

2121—2201 Aurora Ave N

SEATTLE, WA



THE PROPERTY ———

OWNER-USER AUTO LOT / APARTMENT DEV SITE

\$900,000 | .37-ACRE LOT | 15,912 SF LOT

Ayers Commercial Group is pleased to present the opportunity to purchase **3 lots**, totaling **15,912 square feet**, located along the west side of Aurora Ave N near **South Lake Union & Fremont**. The properties feature a combined **138 feet of frontage along Aurora Ave N**, with estimated **traffic count** of approximately **70,000 cars per day**.

The lots are divided by a city right-of-way, and portions of the site may present topographical considerations.

Ideal opportunity for:

- 1) **Auto sales**,
- 2) **Tow yard**, or
- 3) **Apartment development**, among others

Link to full permitted uses [here](#)

PROPERTY SUMMARY

ADDRESS 2121—2201 Aurora Ave N
Seattle, WA 98109

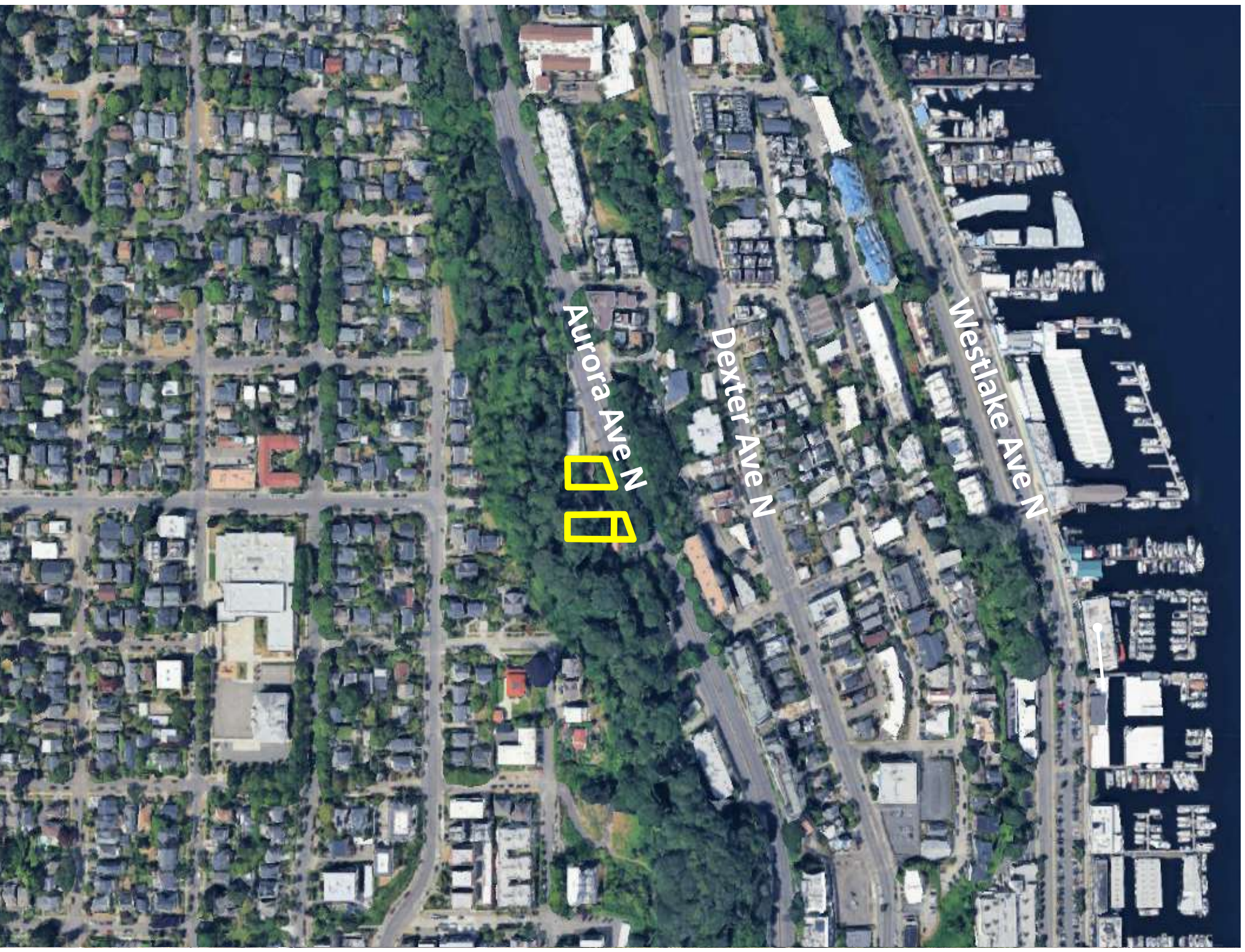
PARCEL NUMBER
1689400305
1689400680
1689400685

