

SPECIALTY PROPERTY / REDEVELOPMENT OPPORTUNITY

3200 3RD AVE W

SEATTLE, WA

41,776± SF | 1.65± AC

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

3200 3RD AVENUE WEST • SEATTLE, WA

property highlights

EXECUTIVE SUMMARY

The subject property is located on 3rd Ave W, with great access to State Route 99, approximately one mile away. The property is surrounded by both low and high density residential and is across the street from Seattle Pacific University. Additionally, the property is located in close proximity to major transit lines. The south building is 21,232± square feet and is used as a church, featuring a large sanctuary and other amenities. The north building is 20,544± square feet is used as a school. The property has a paved parking lot with 102± parking spaces.

Ownership is seeking a creative deal structure that would allow the congregation to remain on-site, serving both the community and future development.

CURRENTLY ACCEPTING OFFERS

1.65[±] ACRES

10 PARCELS IN TOTAL

The property contains 10 parcels, with 5 parcels containing parking spaces.

Frontage

ON THREE STREETS

The combined parcels have frontage on three streets - W Dravus Street, W Cremona Street, and 3rd Avenue W.

PROPERTY SUMMARY

ADDRESS
3200 3rd Avenue W
Seattle, WA 98119

COUNTY
King County

- PARCEL IDS
- | | |
|---------------------------|---------------------------|
| 1. 197220-4845 3,805± SF | 2. 197220-4846 3,480± SF |
| 3. 197220-4965 19,200± SF | 4. 197220-4850 4,190± SF |
| 5. 197220-4860 7,680± SF | 6. 197220-4870 3,840± SF |
| 7. 197220-4875 3,840± SF | 8. 197220-4880 8,609± SF |
| 9. 197220-4990 7,680± SF | 10. 197220-5000 8,502± SF |

YEAR BUILT
1949, 1993

SQUARE FOOTAGE
41,776± SF

SITE SIZE
1.65± AC

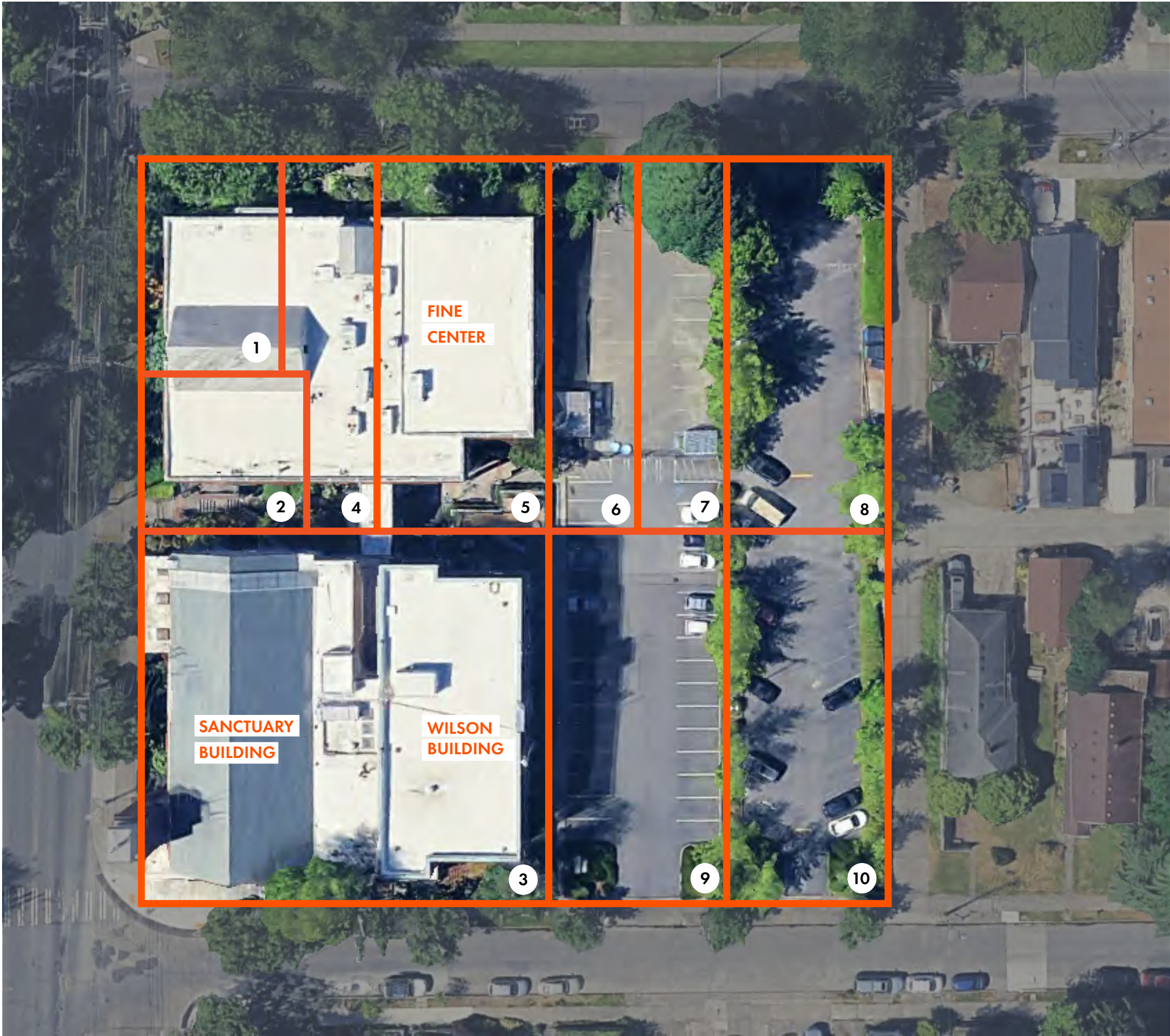
ZONING
MIO-37-LR3
(Major Institution Overlay-Lowrise 3)

