



STUDENT HOUSING Development Opportunity

W
UNIVERSITY of
WASHINGTON



*BUYER TO VERIFY EXACT DIMENSIONS WITH A SITE SURVEY.

CALL FOR
OFFERS

Greek Row Site

4506 17th Ave NE, Seattle, WA 98105

FOR SALE

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JSH | PROPERTIES, INC.

Student Housing Development Opportunity



PRIME LOCATION: The site is located directly across the street from the 700 Acre University of Washington Seattle Campus North Entrance. This prestigious campus opened in 1861 and today serves 50,097 students and 2,534 faculty. The University of Washington is ranked #6 on the US News' Best Global University list, boasting a strong reputation for research and academia on a global scale. The University of Washington is No. 18 in the world – and No. 3 among U.S. public universities – on the 2023 Academic Ranking of World Universities, released Aug. 15.

HIGH DEMAND AND OCCUPANCY RATES: The consistent influx of students to the University of Washington can provide a steady demand for student housing. With a large student population, the occupancy rates for well-located and well-designed student housing developments are likely to remain high, potentially providing a stable and reliable income stream.

NEARBY AMENITIES: Walking distance to restaurants, cafes, and retail shops (including University Village), and sports facilities, which all cater to the student population.

AN EXAMPLE OF WHAT COULD BE DEVELOPED ON THE SITE IS THE LAVENDER APARTMENTS. These were completed in 2017. This site is kitty corner across the alley from the subject and is almost exactly the same size as the subject.

