

FOR SALE

# GREEN LAKE DEVELOPMENT SITE

8900 AURORA AVE N, SEATTLE, WA

## INVESTMENT SUMMARY

PURCHASE PRICE **\$3,600,000**

LAND PRICE/SF **\$149**

TOTAL LAND AREA **24,125 SF**

EXISTING USE **Oaktree Motel**  
(38 UNIT, 2 STORY BUILDING)

BUILDING AREA **9,024 SF**

ZONING **NC3P-75 (M)**

PARCEL NO. **099300-0495**



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FOR SALE

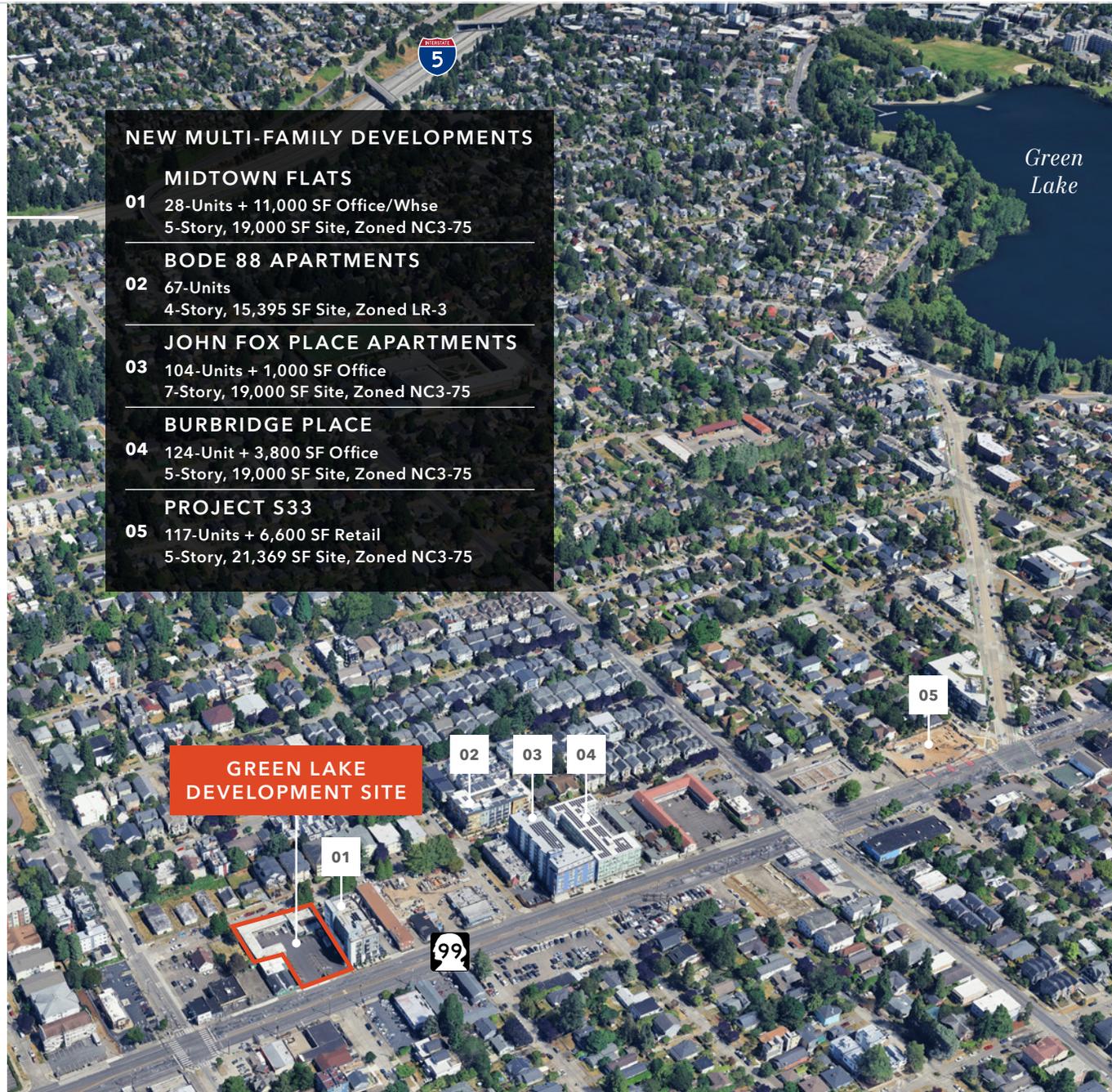


# NC3 ZONING

The NC3 Zoning’s function is to support or encourage a pedestrian-oriented shopping district that serves the surrounding neighborhood and a larger community, citywide, or regional clientele; that provides comparison shopping for a wide range of retail goods and services; that incorporates offices, business support services, and residences that are compatible with the retail character of the area; and where the following characteristics can be achieved

1. A variety of sizes and types of retail and other commercial businesses at street level
2. Continuous storefronts or residences built to the front lot line
3. Intense pedestrian activity
4. Shoppers can drive to the area, but walk around from store to store
5. Transit is an important means of access

→ ZONING CODE



## NEW MULTI-FAMILY DEVELOPMENTS

### MIDTOWN FLATS

**01** 28-Units + 11,000 SF Office/Whse  
5-Story, 19,000 SF Site, Zoned NC3-75

### BODE 88 APARTMENTS

**02** 67-Units  
4-Story, 15,395 SF Site, Zoned LR-3

### JOHN FOX PLACE APARTMENTS

**03** 104-Units + 1,000 SF Office  
7-Story, 19,000 SF Site, Zoned NC3-75

