



First & Bell

Apartments

59-63 - Units
3,971 sf Retail

Permitted Development

2218 1st Ave
Seattle, WA



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

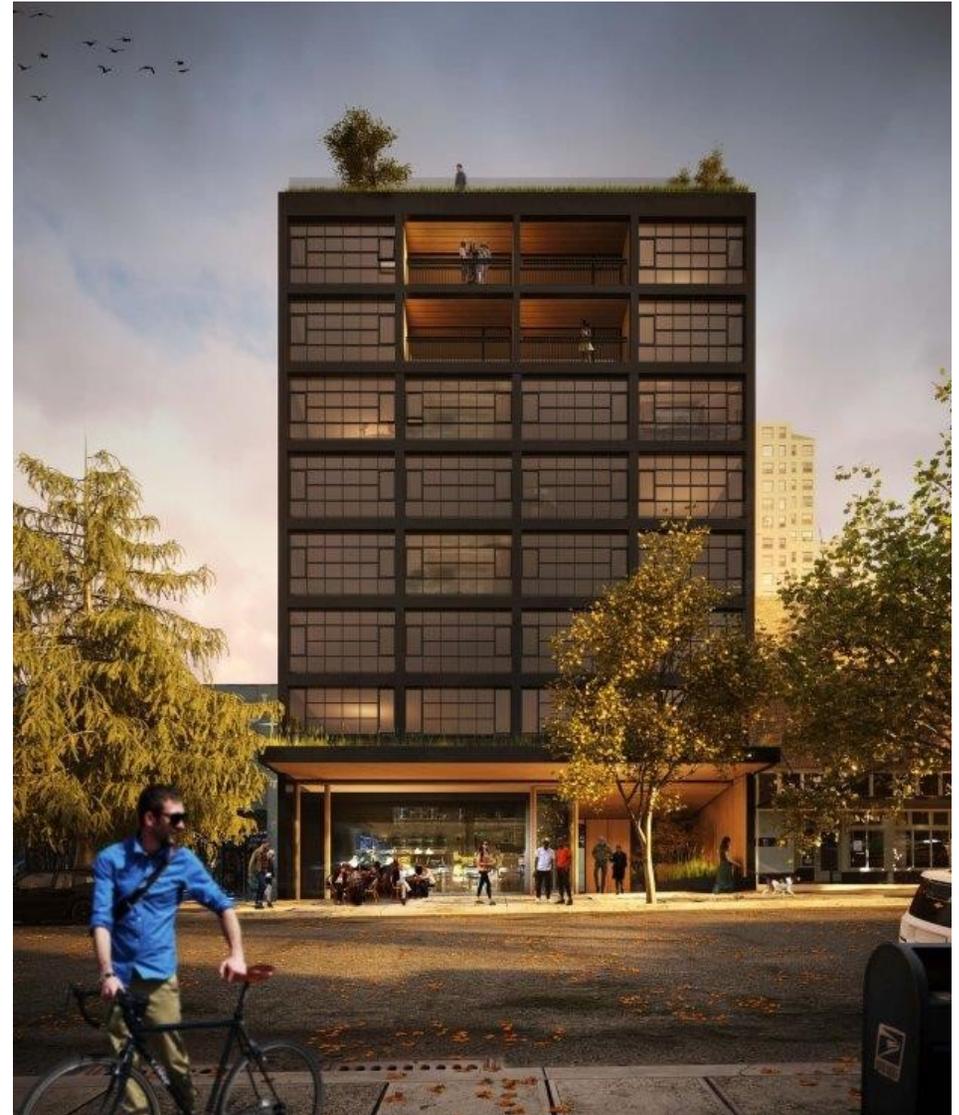
DEVELOPMENT OFFERING BY GLACIER

DEVELOPMENT HIGHLIGHTS

- 59-63 Units (could divide 2 bdrm units)
- Spectacular Elliott Bay and Space Needle Views
- Attractive tenant amenities
- Efficient floorplan
- No parking required
- Highly desirable restaurant/retail space
- Subject to 2015 Energy Code (saves cost)

PROJECT STATUS—READY TO BUILD

- Building Permit Obtained
- Demo Permit Obtained
- Crane Swing Agreements Obtained



APPROVED DEVELOPMENT

SITE SUMMARY

Address	2218 1st Ave, Seattle, WA 98121
Parcel Number	197720-0646
Total Site Area	6,600 sq.ft.
Zoning	DMR/C 95/65

