



FOR SALE

1616 Southwest 100th St.

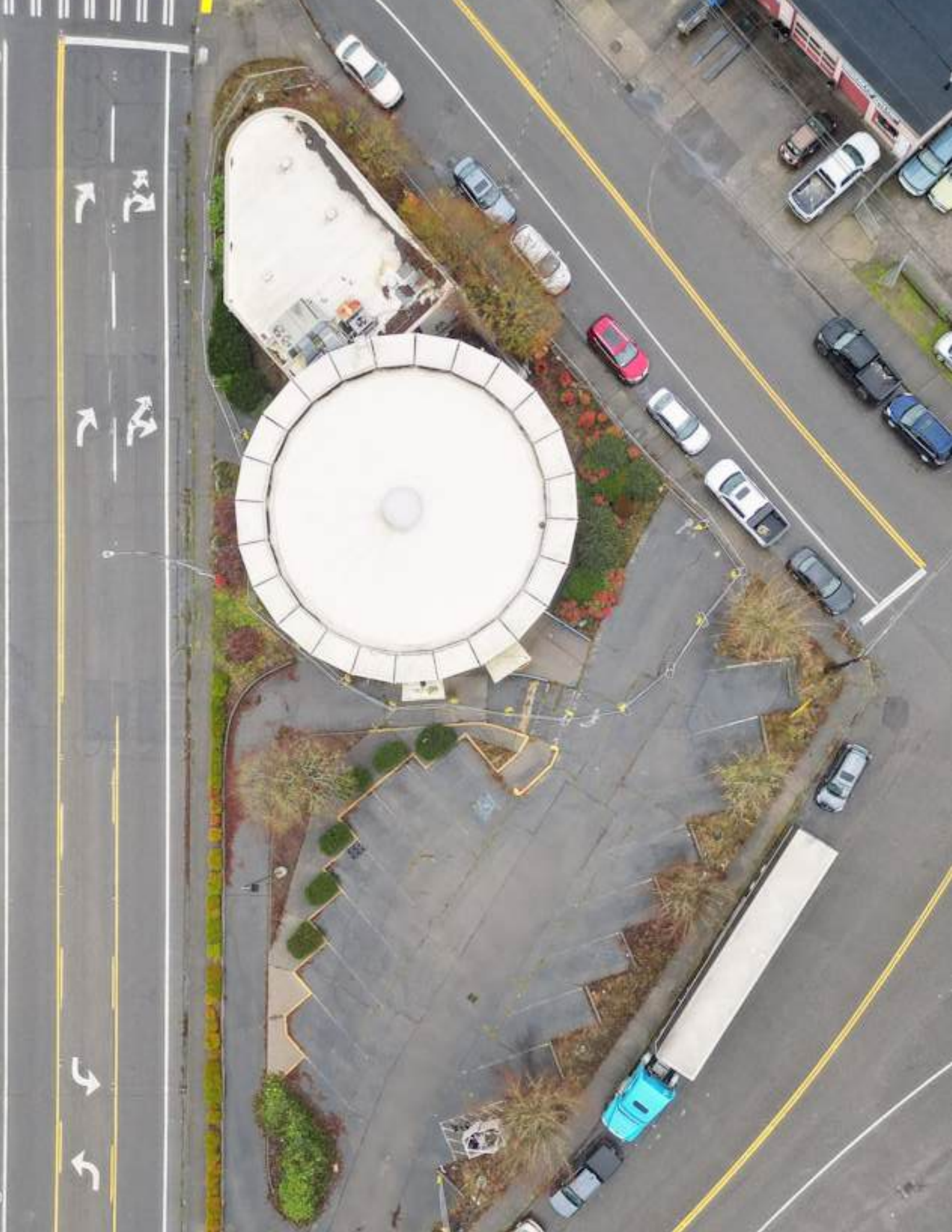
Seattle, WA 98146

Building & Parcel

Exclusive Representation by:

Susi Musi
Principal Broker
206.214.5468
susi.musi@compass.com

**COMPASS
COMMERCIAL**



SITE OVERVIEW

Neighborhood White Center Neighborhood
Unincorporated King County

Lot Size: 21,230 sq. ft
Drive-Through

Size: Interior 7,334 Total

Zoning CB - P- SO - DPA

Traffic Counts 14,800 Average Traffic Daily

Parking 15 spaces

Gas line: Yes

Price \$1,500,000

Built 1963,
Addition in 1990

Property Taxes \$17,268.35 for 2024

Contact:
Susie Musi

Listing Broker
M: 206.214.5468
susie.musi@compass.com



ZONING OVERVIEW

**CB
Community
Business**

This zoning allows for a mix of retail, service, and office uses intended to serve the surrounding community. It supports commercial activities that cater to local residents and businesses.

