

For Sale

Kenmore Development Opportunity

7520 NE BOTHELL WAY | KENMORE, WA



522

522

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Google

NAI Puget Sound
Properties

Executive Overview

Positioned at one of the most high-visibility corridors in North King County, **7520 NE Bothell Way in Kenmore, WA** offers a rare, compelling opportunity for multi-family developers seeking to capitalize on the region's robust real estate fundamentals, evolving demographics in a supply constrained market. Strategically positioned along the historic Bothell Way (SR 522), this property offers flexible zoning, exceptional transit access, and proximity to urban amenities. Its location near major employment hubs makes it an outstanding candidate for high-quality multifamily development. Recent municipal initiatives and market momentum underscore a strong demand and a welcoming regulatory environment for new housing, including mid-rise and mixed-use projects that can create enduring value for developers and residents alike.



Property Summary

NAI Puget Sound Properties as the exclusive listing agent is pleased to present this exceptional development opportunity in the heart of Kenmore, Washington. Well located at 7520 NE Bothell Way, this prominently positioned development site offers direct frontage along SR-522, delivering exceptional visibility, walkable amenities, and seamless access to one of North King County's most dynamic growth corridors. It presents a rare opportunity for multifamily developers to leverage Kenmore's pro-density planning, robust demographics, and strategic proximity to major employment centers throughout the Puget Sound region.

ADDRESS	7520 NE Bothell Way Kenmore, WA 98028
PARCEL NUMBERS	011410-0904; 011410-0905
LOT SIZE	51,677 SF (1.19 acres)
ZONING	Urban Corridor & Urban Residential
MAX HEIGHT	85'
PERMITTED USES	Apartments, condos, mixed-use, senior/workforce
UTILITIES	Water, sewer, PSE electric/gas
FRONTAGE	Approx. 160 feet on NE Bothell Way



Investment Highlights

+ PRIME LOCATION

Situated between two University of Washington campuses, with easy commutes to Seattle, Everett, Redmond, Bellevue, and Kirkland.

+ HIGH WALK SCORE

Boasts a 90% walk score, making it a pedestrian-friendly area with access to scenic Lake Washington waterfront, the Burke-Gilman Trail system, and local retail amenities.

+ DEVELOPMENT POTENTIAL

The 51,677 SF site includes two parcels, ideal for developing a 178 max unit apartment building.