### BURBRIDGE PLACE

**04** 124-Unit + 3,800 SF Office  
5-Story, 19,000 SF Site, Zoned NC3-75

### PROJECT S33

**05** 117-Units + 6,600 SF Retail  
5-Story, 21,369 SF Site, Zoned NC3-75

**GREEN LAKE  
DEVELOPMENT SITE**



# SEATTLE

*Seattle is a national center for manufacturing, technology, services, international trade and tourism.*

The region is known for its quality of life, arts, and outdoor lifestyle which helps attract an educated workforce. Numerous camping, hiking, winter sports, and recreational activities are located a short drive from the city. Seattle's main attractions include Pike Place Market, the Space Needle, and Seattle Center, home of the 1962 World's Fair.

## EMPLOYMENT GROWTH

Seattle has remained one of the most resilient cities due to its diverse industries. The Port of Seattle was ranked the 6th business seaport in the US, playing a key role in bringing international trade, transportation and travel to the Pacific Northwest.

As the home of Microsoft and Amazon, Seattle accounts for over 20% of the nation's software publishing employment. Healthcare employment is projected to continue to grow dramatically and Seattle has the 5th largest biotechnology Research and Development alliance between the University of Washington and the Fred Hutchinson Cancer Research Center. In addition, Puget Sound is one of the capitals of aerospace and computing, with Boeing as an industry leader and one of the largest employers.