APPROVED PROJECT SUMMARY

Units	59
SF	52,715

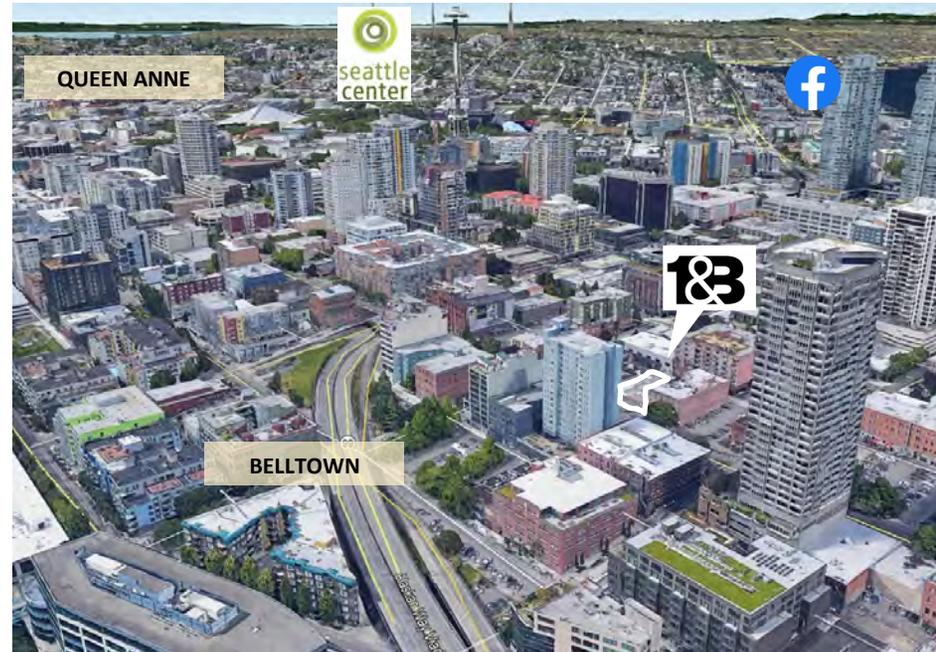
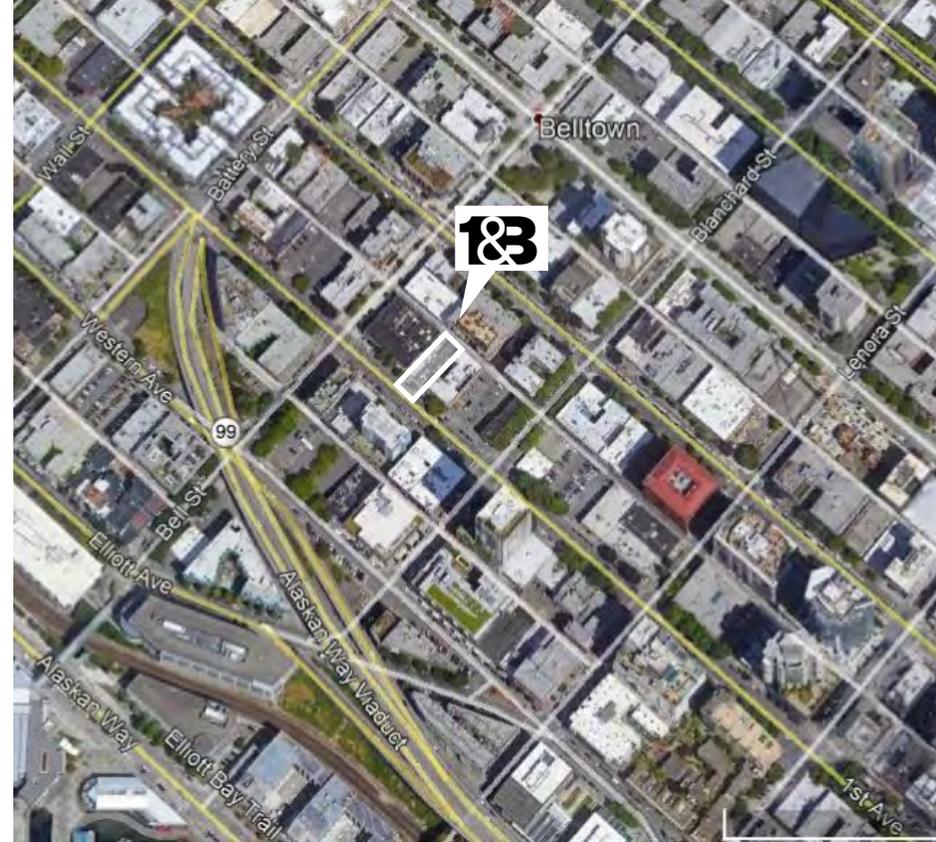
PROJECT TEAM

Architect	Caron Architecture	Landscape Architect	Site Workshop
Structural Engineer	Swenson Say Faget	Surveyor	Bush, Roed & Hitching, Inc.
Civil Engineer	KPFF, Inc.	SDCI Project #	3026541

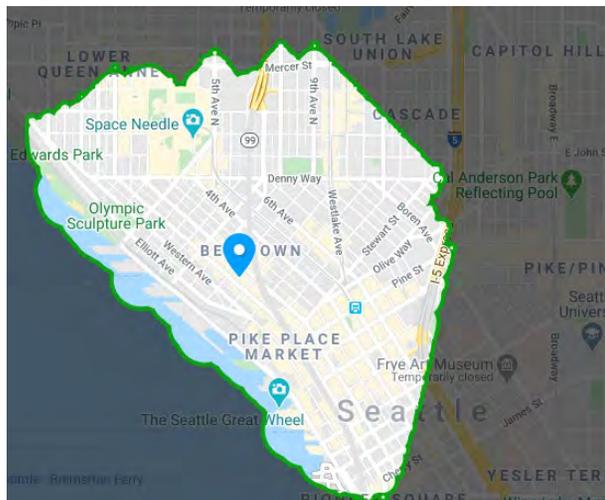


LOCATION HIGHLIGHTS

- Vibrant Belltown neighborhood
- Spectacular water views
- 4 blocks from Amazon HQ
- 5 blocks from Pike Place Market
- Adjacent to Retail Core
- Nearby parks include Regrade Park, Victor Steinbrueck Park and Piers 62-63 Park
- Walkers Paradise 99% walk score
- Riders Paradise 100% transit score