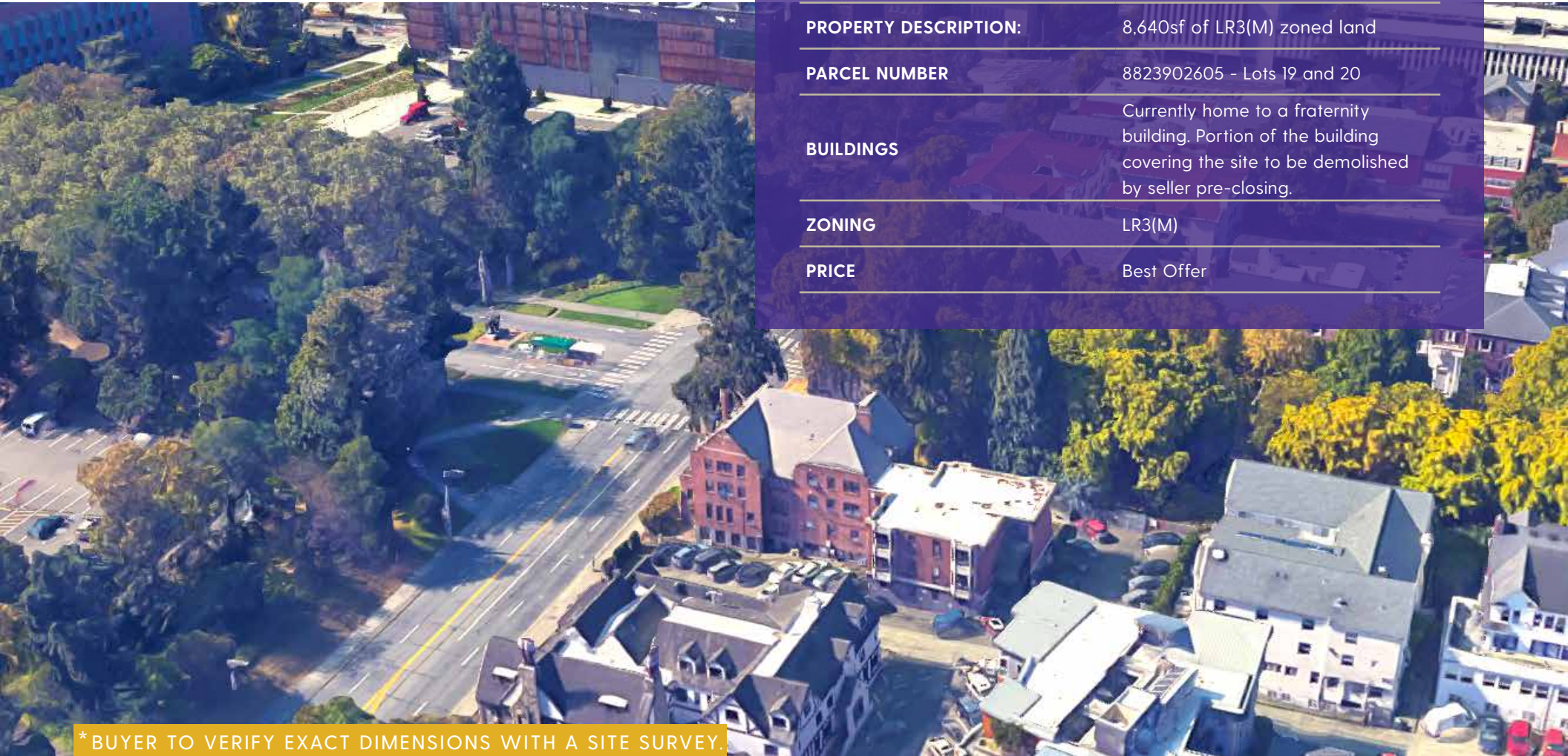


GREEK ROW DEVELOPMENT SITE | 4506 17th Ave NE, Seattle, Washington, 98105

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Development Site



DEVELOPMENT SITE

PROPERTY DESCRIPTION:	8,640sf of LR3(M) zoned land
PARCEL NUMBER	8823902605 - Lots 19 and 20
BUILDINGS	Currently home to a fraternity building. Portion of the building covering the site to be demolished by seller pre-closing.
ZONING	LR3(M)
PRICE	Best Offer

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Demographics



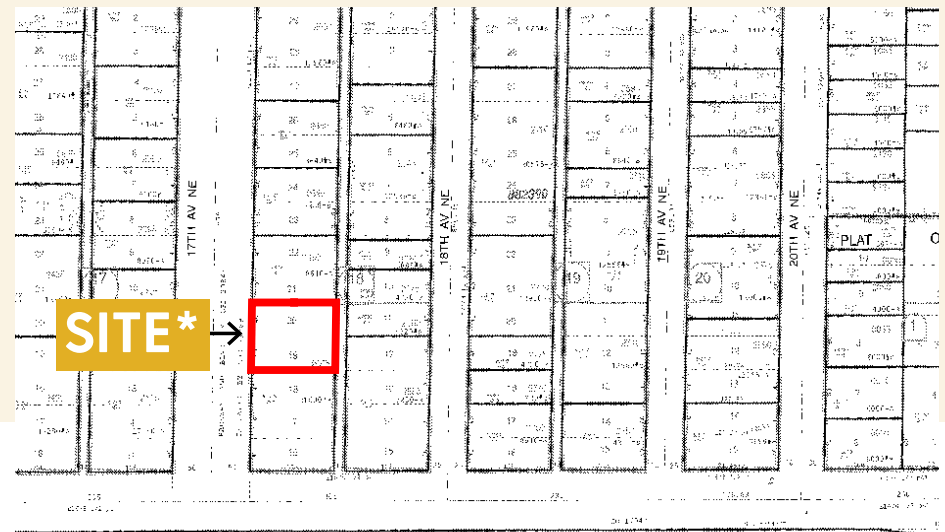
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2023 DEMOGRAPHICS

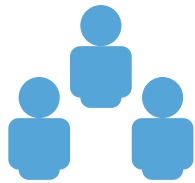
	1 MILE	3 MILES	5 MILES
Total Population	48,364	256,245	574,584
Total Daytime Population	83,269	272,706	745,632
Households	17,464	117,307	281,853
Renter Occupied Housing Units	70.3%	52.5%	54.5%
Average Household Income	\$122,058	\$190,133	\$178,238
Average Home Value	\$1,076,077	\$1,132,244	\$1,087,877
Median Age	23.9	34.7	37.4
Population 15-24	52.0%	18.7%	14.4%





