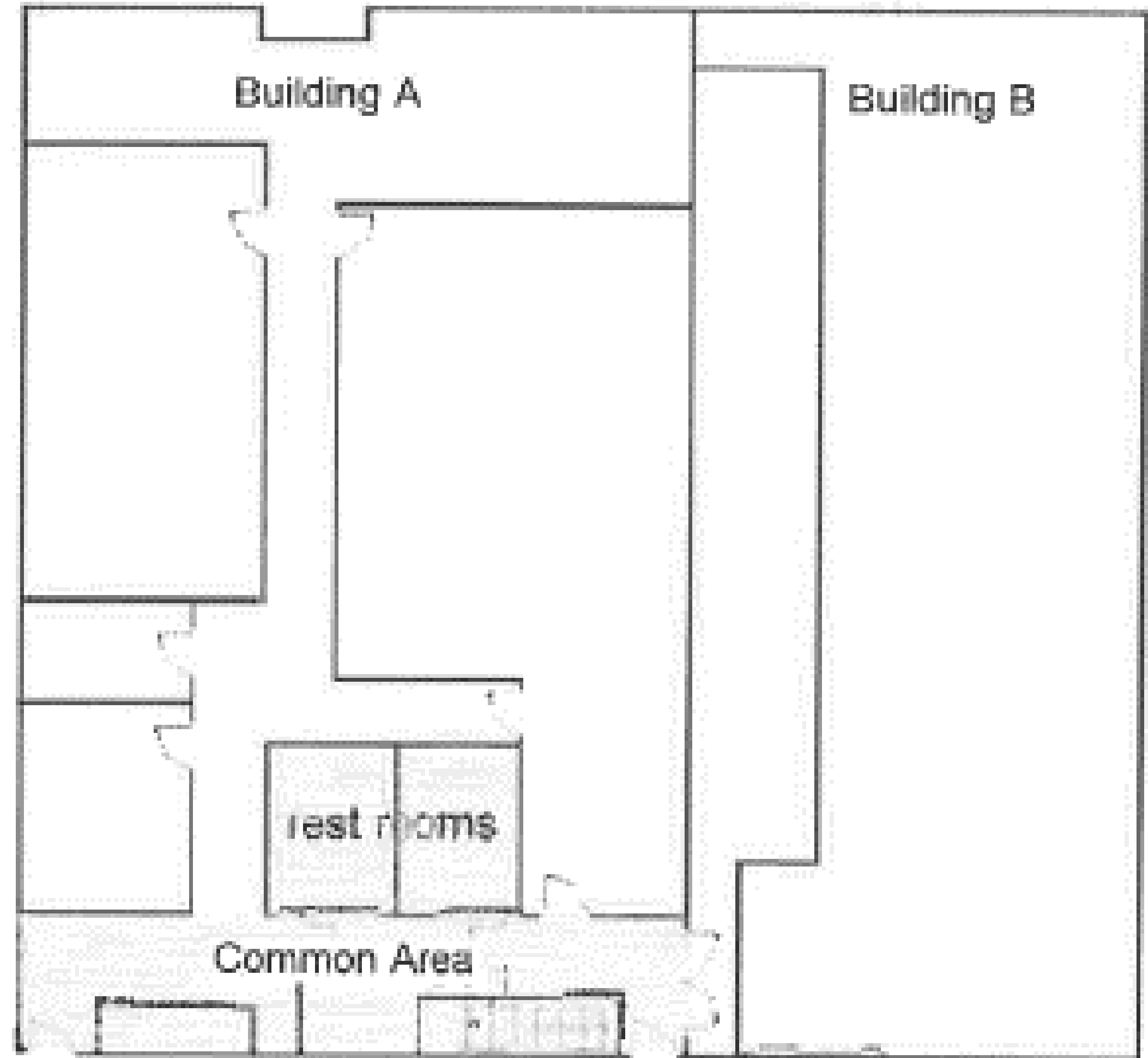
STORIES 1

SITE SIZE 8,000 SF | 0.18 ACRES

YEAR BUILT 1927

2024 ASSESSED
TAX VALUE \$921,000

ZONING NC3P-65 (M1)



