

Offering Memorandum | Pricing: Best Offer

# Roosevelt Development Site

FOR SALE | 6220 ROOSEVELT WAY NE SEATTLE, WA 98115



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# Roosevelt Development Site

## Investment Summary

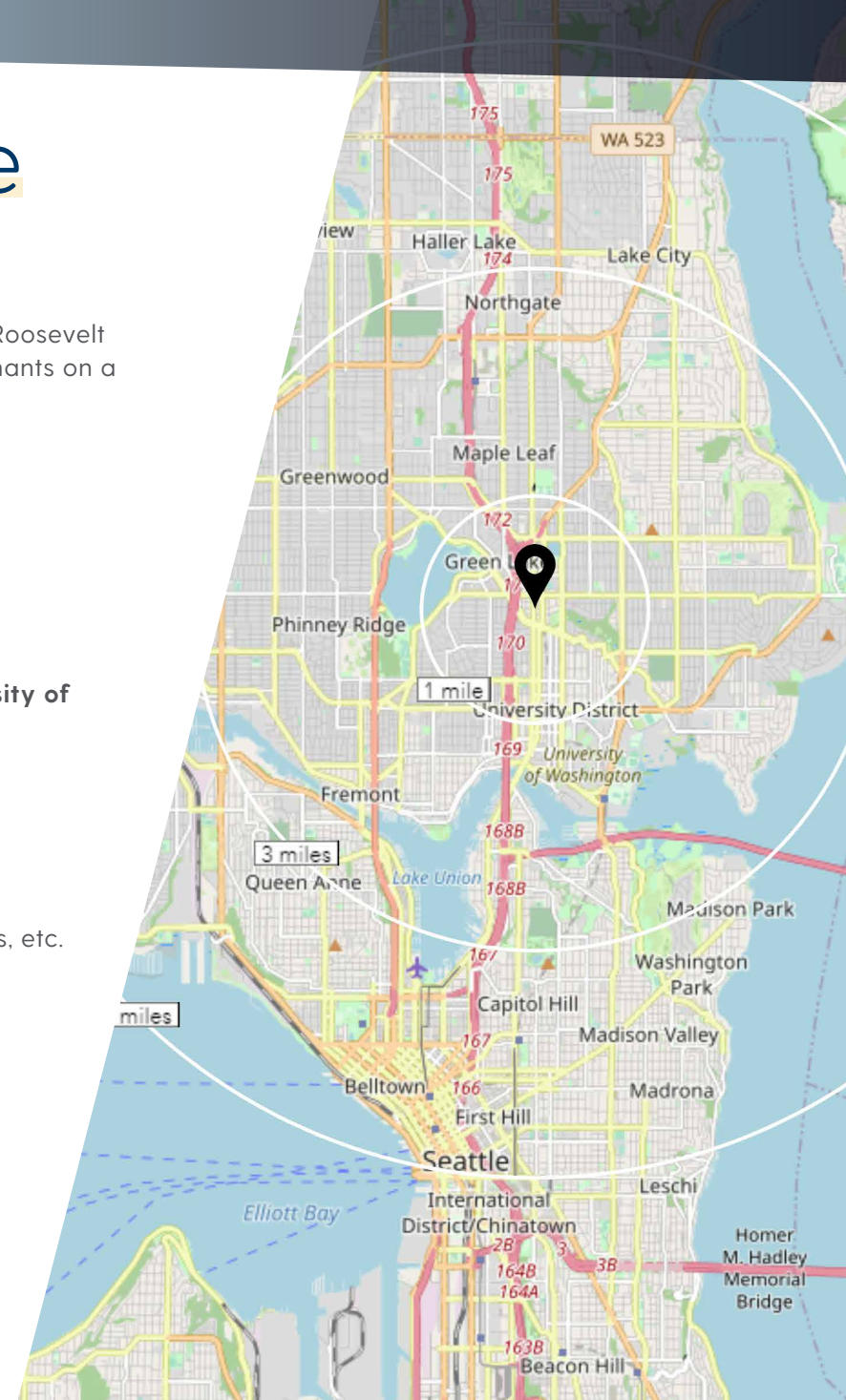
This investment opportunity is to purchase a multifamily development site located in the Roosevelt neighborhood of Seattle, WA. The property is currently leased and occupied by three tenants on a month-to-month basis.