CURRENT USE
Religious/Educational

PRICE

Ownership is seeking a creative deal structure that would allow the congregation to remain on-site, serving both the community and future development.

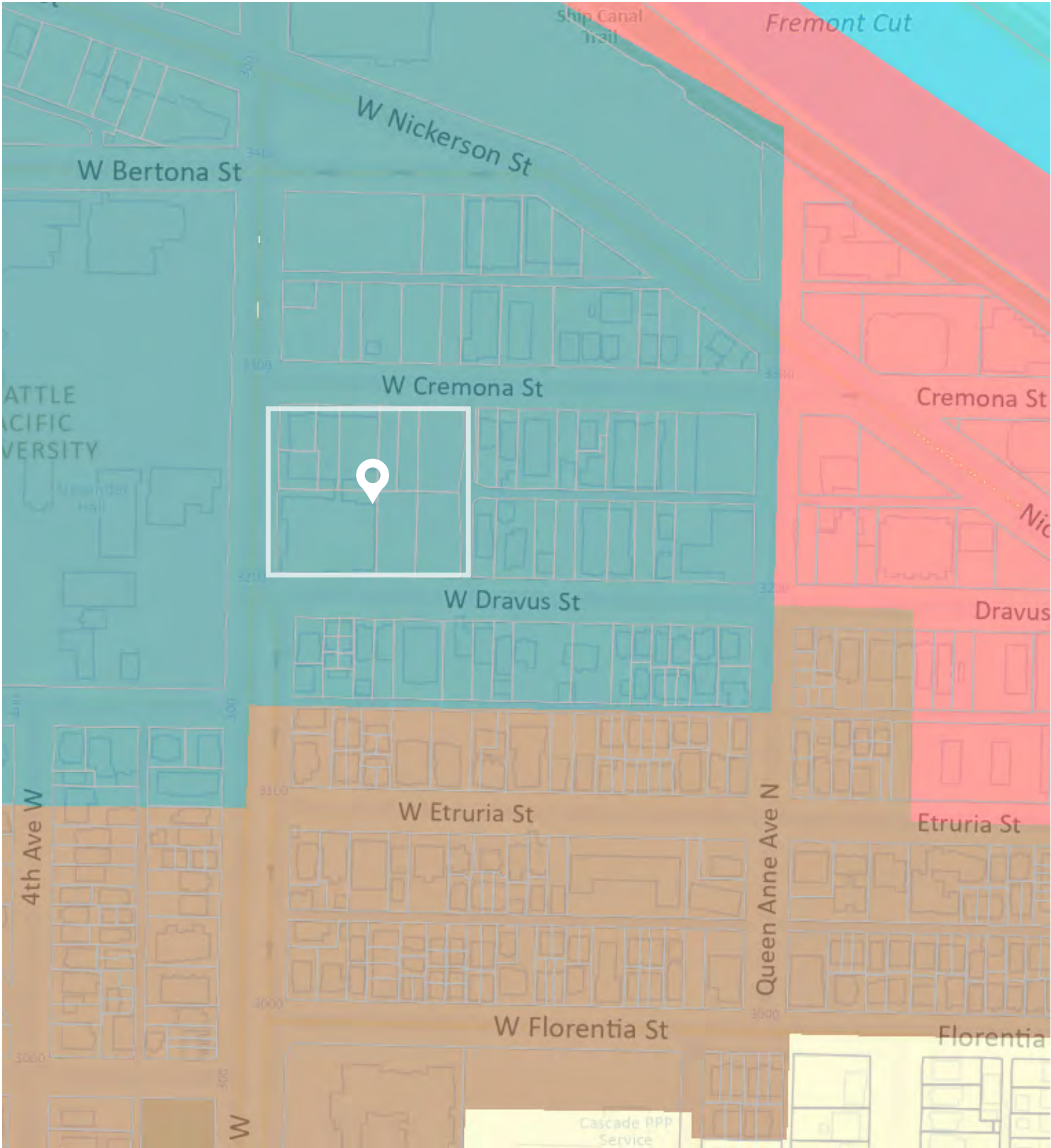
CURRENTLY ACCEPTING OFFERS



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aerial





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zoning

This is a **MIO-37-LR3 (M)** zone. Major Institution Overlay-Lowrise 3

MIO-37-LR3 (M) is located in a Major Institution Overlay. In this area development is generally governed by the Seattle Pacific University Master Plan.

[CLICK HERE FOR SEATTLE PACIFIC UNIVERSITY MASTER PLAN](#)

For more information about applicable development standards in this zone, review Chapter 23.69 of the Land Use Code [here](#)

Mandatory Housing Affordability requirements apply to development in this zone. For more information, review SDCI's TIP sheet on MHA requirements [here](#)

This zoning took effect on April 19, 2019. It was established by Ordinance 125791.

No additional zoning overlays in this area. Other regulations may apply.

Please also visit Seattle's 2035 Comprehensive Plan Update [here](#) for additional information.

<div></div>	MAJOR INSTITUTION	<div></div>	COMMERCIAL
<div></div>	LOWRISE MULTI-FAMILY	<div></div>	NEIGHBORHOOD RESIDENTIAL

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location



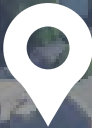
QUEEN ANNE

The property is located in the northern section of the Queen Anne neighborhood in northwest Seattle. The neighborhood is bounded by Belltown to the south, Lake Union to the east, Interbay to the west, and Lake Washington Ship Canal to the north.

The center of the neighborhood is 144m Queen Anne Hill and has a viewpoint that looks south to downtown Seattle called Kerry Park.

