



12333 35th Ave NE,
Seattle, WA 98125

Omni Healthcare Real Estate

6141 NE Bothell Way #301

Kenmore, WA 98028

www.Omni-Hcre.com

Steve Kikikis

Vice President

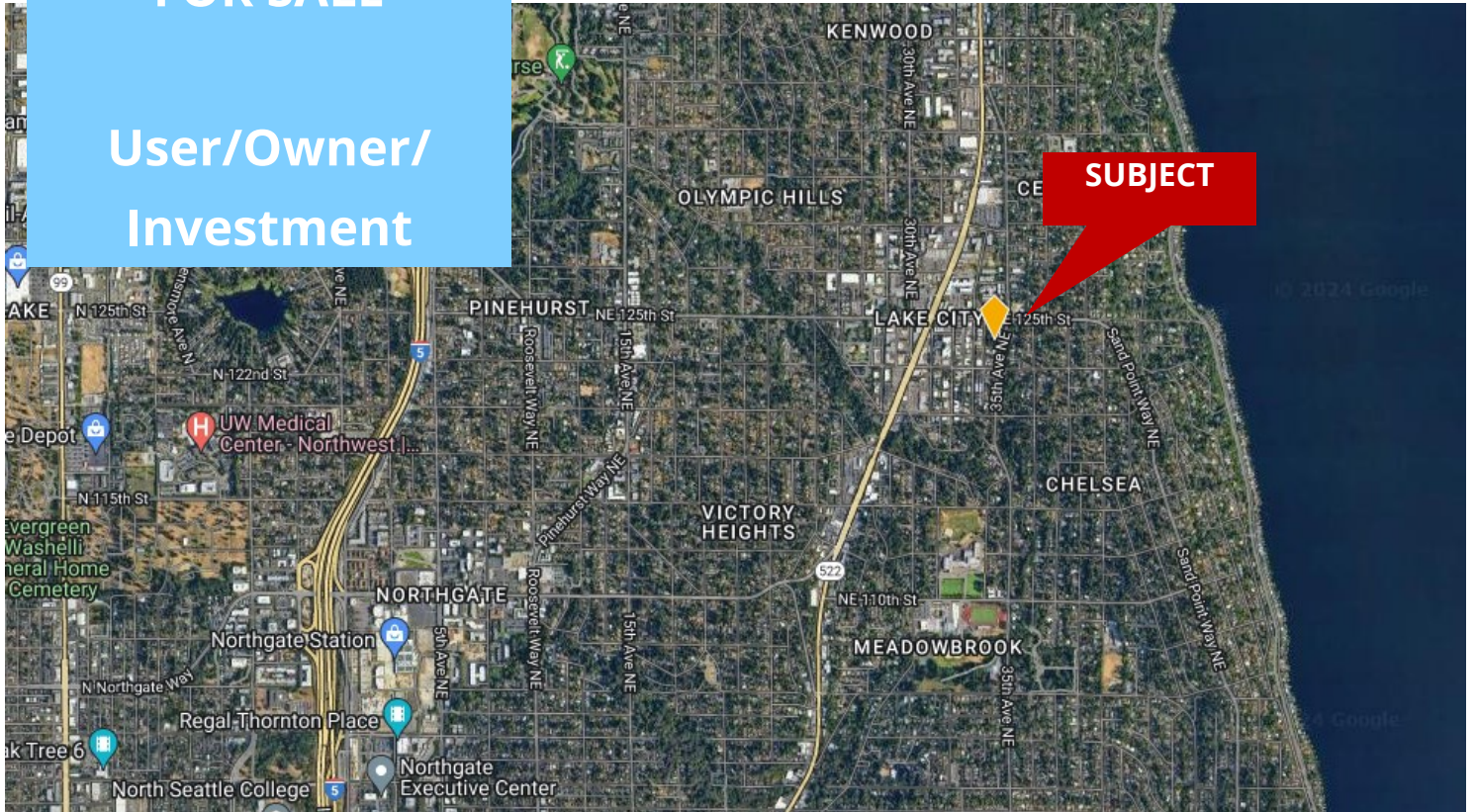
425-905-6920 Mobile

877-866-6053 Office

6141 NE Bothell Way | SUITE # 301 | Kenmore, WA 98028
www.Omni-Hcre.com

**Brookside
Medical/Office
FOR SALE**

**User/Owner/
Investment**



AVAILABLE:

5,757 SF Existing Medical Office
24,394 SF Lot
24 Parking Stalls
NNN Leases

TENANTS:

3,001RSF Dental Group— 2031 Lease, NNN
1,000 RSF Therapy Group— Month to Month, NNN
1,500 RSF Lower Office Space—Vacant

ASKING PRICE:

\$2,250,000.00

NEAR BY:

U-Village, University of Washington, Northgate Mall, and more.