20 Minutes Walk



NORTHWEST ELEVATION



SOUTHWEST ELEVATION



NORTHEAST ELEVATION



DEVELOPMENT PLANS

EAST ELEVATION



STREET VIEW



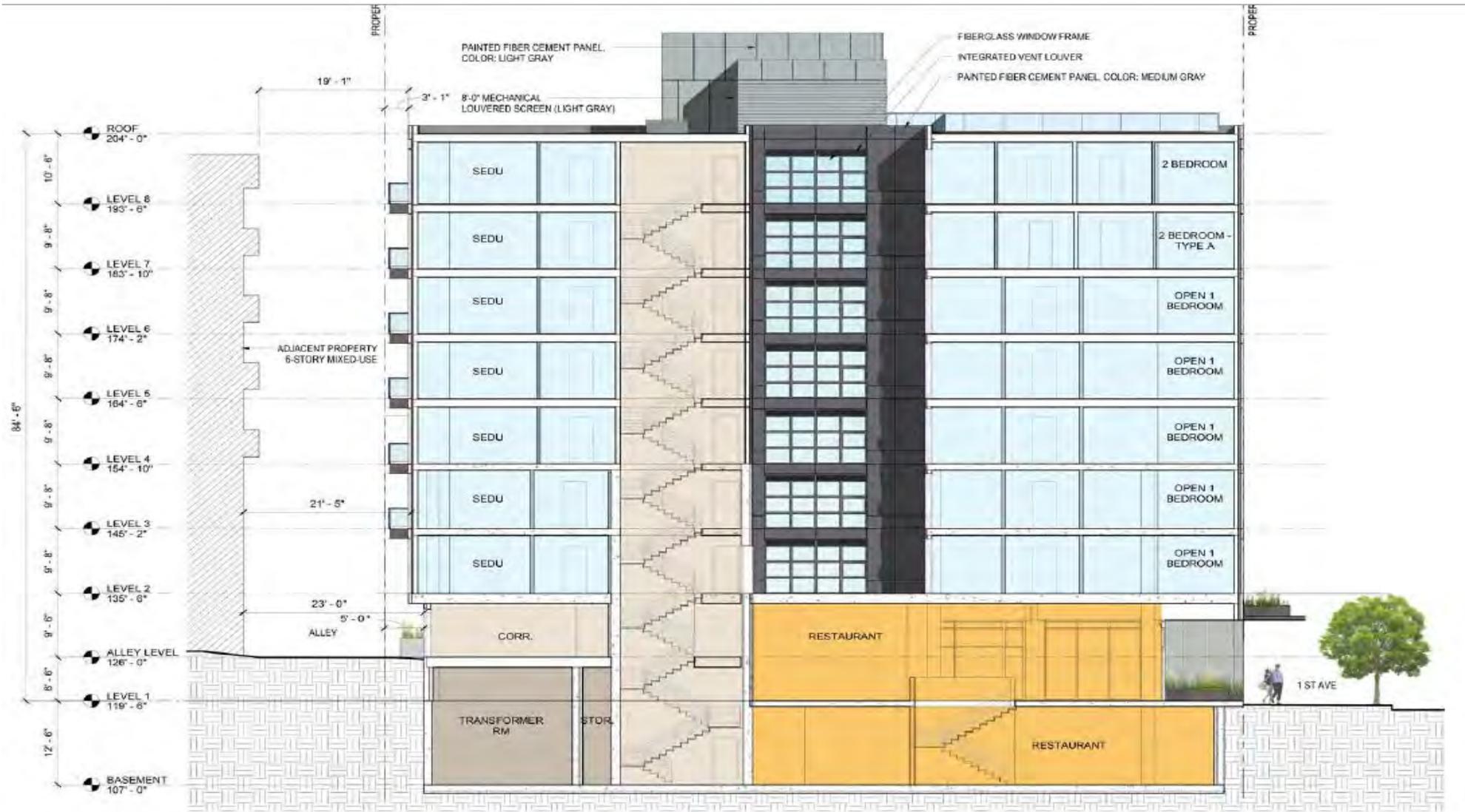
RESTAURANT/BAR/LOUNGE



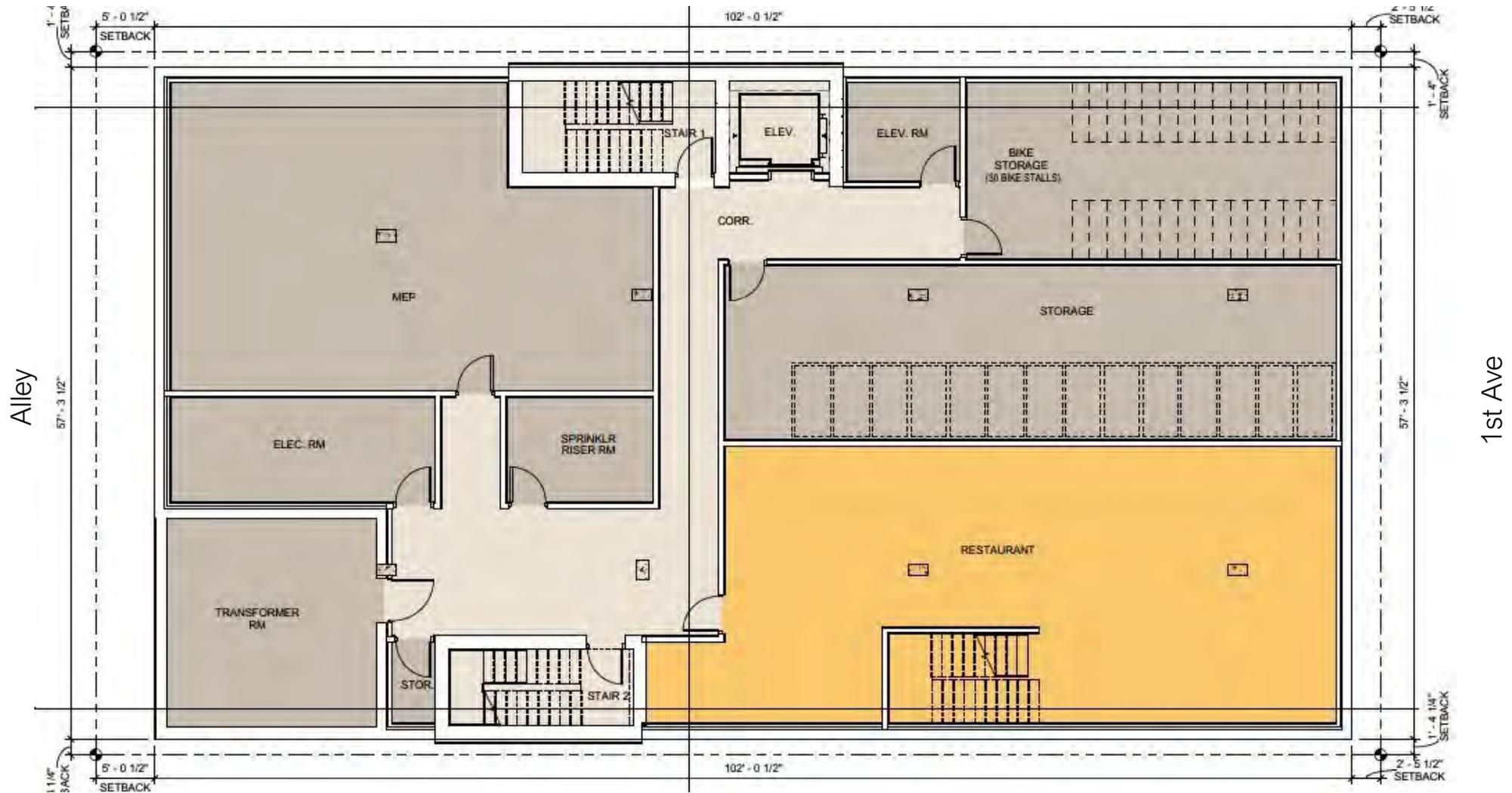
PATIO



STACK PLAN



BASEMENT FLOOR PLAN



UNIT MIX

Unit Type	Square Footage