**P-Suffix
Property-
Specific
Development
Conditions:**

These are additional conditions or restrictions applied to a specific property. They can include limitations on building height, specific design standards, or other requirements tailored to the parcel.

**SO
Special Overlay
District:**

This overlay adds further regulations or incentives to address unique circumstances in a particular area. Overlays can focus on aspects like environmental protection, design aesthetics, or infrastructure requirements.

**DPA
Demonstration
Project Area:**

This designation indicates that the area is part of a demonstration project, which may involve innovative development practices or pilot programs aimed at achieving specific planning objectives. Properties within a DPA might be subject to unique guidelines or standards to facilitate these projects.

Contact:

Susi Musi

Listing Broker

M: 206.214.5468

susi.musi@compass.com



Height Visualization 45 ft





1960's Drive-through Awaits a Second Act

Step into a piece of history with this mid-century architectural gem, designed in 1963 by the renowned NBBJ firm. A quintessential symbol of 1960s banking-era innovation, this round, column-free structure exemplifies the bold design and functional elegance of Structural Expressionism.

Set on a 21,000 sq. ft. triangular site in the heart of White Center, the property features an open, light-filled interior, a functional drive-thru, and a 1980 office addition offering flexible workspaces. With CBP-SO-DPA zoning, the site invites a creative vision—whether it's mixed-use development, commercial innovation, or the preservation of this iconic structure with modern enhancements.

Strategically located across from Starbucks, this high-profile site represents a rare opportunity for operators, investors, and developers to reimagine a landmark while contributing to the growth of a vibrant and evolving neighborhood.