SUMMARY:

Welcome to Brookside Professional Center, a fantastic investment opportunity located in North Seattle. This well-kept building offers a rare chance to own a property with a long-term dental tenant already in place, providing stability and potential for growth.

The building has a 1,000 square foot office space currently being used by a Naturopath. You can either keep the current tenant or find a new one if you decide to purchase. Additionally, there's a large unfinished 1,500 square foot lower level with two bathrooms. You could rent this space out for extra income or use it yourself for storage or as additional office space.

NNN Leases. The tenants in the building handle their own operating expenses, which means less hassle for you as the owner. Whether you're looking for a steady rental income or the chance to increase the property's value by leasing out more space, Brookside Professional Center offers an excellent opportunity in the bustling real estate market of North Seattle.

PROPERTY IDENTIFICATION

ADDRESS:

12333 35th Ave NE, Seattle, WA 98125

TAX PARCEL:

882290-0150

LEGAL DESCRIPTION:

UNIVERSITY LAKE SHORE PARK ADD

Plat Block: 1

Plat Lot: 30-31-32-33

Brookside
5,757 SF Medical
Office with
24,568 SF Lot

EXCLUSIVE REPRESENTATION

Omni Healthcare Real Estate is the exclusive Listing Brokerage Firm for this Offering. Steve Kikikis is exclusively representing the Seller in the sale of the property ("Exclusive Listing Broker").

Property Tours

Please do not contact any on-site personnel, property management, or tenants for any reason whatsoever. To learn more about this opportunity and to schedule a tour, please contact the Listing Broker directly.



PROPERTY PHOTOS

Brookside
5,757 SF Medical
Office with
24,568 SF Lot



AERIAL MAP

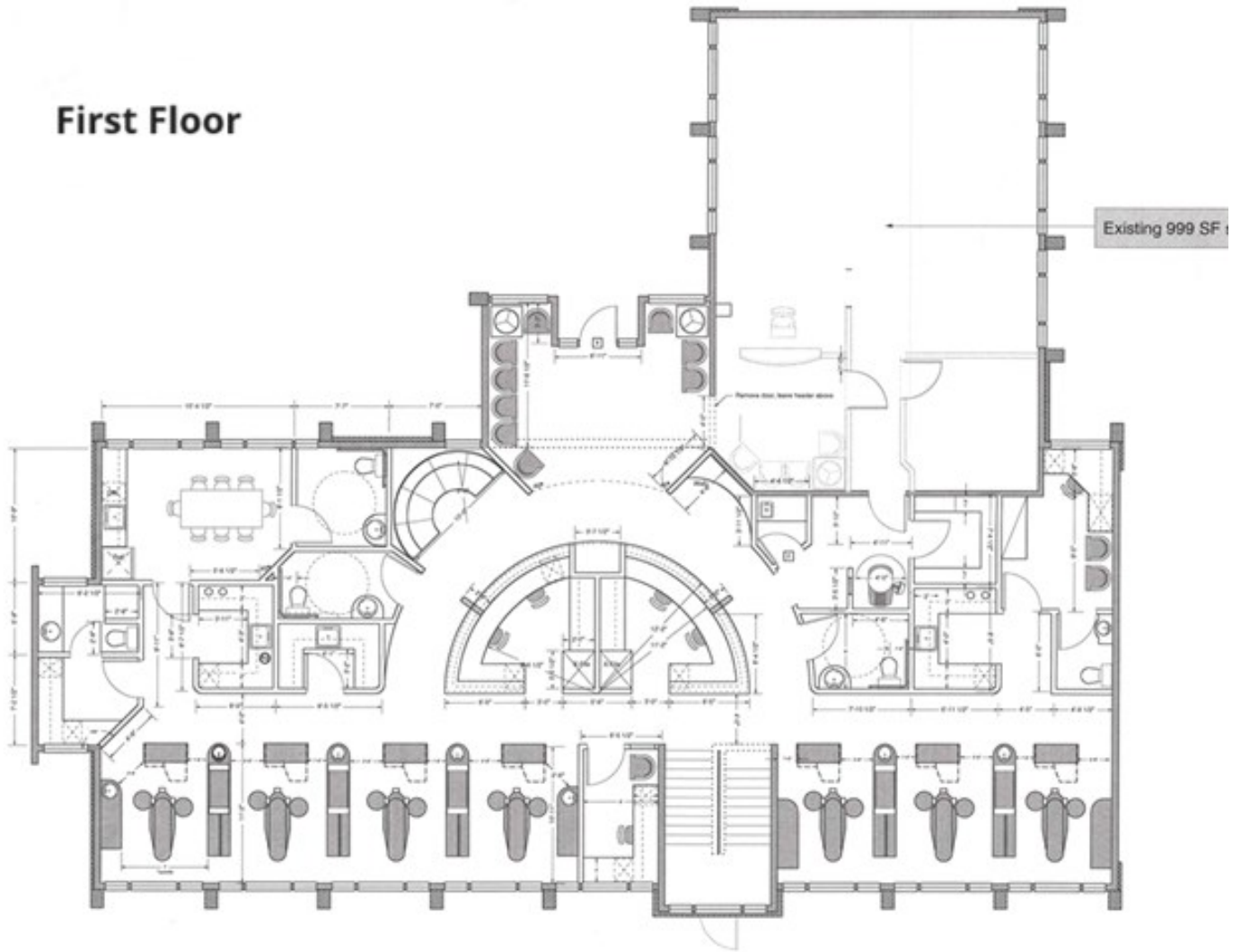
Brookside
5,757 SF Medical
Office with
24,568 SF Lot