- Zoned NC2-75 (M1) which allows multi-family developments to 75' high
- Occupancy: Three month-to-month tenants paying total rent of \$5,700/month

## Investment Highlights

**Incredible location with dense retail and close to Greenlake, area schools, and University of Washington:**

- 3 blocks south of Roosevelt Light Rail Station
- 4 blocks from Roosevelt High School
- 3 Blocks from the Roosevelt Station (light rail)
- 2 Blocks from Roosevelt Square, with retailers such as Whole Foods, LA Fitness, Bartells, etc.
- 5 Blocks from Cowen Park
- Less than 1 mile / 4 minute drive to Greenlake Park
- 1.3 miles / 6 minute drive to University of Washington / UW Light Rail Station
- 5.6 miles / 10 minute drive to Downtown Seattle



# Roosevelt Development Site

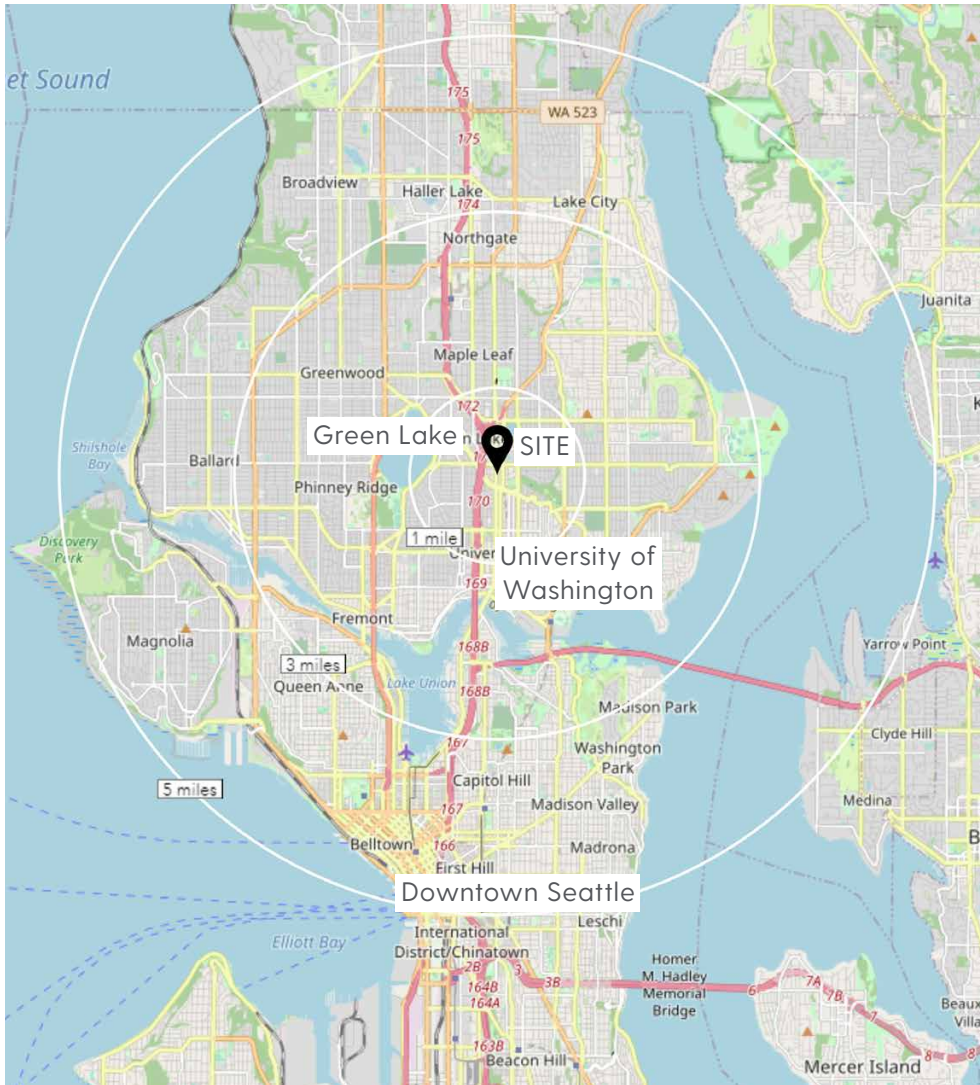
## Property Overview

<b>ADDRESS</b>	6220 Roosevelt Way NE Seattle, WA 98115
<b>BUILDING SIZE</b>	8,000 SF
<b>LAND AREA</b>	12,000 SF
<b>NOI</b>	Three Month-to-month tenants paying \$5,700/mo gross
<b>PARCEL NUMBER</b>	272605-9109
<b>TENANT(S)</b>	Cello Technologies Seattle, Hawthorne Stereo & Chin Construction
<b>YEAR BUILT</b>	1948
<b>BUILDINGS</b>	1
<b>STORIES</b>	1
<b>LAND AREA</b>	12000
<b>ZONING</b>	NC2-75 (MI)
<b>ASSESSED VALUE</b>	\$5,041,000



# Roosevelt Development Site

## Demographics



6220 Roosevelt Way NE  
Seattle, WA 98115

**1 MILE      3 MILES      5 MILES**

### POPULATION

2021 Population	48,853	254,581	544,193
2026 Population	53,598	273,642	593,758
2021-2026 Annual Growth	1.87%	1.45%	1.76%

### HOUSEHOLD

2021 Households	21,187	112,644	268,223
2026 Households	23,384	121,186	294,520
2021-2026 Annual Growth	1.99%	1.47%	1.89%

### INCOME

2021 Average Household Income	\$127,682	\$153,543	\$149,901
2026 Average Household Income	\$145,323	\$173,072	\$169,508

### MISCELLANEOUS

2021 Average Home Value	\$998,879	\$1,016,180	\$1,042,206
2021 Median Age	30.0	34.9	37
2021 Population with Bachelor's or Higher	78.9%	74.8%	71.7%