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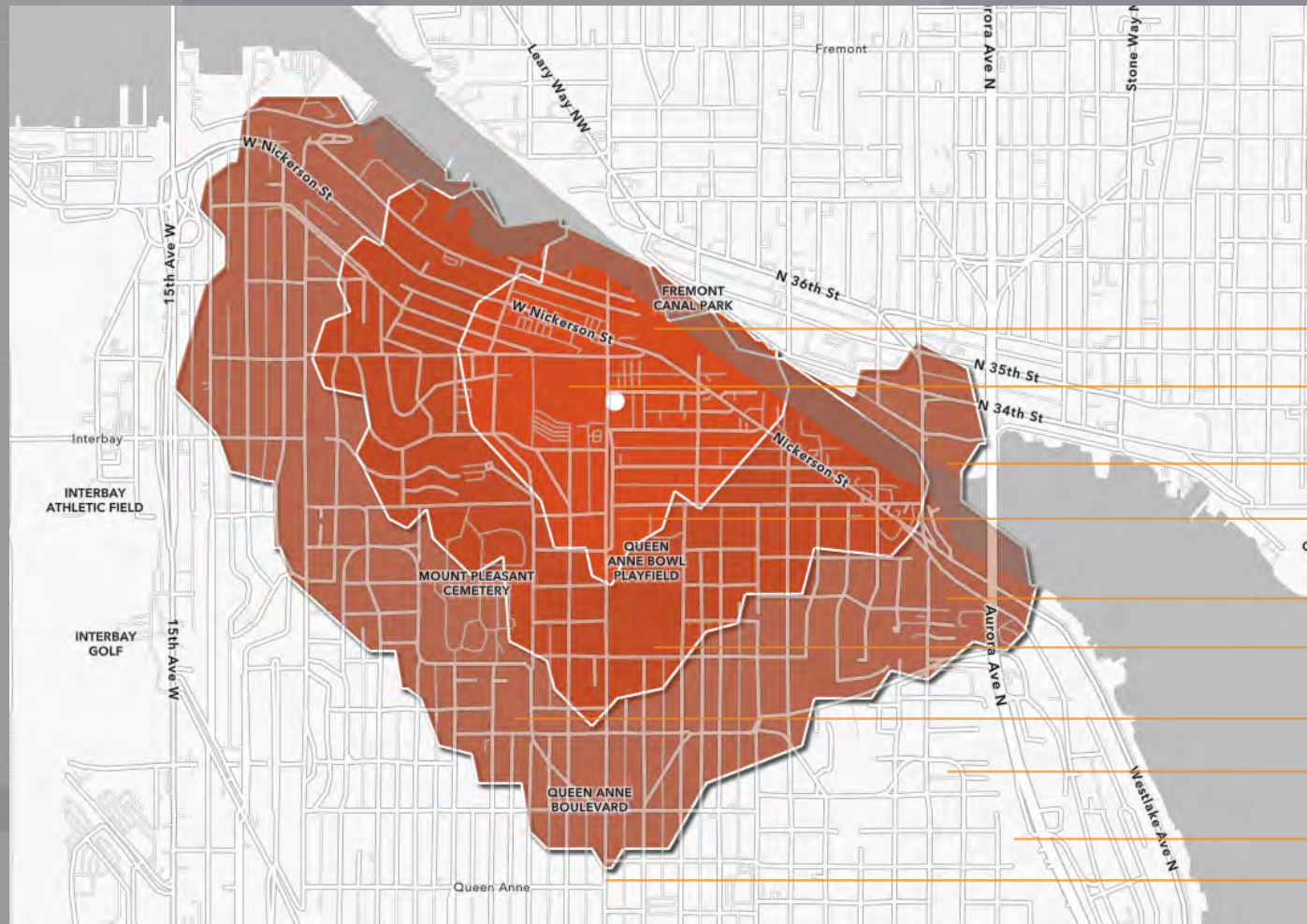
the neighborhood