FLOOR PLAN

Brookside
5,757 SF Medical
Office with
24,568 SF Lot

First Floor



DEMOGRAPHICS

Brookside
5,757 SF Medical
Office with
24,568 SF Lot

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	21,947		138,333		415,609	
2023 Estimate	21,843		139,057		413,508	
2010 Census	19,263		130,981		365,186	
Growth 2023 - 2028	0.48%		-0.52%		0.51%	
Growth 2010 - 2023	13.39%		6.17%		13.23%	
2023 Population by Hispanic Origin						
2023 Population	2,342		10,727		29,566	
2023 Population						
White	12,864	58.89%	92,914	66.82%	292,895	70.83%
Black	2,381	10.90%	9,114	6.55%	18,208	4.40%
Am. Indian & Alaskan	305	1.40%	1,343	0.97%	3,216	0.78%
Asian	4,697	21.50%	26,622	19.14%	73,532	17.78%
Hawaiian & Pacific Island	139	0.64%	574	0.41%	1,422	0.34%
Other	1,457	6.67%	8,490	6.11%	24,236	5.86%
U.S. Armed Forces	10		99		176	
Households						
2028 Projection	9,486		58,888		173,750	
2023 Estimate	9,501		59,468		173,590	
2010 Census	8,745		57,646		157,563	
Growth 2023 - 2028	-0.16%		-0.98%		0.09%	
Growth 2010 - 2023	8.64%		3.16%		10.17%	
Owner Occupied	4,206	44.27%	33,567	56.45%	95,755	55.16%
Renter Occupied	5,295	55.73%	25,901	43.55%	77,835	44.84%
2023 Households by HH Income						
Income: <\$25,000	1,267	13.33%	6,986	11.75%	19,770	11.39%
Income: \$25,000 - \$50,000	1,457	15.33%	7,604	12.79%	20,143	11.60%
Income: \$50,000 - \$75,000	1,569	16.51%	6,957	11.70%	21,970	12.66%
Income: \$75,000 - \$100,000	973	10.24%	6,547	11.01%	18,964	10.92%
Income: \$100,000 - \$125,000	1,196	12.59%	6,591	11.08%	18,599	10.71%
Income: \$125,000 - \$150,000	433	4.56%	4,598	7.73%	13,846	7.98%
Income: \$150,000 - \$200,000	1,141	12.01%	7,665	12.89%	21,724	12.51%
Income: \$200,000+	1,466	15.43%	12,520	21.05%	38,575	22.22%
2023 Avg Household Income	\$116,069		\$134,240		\$137,144	
2023 Med Household Income	\$86,767		\$106,220		\$107,995	

**Brookside
Medical/Office
FOR SALE
User/Owner/
Investment**



Steve Kikikis

Vice President

425-905-6920 Mobile

877-866-6053 Office

Steve@omni-pg.com

6141 NE Bothell Way | SUITE # 301 | Kenmore, WA 98028
www.Omni-Hcre.com

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.