COMMUNITY PROFILE



POPULATION

2023 Total Population

1 MILE	30,632
3 MILES	230,134
5 MILES	438,073



APPAREL/SERVICES

2023 Consumer Spending

1 MILE	\$2,912
3 MILES	\$3,657
5 MILES	\$3,774



HOUSEHOLD INCOME

2023 Median

1 MILE	\$93,937
3 MILES	\$115,137
5 MILES	\$117,879



ENT/RECREATION

2023 Consumer Spending

1 MILE	\$4,577
3 MILES	\$5,800
5 MILES	\$5,964



PER CAPITA INCOME

2023

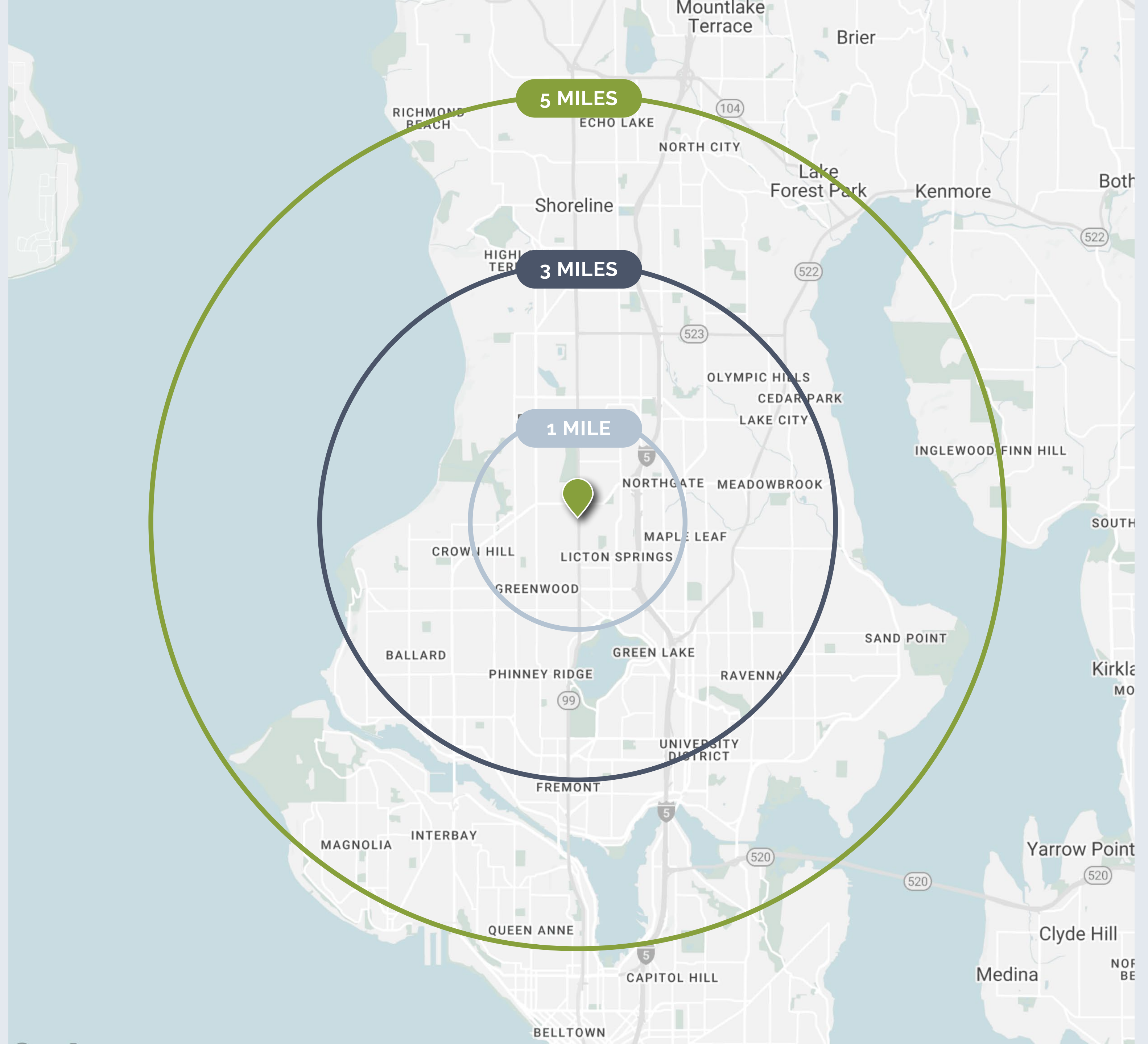
1 MILE	\$63,863
3 MILES	\$77,517
5 MILES	\$77,864



SHELTER/HOUSING

2023 Consumer Spending

1 MILE	\$32,445
3 MILES	\$41,319
5 MILES	\$42,644





10109 AURORA AVE



99

522

5

5

NORTH PARK

NORTH COLLEGE PARK

NORTHGATE

VICTORY HEIGHTS

MORNINGSIDE

MAPLE LEAF

MAPLELEAF

CROWN HILL

GREENWOOD

BITTER LAKE

PINEHURST

Puget Sound

Carkeek Park

Evergreen-Washelli Cemetery

North Seattle College

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