Restaurant	1,637

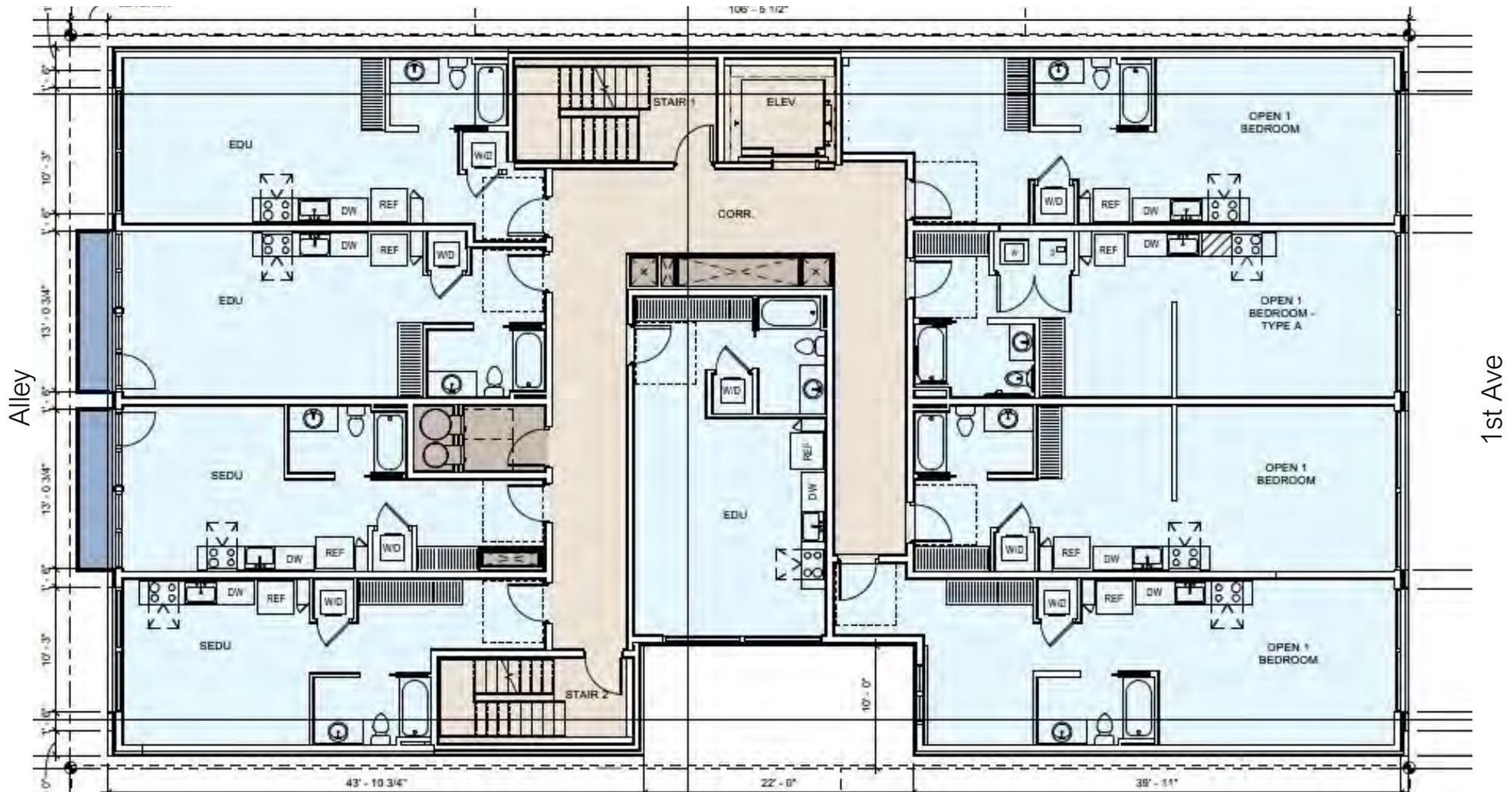
LEVEL 1—LOBBY FLOOR PLAN



UNIT MIX

Unit Type	Square Footage
Restaurant	2,335
Lounge	573

LEVEL 2-6 TYPICAL FLOOR PLAN



UNIT MIX

Unit Type	Unit Size	Unit Count	Unit Type	Unit Size	Unit Count
SEDU	448	14	EDU	498	21
1 Bedroom	634	20	2 Bedroom / 2 Bath	1,140	4