LOT AREA
6,437 SF | 0.15 AC
7,875 SF | 0.18 AC
1,600 SF | 0.04 AC

ZONING C1-75 (M)

JURISDICTION Seattle



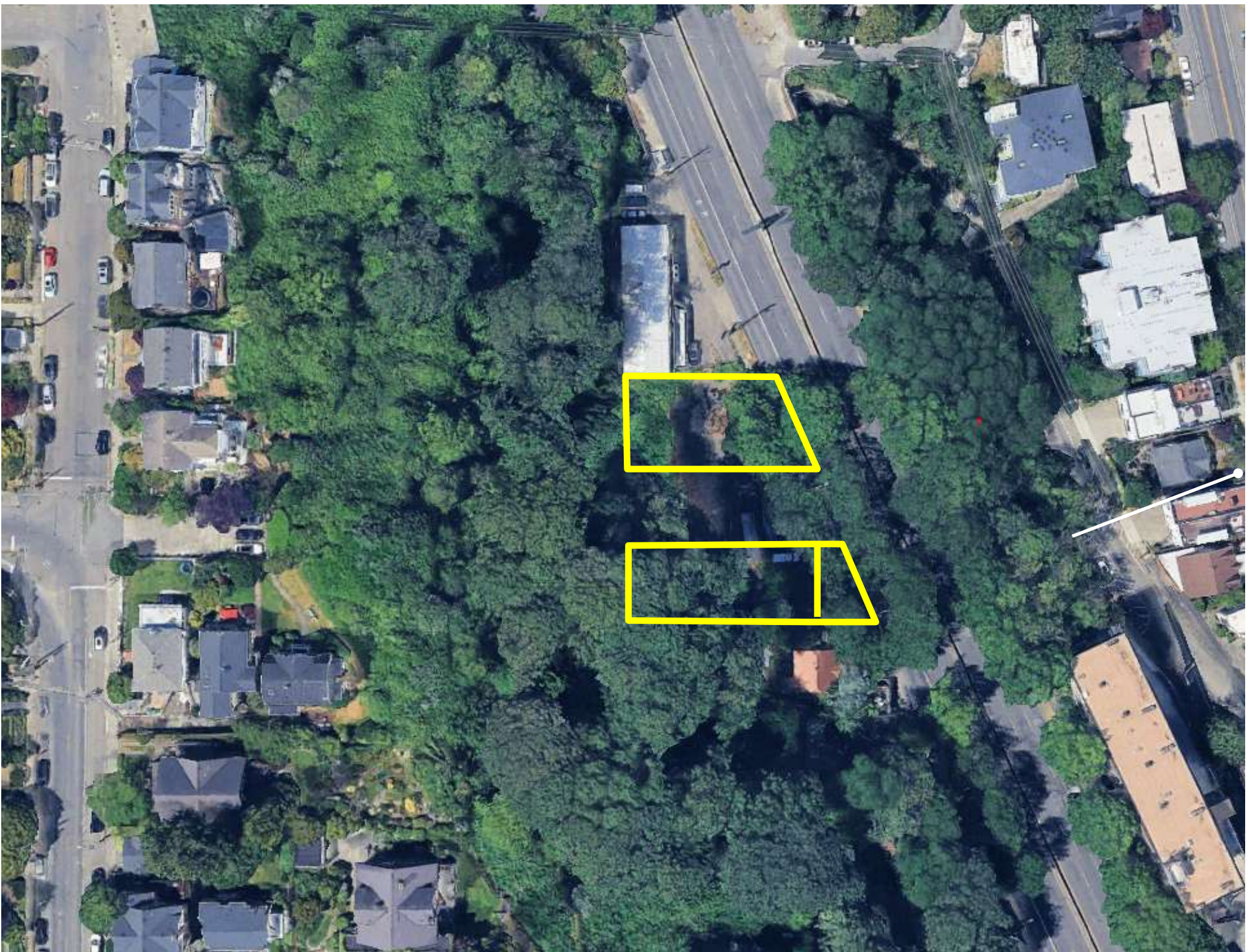


Westlake Ave N

Dexter Ave N

Aurora Ave N

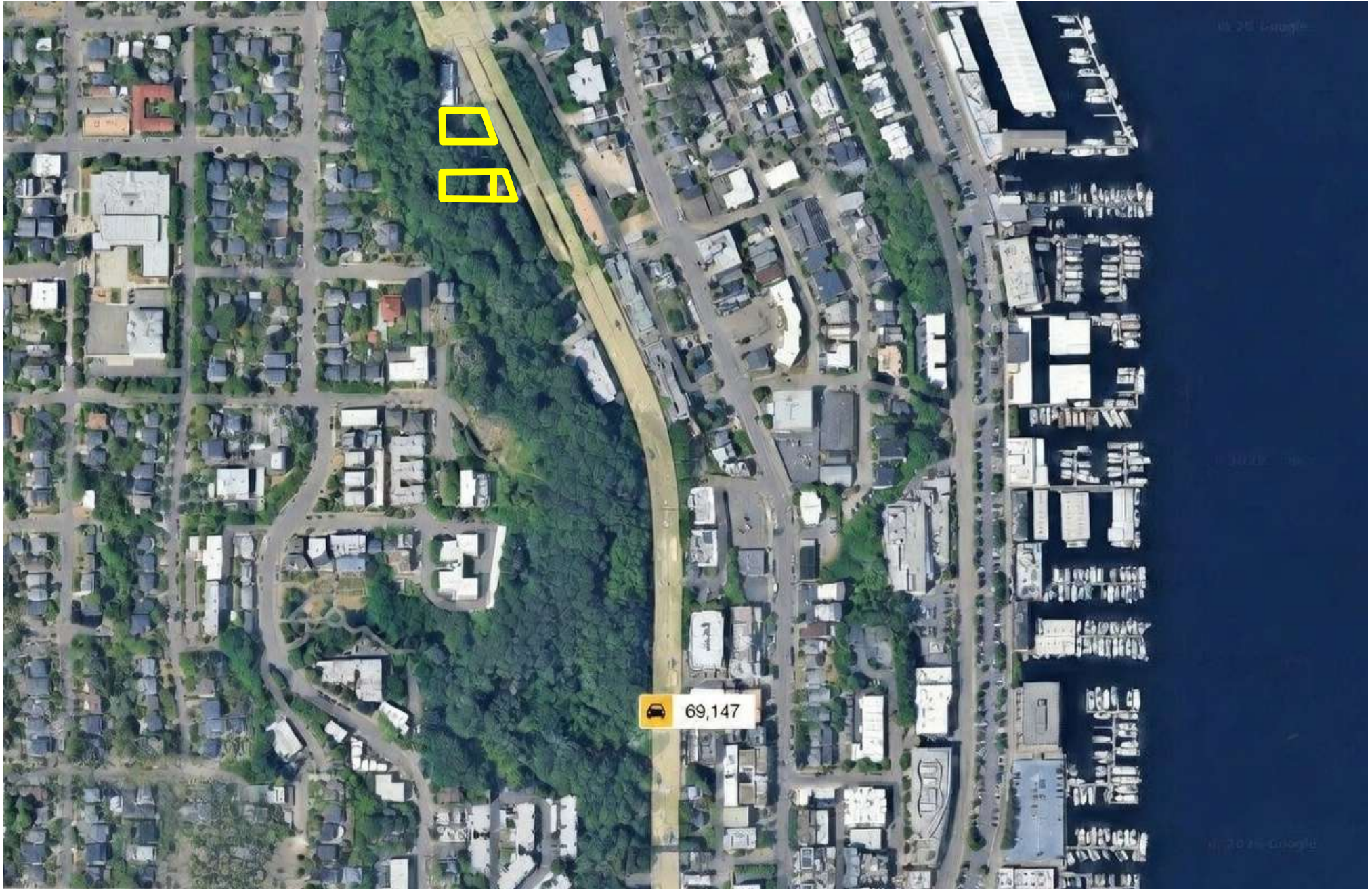








TRAFFIC COUNT



DEMOGRAPHICS

Population			
	1 mile	3 miles	5 miles
2020 Population	36,978	311,400	509,255
2024 Population	38,340	330,558	529,848
2029 Population Projection	38,946	337,183	538,531
Annual Growth 2020-2024	0.9%	1.5%	1.0%
Annual Growth 2024-2029	0.3%	0.4%	0.3%
Median Age	35	34.5	35.8
Bachelor's Degree or Higher	73%	68%	67%
U.S. Armed Forces	27	588	915

Income			
	1 mile	3 miles	5 miles
Avg Household Income	\$157,758	\$140,964	\$148,055
Median Household Income	\$124,870	\$110,751	\$117,327
< \$25,000	1,418	25,754	33,815
\$25,000 - 50,000	1,986	19,611	27,879
\$50,000 - 75,000	2,786	20,357	29,074
\$75,000 - 100,000	1,928	15,137	23,237
\$100,000 - 125,000	2,421	17,095	25,258
\$125,000 - 150,000	1,763	13,160	19,890
\$150,000 - 200,000	2,493	20,274	30,506
\$200,000+	6,258	45,034	73,365



JEFF AYERS
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