FOR SALE

**GREEN LAKE DEVELOPMENT SITE**

**Fred Meyer**

**TRADER JOE'S**

**MudBay**

**DUNN LUMBER**  
Building success together.

**TACO BELL**

**Jack**  
In the box

**ARCO**

**76**

**FLINTCREEK CATTLE**

**Starbucks**

**TACO DEL MAR**

**Benjamin Moore**  
Paints

**Duke's**  
Old Time Real Estate & Rentals

**\*DIVA ESPRESSO\***

**Rodda**  
PAINT

**DOLLAR TREE**

**WING DOME**

**ZEEB'S PIZZA**

**MOI**  
THAI CUISINE

**99**

**PCC**  
COMMUNITY MARKETS

**Skinlogic**  
MED SPA

**BEN & JERRY'S**

**The Chicken Supply**

**PHINNEY Station**

**Ken's Market**

**HERKIMER COFFEE**

**BEN'S BREAD**  
SEATTLE CO. RESTAURANT

**RIDGE**  
PIZZA

**grillbird**

**Starbucks**

**Shelter**  
SUNSET

**Gregg's Cycle**

**PCC**  
COMMUNITY MARKETS

*Green Lake*

# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2025 EST. TOTAL	34,866	278,941	477,012
2030 PROJECTION	35,777	284,562	486,712
2020 CENSUS	32,775	263,890	446,426
PROJECTED GROWTH 2025 - 2030	0.5%	0.4%	0.4%

## EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 EST. MEDIAN HH INCOME	\$87,007	\$84,840	\$93,047
2025 PER CAPITA INCOME	\$87,701	\$85,323	\$93,634
TOTAL BUSINESSES	1,896	15,205	27,251
TOTAL EMPLOYEES	9,924	83,719	172,299

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	16,282	127,079	221,027
2030 PROJECTED	16,849	131,087	227,777
2020 CENSUS	15,126	118,349	205,501
PROJECTED GROWTH 2025 - 2030	0.7%	0.6%	0.6%



**83**  
WALK SCORE

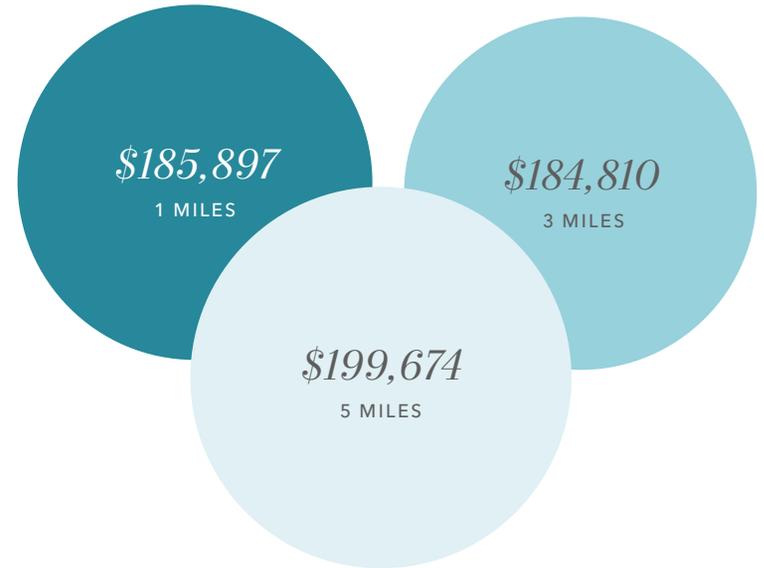


**57**  
TRANSIT SCORE

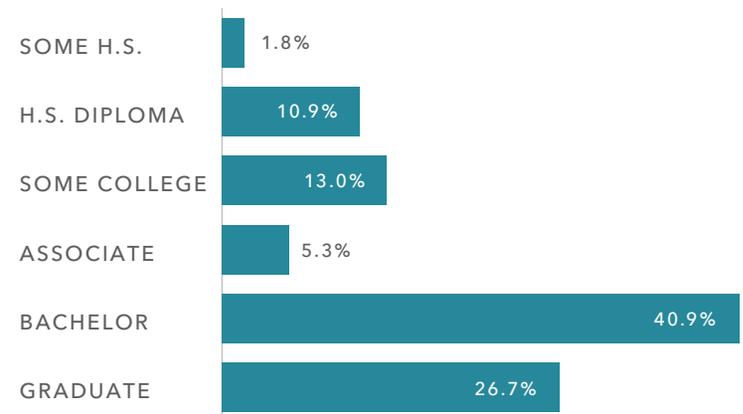


**67**  
BIKE SCORE

## AVERAGE HOUSEHOLD INCOME



## EDUCATION (5 MILES)



Data Source: ©2026, Sites USA

*Exclusively listed by The Gellner Team*

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