LEVEL 7-8 TYPICAL FLOOR PLAN



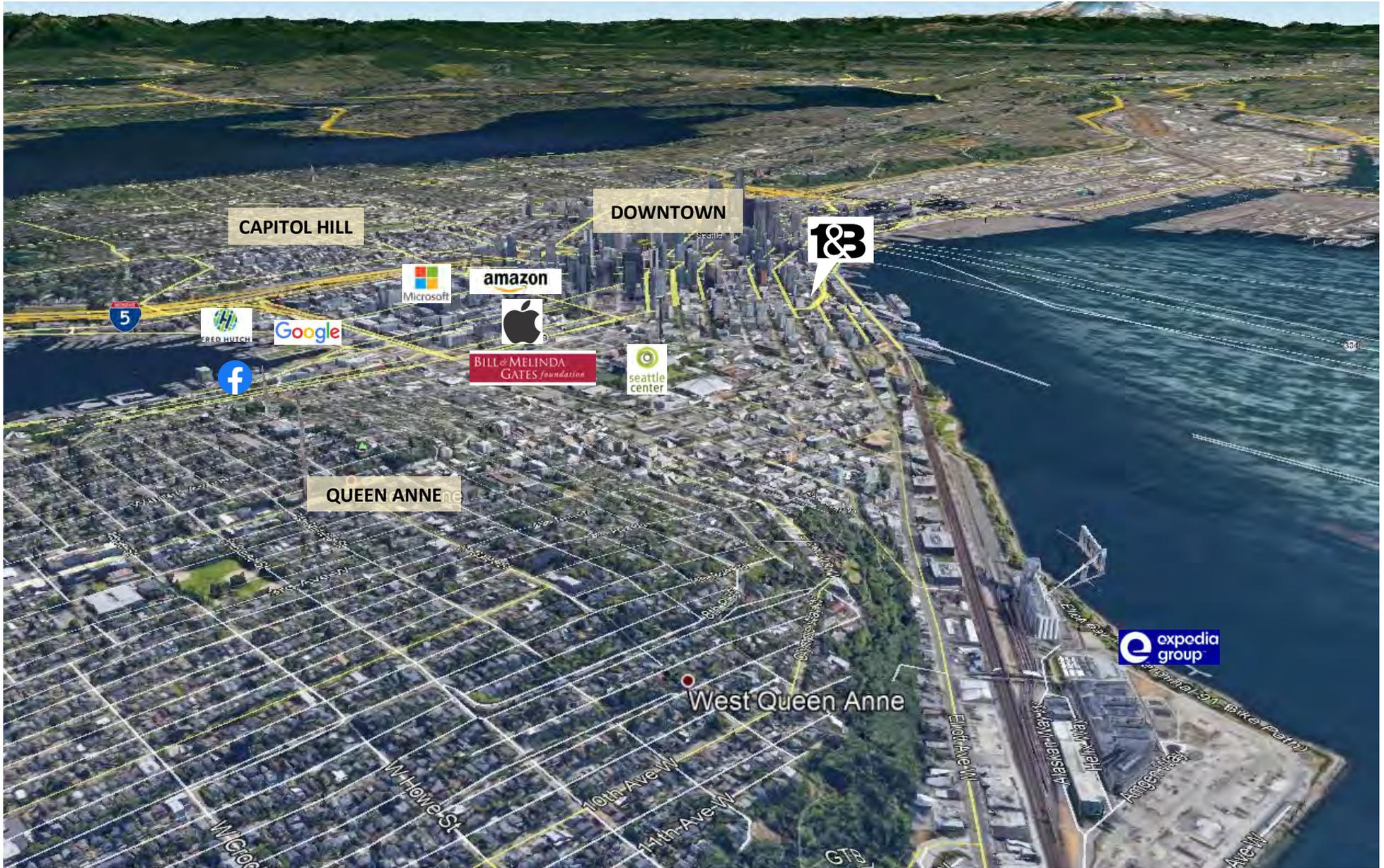
UNIT MIX

Unit Type	Unit Size	Unit Count	Unit Type	Unit Size	Unit Count
SEDU	448	14	EDU	498	21
1 Bedroom	634	20	2 Bedroom / 2 Bath	1,140	4