# Roosevelt Development Site

## Demographics 1 Mile Radius

### KEY FACTS



48,853

Population



30.0

Median Age



2.1

Average Household Size



127,682

2021 Average Household Income (Esri)

### EDUCATION



16%

Some College



79%

Bachelor's/Grad/Prof Degree

### BUSINESS



1,530

Total Businesses



12,566

Total Employees

### EMPLOYMENT



84%

White Collar



6%

Blue Collar



10%

Services

### INCOME



127,682

2021 Average Household Income (Esri)



91,564

2021 Average Disposable Income (Esri)

### ANNUAL HOUSEHOLD SPENDING



\$3,118

Apparel & Services



\$258

Computers & Hardware



\$5,644

Eating Out



\$7,347

Groceries



\$7,393

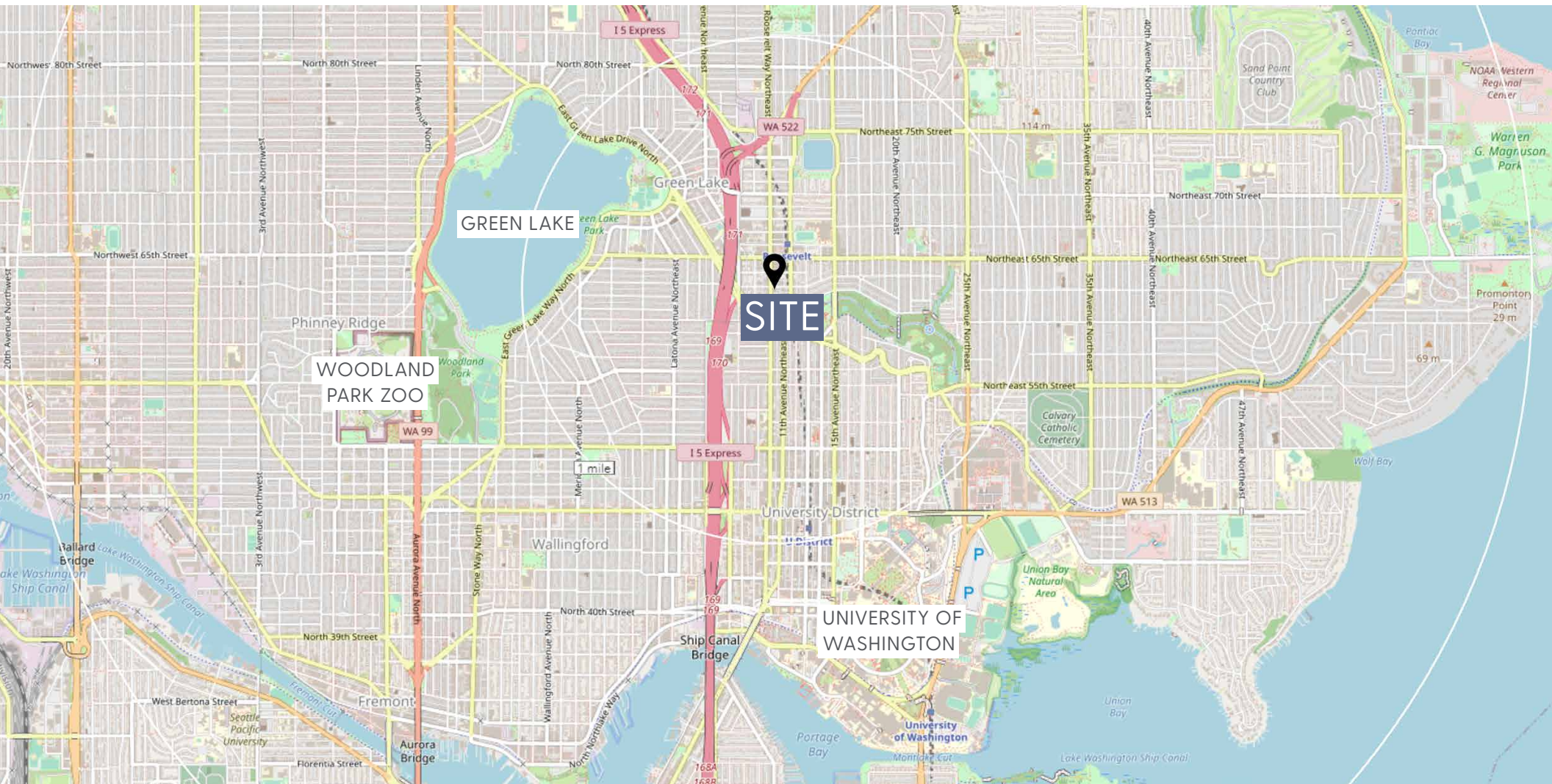
Health Care

Source: This infographic contains data provided by Esri, Esri and Data Axle, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2021, 2021, 2021, 2021.

# Roosevelt Development Site

## Site Map

[Google Map »](#)