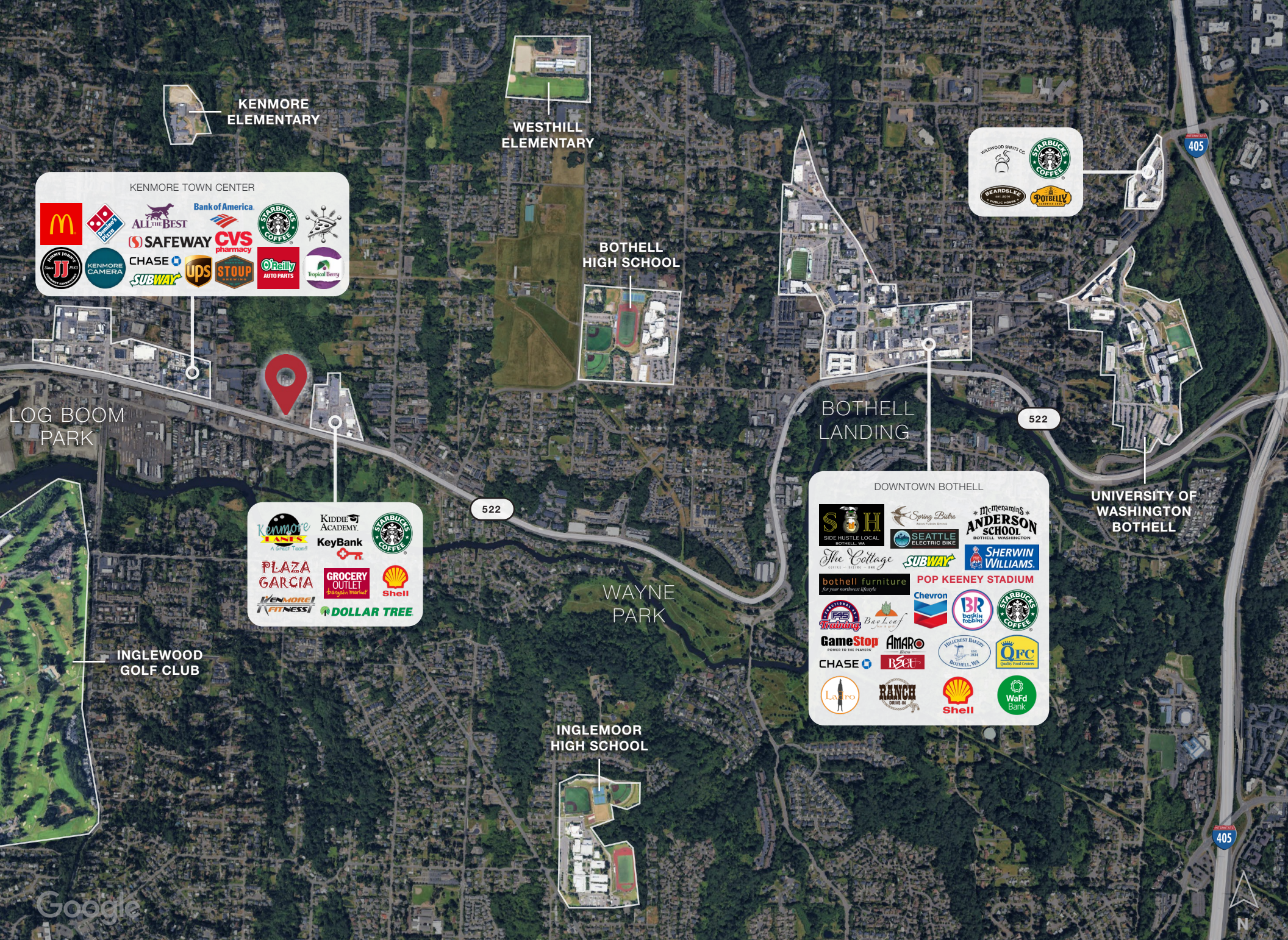
+ ZONING BENEFITS

Due to proximity to transit, City allows for reduced parking in the designated zones.

+ COMMUNITY-ORIENTED

Vibrant, pedestrian-oriented community in the City of Kenmore.





KENMORE
ELEMENTARY

WESTHILL
ELEMENTARY

BOTHELL
HIGH SCHOOL

BOTHELL
LANDING

UNIVERSITY OF
WASHINGTON
BOTHELL

WAYNE
PARK

INGLEMOOR
HIGH SCHOOL

KENMORE TOWN CENTER



DOWNTOWN BOTHELL



Zoning Overview

URBAN CENTER ZONING - KENMORE, WA

ZONING	Urban Center (UC) – front parcel; R-24 – rear parcel
HEIGHT LIMIT	85' allowed
LOT COVERAGE	90% is allowed
USE FLEXIBILITY	Retail, office, multifamily, and mixed-use allowed
TRANSIT-ORIENTED DISTRICT (TOD)	Supports up to 71 – 178 units with underground parking
DESIGN INCENTIVES	Encourages midrise development with potential tax abatements





Discover Kenmore

LIVE, WORK, PLAY

Nestled along the northern shores of Lake Washington, Kenmore offers a rare blend of natural beauty, strategic connectivity, and community-driven growth. This vibrant city is part of the thriving Seattle metro area yet maintains its own distinct charm. With walkable waterfront parks, scenic trails, and a growing mix of retail, dining, and residential development.

Kenmore's location is a logistical advantage: just minutes from Bothell, Kirkland, and downtown Seattle, with direct access to SR-522 and proximity to I-405. The city is home to Bastyr University, Kenmore Air Harbor, and a dynamic mix of local businesses, making it a magnet for innovation and lifestyle-focused investment.

With ongoing infrastructure improvements, a supportive city government, and a vision for sustainable growth, Kenmore is primed for long-term value creation. Kenmore's demographics reflect a highly educated, family-oriented community with strong purchasing power. The city's business-friendly leadership and long-term planning initiatives continue to attract retail, service, and mixed-use development.