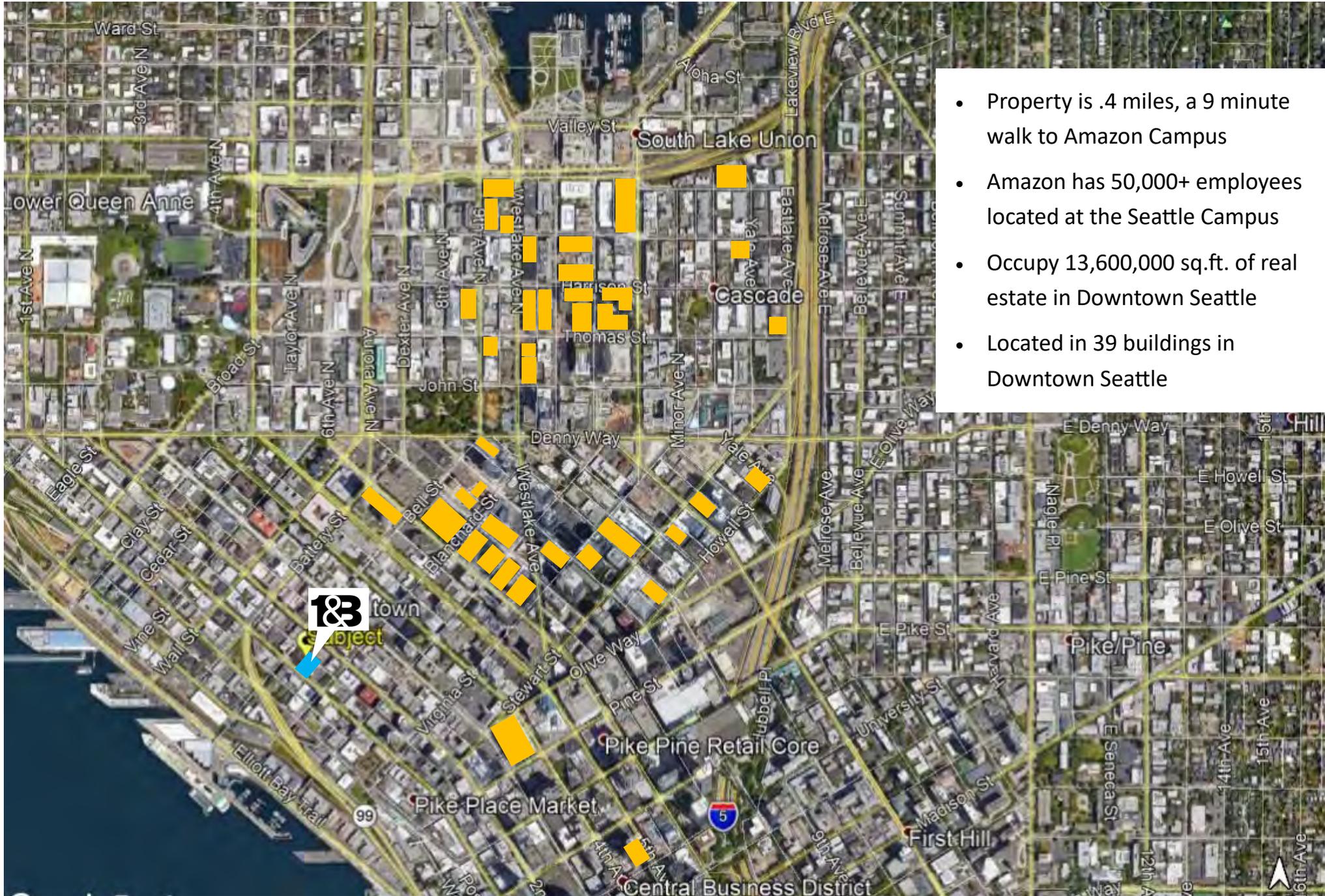
ROOF TOP FLOOR PLAN



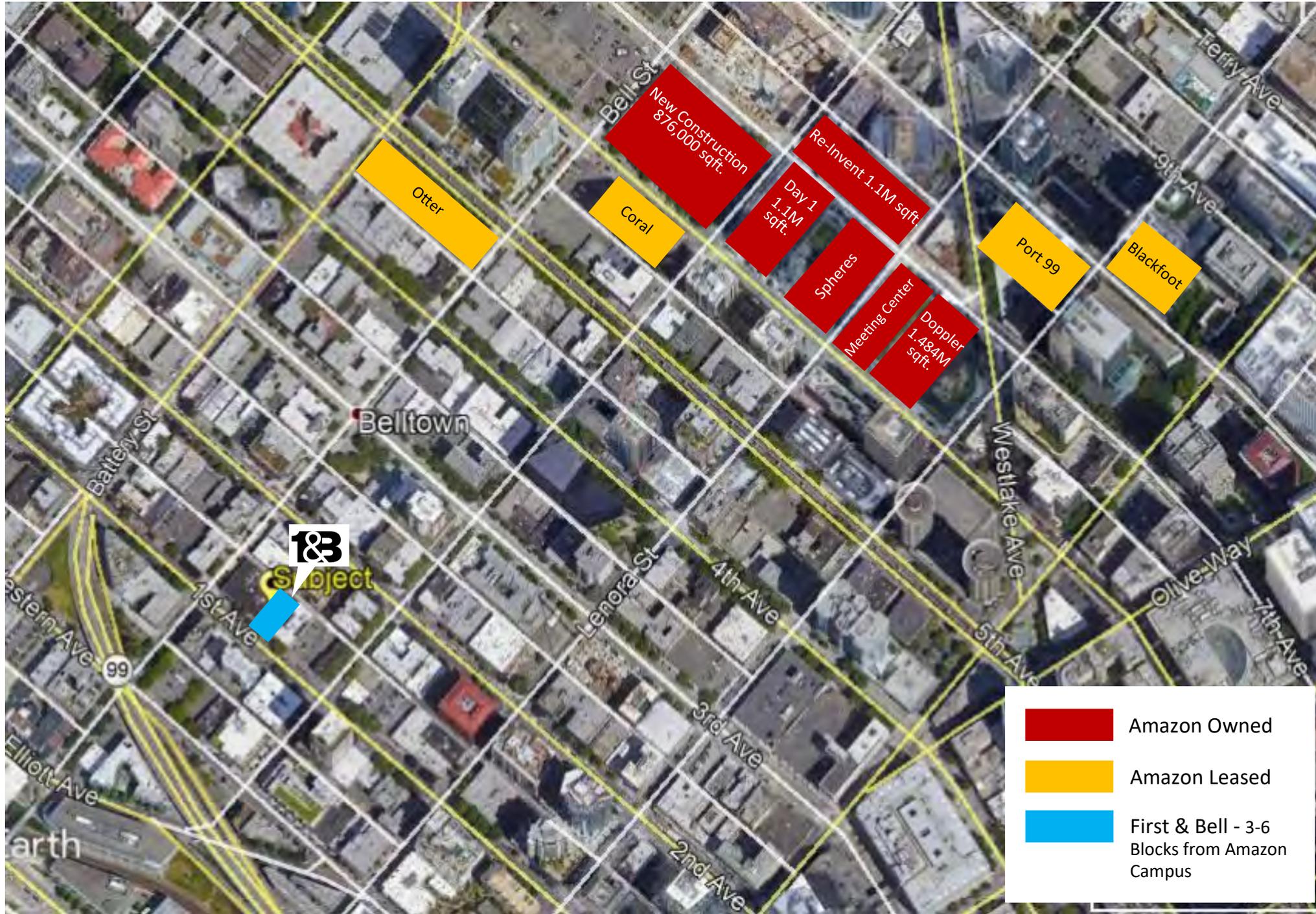
LOCATION OVERVIEW



Amazon Campus Buildings



Amazon Campus Buildings



	Amazon Owned
	Amazon Leased
	First & Bell - 3-6 Blocks from Amazon Campus



GLACIER®

REAL ESTATE FINANCE

Erich Guenther
Principal
206-856-5884
erichguenther@glacier.com
www.glacier.com

Glacier Real Estate Finance arranges permanent, construction and bridge loans with life insurance companies and other institutional sources for a variety of property types, including office, apartments, retail, industrial, self-storage, medical facilities, hotels and others. Loan sizes vary from \$1 million to over \$100 million. We structure each loan to optimize borrower requirements including fixed rate terms up to 10 years or more, amortizations up to 30 years, flexible prepayment choices or other preferred terms. Glacier has the market knowledge, experience, and resources to provide customized and competitive financing under any market condition.