# Roosevelt Development Site

## Neighborhood Retail



### Restaurants/Bars:

#### 65th St Cafe & Restaurant

- An Nam Pho
- Atlantic Crossing
- Bengal Tiger Cuisine of India
- Berling Pizza
- Bus Stop Espresso & Gyros
- C & a Foods
- Casa Patron
- Counter At Old Ballard Ctrng
- Die Bierstube
- Dish Cafe

#### G & F Grocery

- Gumbo Caf
- India Bistro
- Krittika Noodles & Thai
- Latona Pub
- Olympic Pizza & Pasta
- One Bite Seattle
- Poke Fresh
- Portage Bay Cafe
- Pub At Third Place
- Rain City Burgers

#### Royal Palm

- Salvatore Ristorante Italiano
- Santo Coffee Co
- Starbucks
- Sunlight Cafe
- Sushi Tokyo
- Taco Del Mar
- Taqueria
- Teddy's Tavern
- Thaprachan Thai Cuisine

#### Toronado

- Triple R Brewery Alley Tavern
- Tsui Sushi Bar
- Urban Luxe Cafe
- Wayward Coffeehouse
- Wayward Vegan Cafe
- Westy Sports & Spirits
- Wfm Coffee Bar
- Whole Foods Market

ROOSEVELT DEVELOPMENT SITE **FOR SALE** | 8 |