Demographics

KEY FACTS



48,364

Population



23.9

Median Age



2.0

Average
Household Size



\$122,058

2023 Average
Household Income
(Esri)



1%

No High
School
Diploma



5%

High School
Graduate



18%

Some College



75%

Bachelor's/Grad/Pro
f Degree

EMPLOYMENT



79%

White Collar



7%

Blue Collar



15%

Services



1,874

Total Businesses



50,431

Total Employees

BUSINESS

ANNUAL HOUSEHOLD SPENDING



\$2,837

Apparel &
Services



\$377

Computers &
Hardware



\$4,779

Eating Out



\$2,492

Travel



\$61

Theatre/Operas/
Concerts



\$69

Movies/Museums/
Parks



\$7,854

Groceries



\$7,300

Health Care



\$65

Sports Events



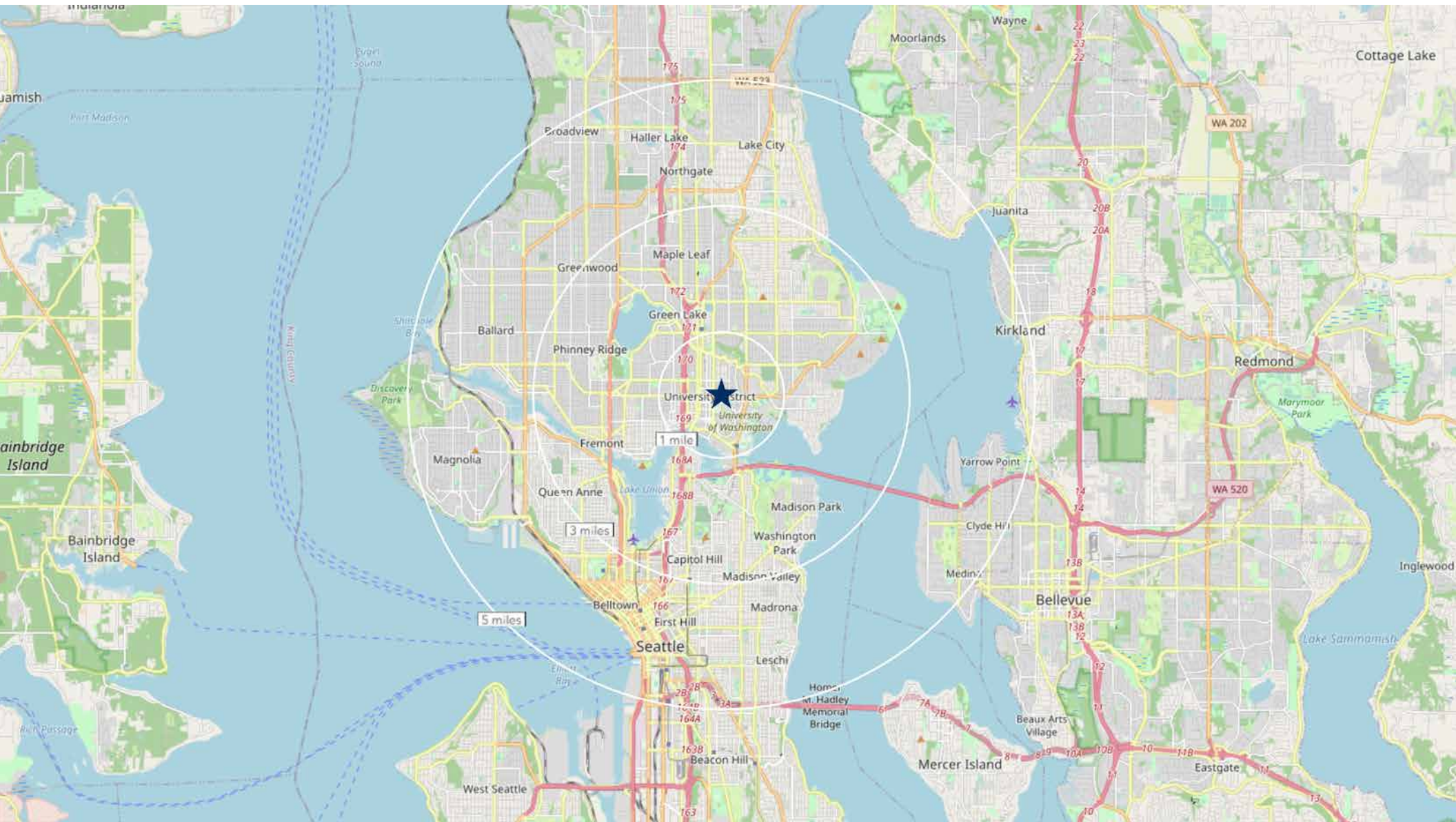
\$16

Online Games

ANNUAL LIFESTYLE SPENDING



Regional Map



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