Demographic Overview

2218 1st Ave

Population (3 mi)

272,725

Avg. HH Size (3 mi)

1.7

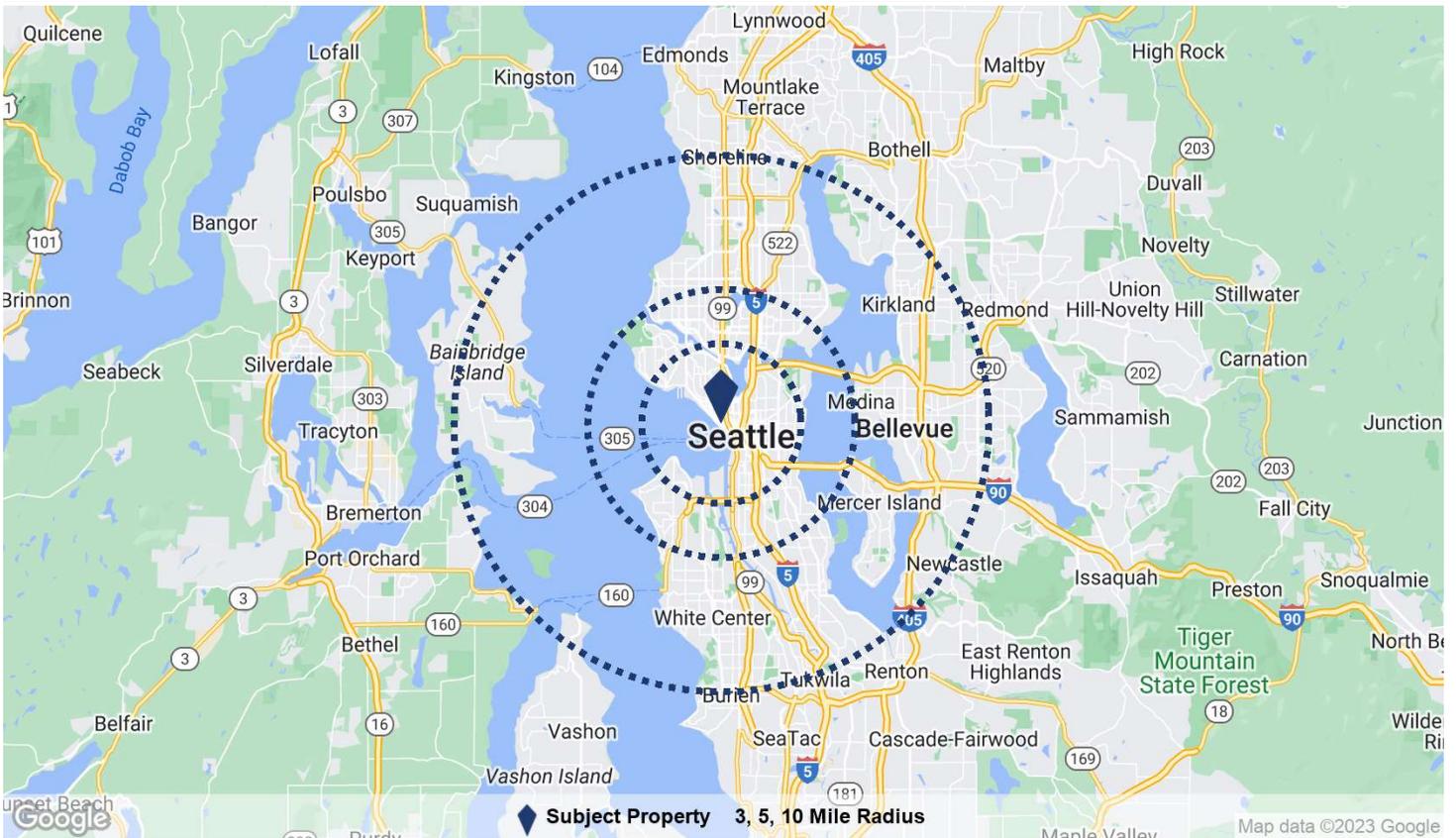
Avg. Age (3 mi)

39

Med. HH Inc. (3 mi)