Demographic Overview

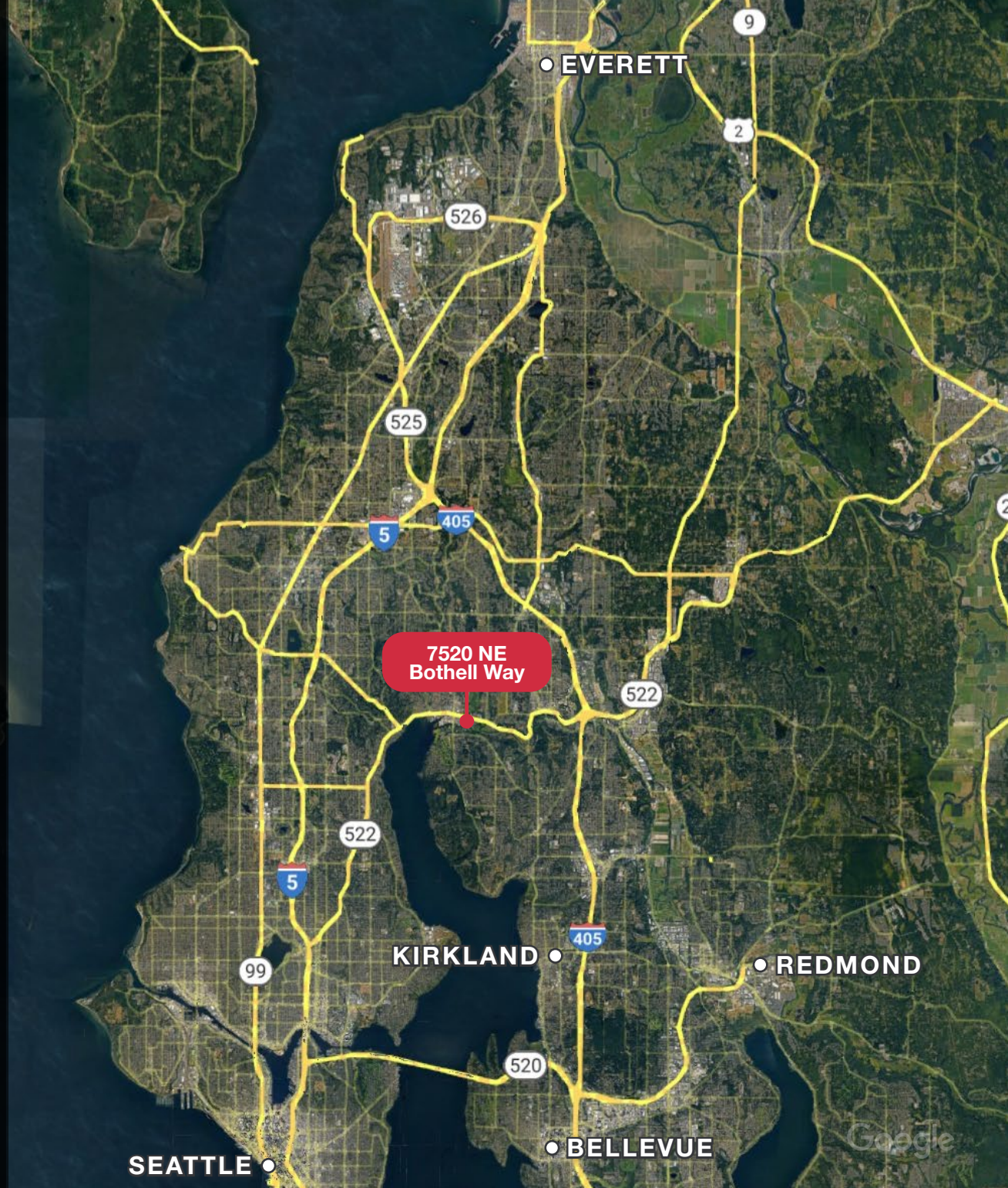
	1 MILE	3 MILES	5 MILES
Population	13,488	101,825	338,274
Annual Population Increase (2025-2030)	0.38%	0.41%	1.00%
Households	5,672	39,789	134,175
Median Age	39.4	41.1	39.6
Median HH Income	\$131,030	\$152,134	\$136,141
Avg. HH Income	\$178,370	\$194,587	\$180,145

Location

Kenmore, WA offers a range of strategic location advantages that make it an ideal setting for commercial and multifamily development. Positioned just 15 miles north of Seattle and Bellevue, and 18 miles south of Everett, the city sits at the nexus of three major economic hubs, making it a compelling choice for developers targeting regional connectivity and long-term growth.

DRIVE TIMES

●	EVERETT	18 MILES
●	KIRKLAND	10 MILES
●	REDMOND	12 MILES
●	BELLEVUE	14 MILES
●	SEATTLE	15 MILES



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EXCLUSIVELY LISTED BY:



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