in the midst of campus

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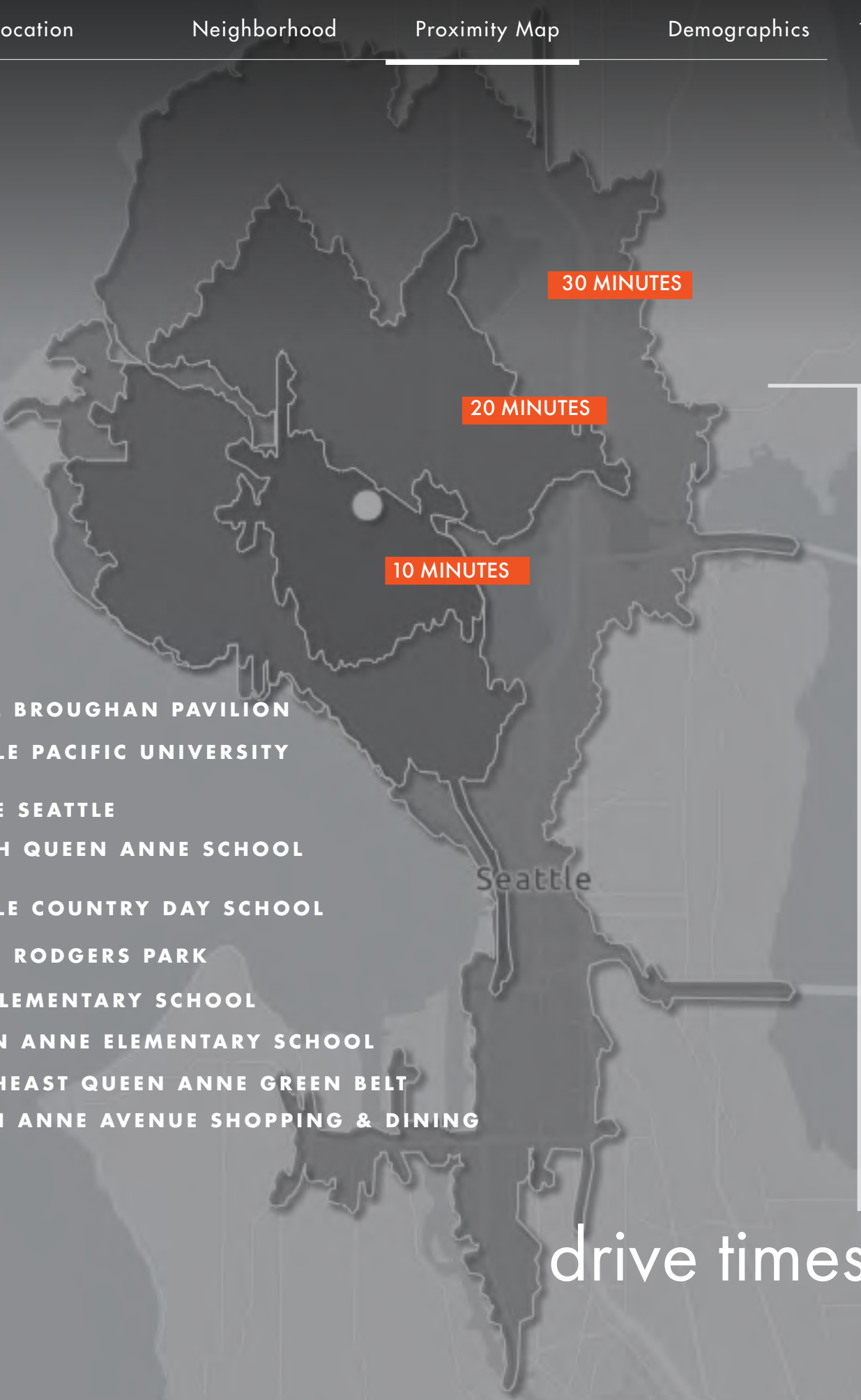
proximity map