\$107,993

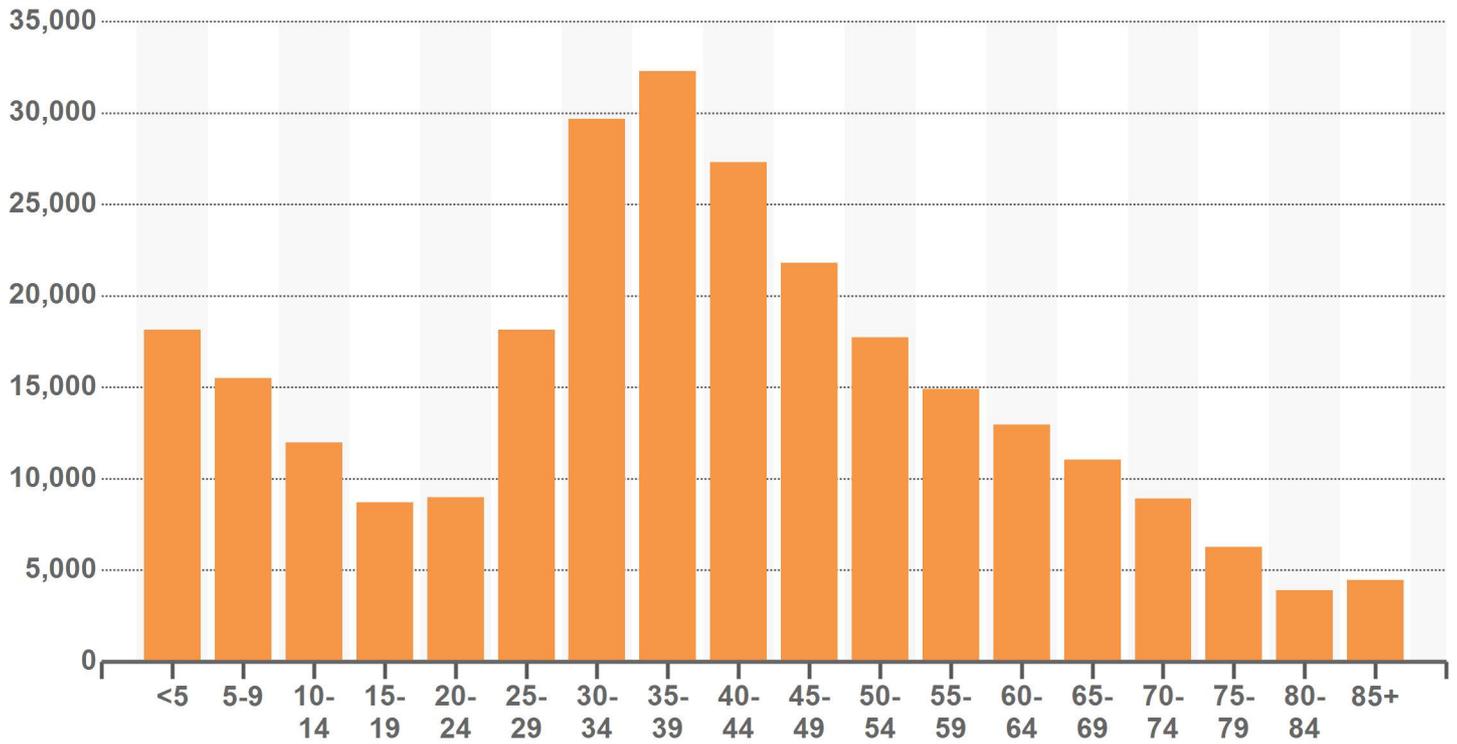
DEMOGRAPHIC RADIUS RINGS



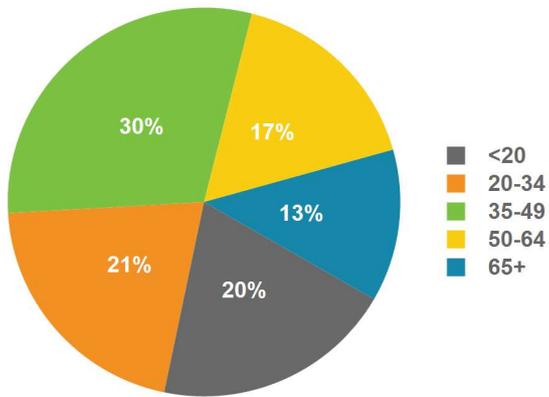
DEMOGRAPHIC SUMMARY

	3 Mile	5 Mile	10 Mile
Population			
2022 Population	272,725	517,942	1,170,957
2027 Population	298,587	562,372	1,260,226
Pop Growth 2022-2027	9.5%	8.6%	7.6%
2022 Average Age	39	38	39
Households			
2022 Households	142,446	247,658	513,413
2027 Households	155,300	268,016	551,479
Household Growth 2022-2027	9.0%	8.2%	7.4%
Median Household Income	\$107,993	\$107,777	\$109,835
Average Household Size	1.7	1.8	2.1
Average HH Vehicles	1	1	1
Housing			
Median Home Value	\$815,998	\$807,740	\$778,190
Median Year Built	1986	1974	1974

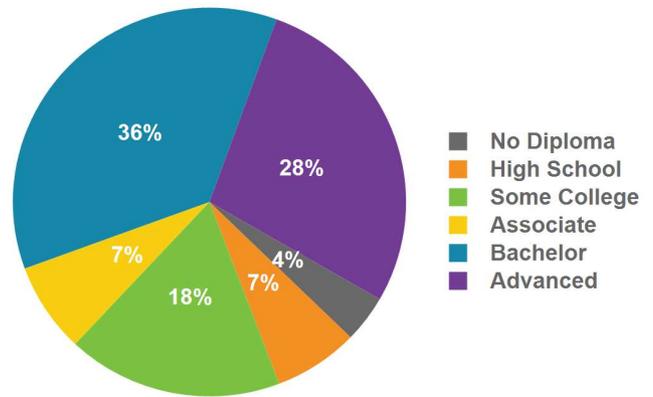
POPULATION BY AGE GROUP IN 3 MILE RADIUS



POPULATION BY AGE IN 3 MILE RADIUS



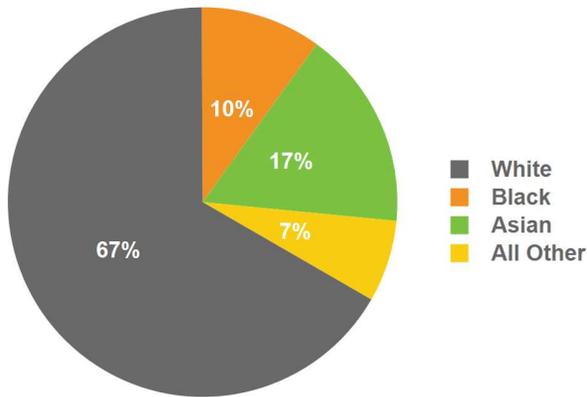
POPULATION BY EDUCATION IN 3 MILE RADIUS



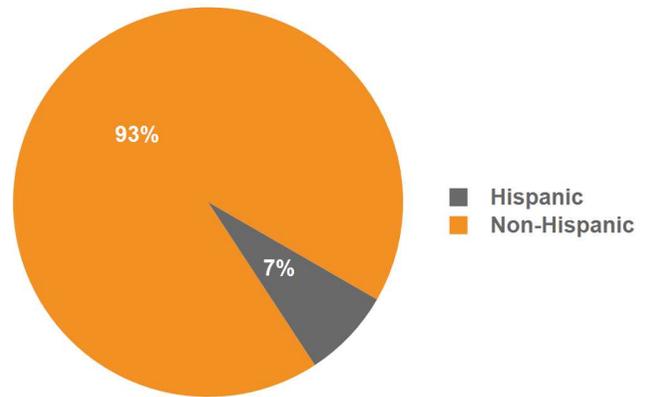
POPULATION BY RACE

Race	2023 Population					
	3 Mile		5 Mile		10 Mile	
White	181,595	66.59%	349,929	67.56%	756,149	64.58%
Black	27,404	10.05%	42,918	8.29%	89,067	7.61%
Asian	45,195	16.57%	90,012	17.38%	246,362	21.04%
American Indian & Alaskan	2,803	1.03%	4,590	< 1%	10,496	< 1%
Hawaiian & Pacific Islander	949	< 1%	1,793	< 1%	5,672	< 1%
Other	14,778	5.42%	28,700	5.54%	63,211	5.40%

POPULATION BY RACE IN 3 MILE RADIUS



HISPANIC POPULATION IN 3 MILE RADIUS



MILITARY POPULATION

	2023 Population					
	3 Mile		5 Mile		10 Mile	
Military	546	< 1%	770	< 1%	1,131	< 1%
Non-Military Workforce	161,839	99.66%	297,976	99.74%	651,891	99.83%