5 MINUTES 10 MINUTES 15 MINUTES

walking times

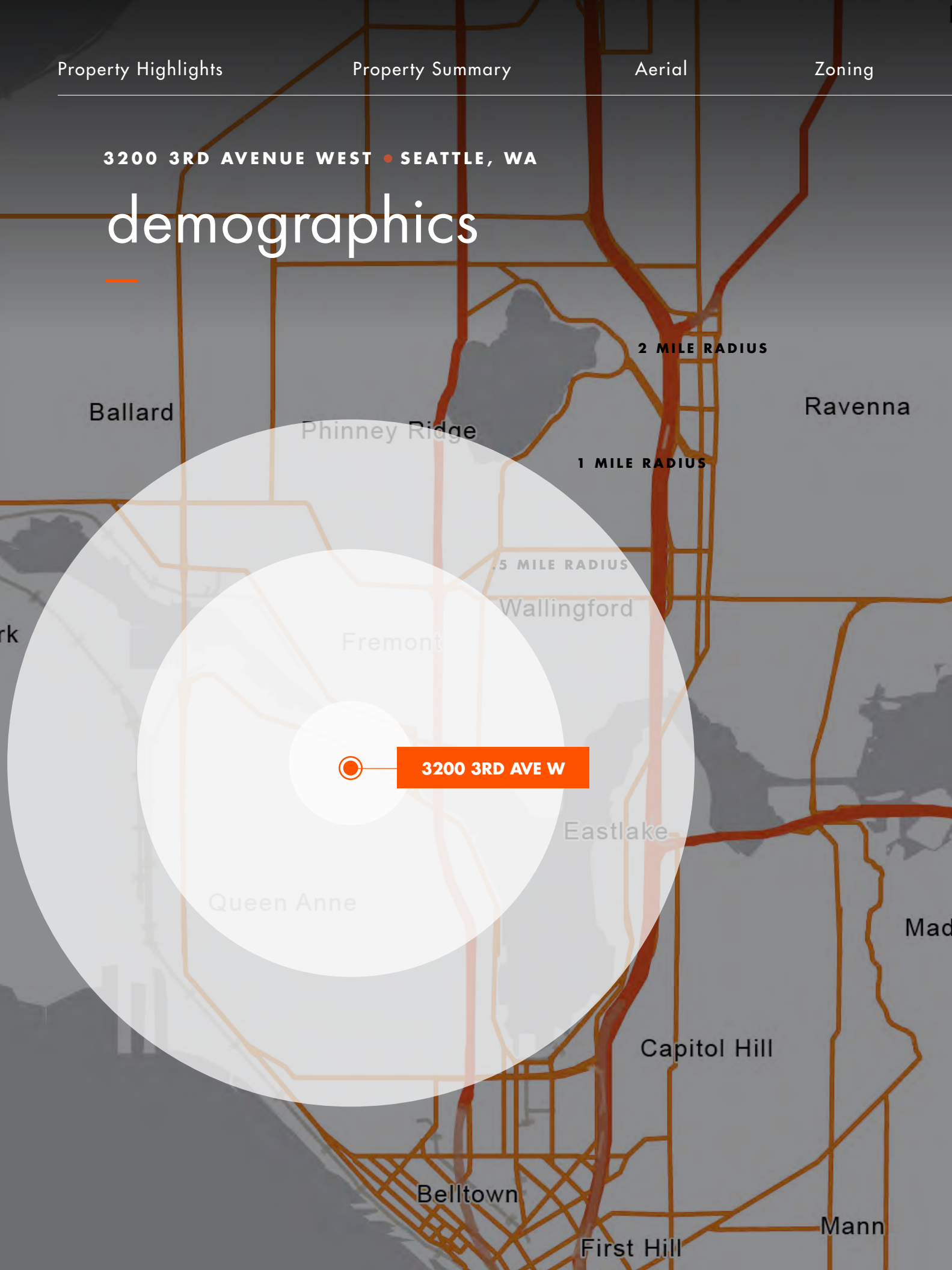
- ROYAL BROUGHAN PAVILION
- SEATTLE PACIFIC UNIVERSITY
- ADOBE SEATTLE
- NORTH QUEEN ANNE SCHOOL
- SEATTLE COUNTRY DAY SCHOOL
- DAVID RODGERS PARK
- COE ELEMENTARY SCHOOL
- QUEEN ANNE ELEMENTARY SCHOOL
- NORTHEAST QUEEN ANNE GREEN BELT
- QUEEN ANNE AVENUE SHOPPING & DINING



drive times

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demographics



DEMOGRAPHICS

	.5 MILE	1 MILE	2 MILE
EST. POPULATION '25	8,769	35,457	138,276
PROJ. POPULATION '30	8,759 (-)	35,759 (+0.2%)	141,463 (+0.5%)
AVG. HOUSEHOLD INCOME	\$199,261	\$216,408	\$203,781
MEDIAN HOME VALUE	\$1.13 M	\$1.14 M	\$1.09 M
MEDIAN AGE	31.3	34.0	35.0
TOTAL EMPLOYEES	5,760	19,224	80,465
EST. HOUSEHOLDS	3,470	17,082	72,653
TOTAL BUSINESSES	841	2,868	11,317

Source: ESRI



contact

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