**Across the street from
the second most visited
Starbucks in Seattle.**

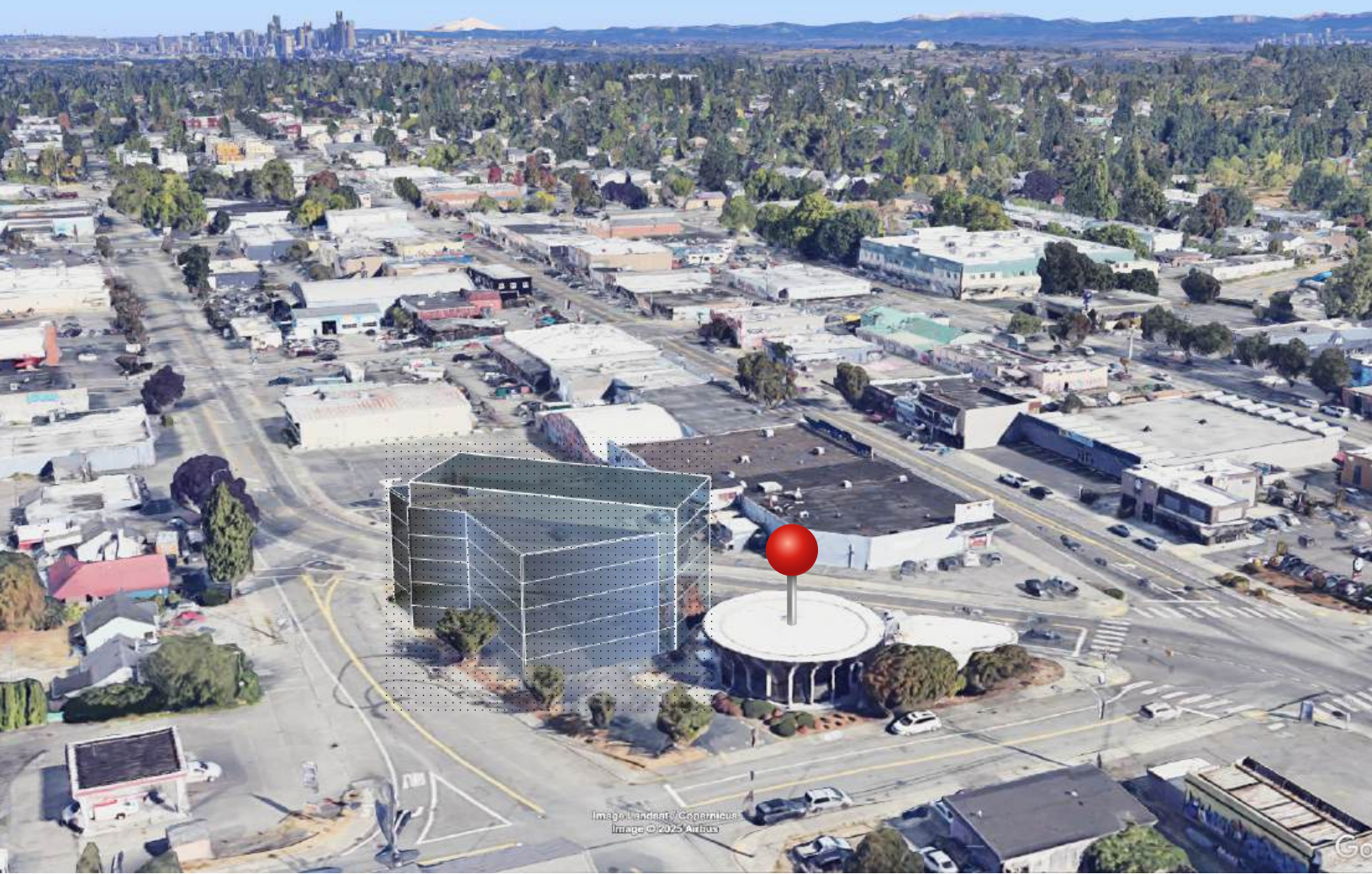
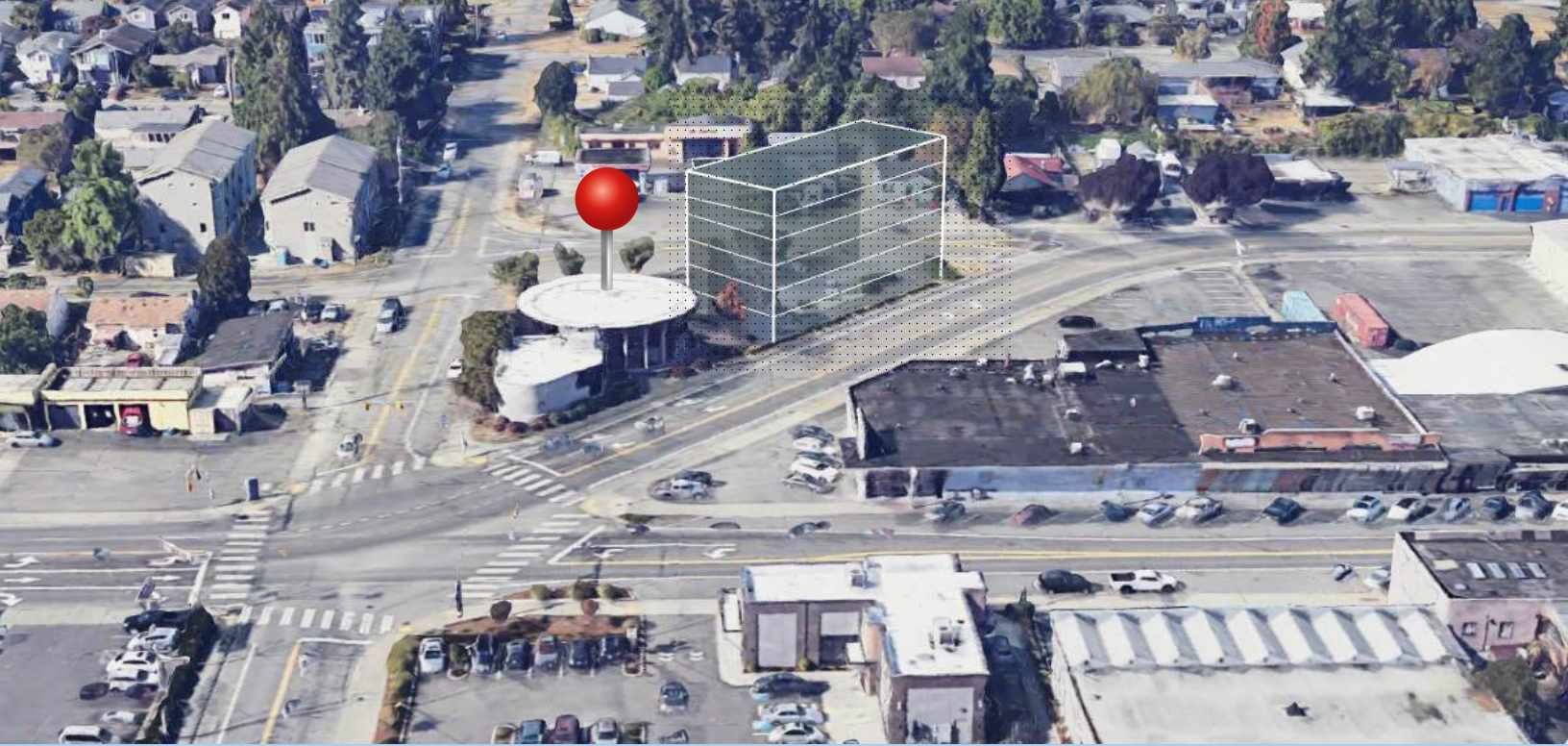
Placer.ai



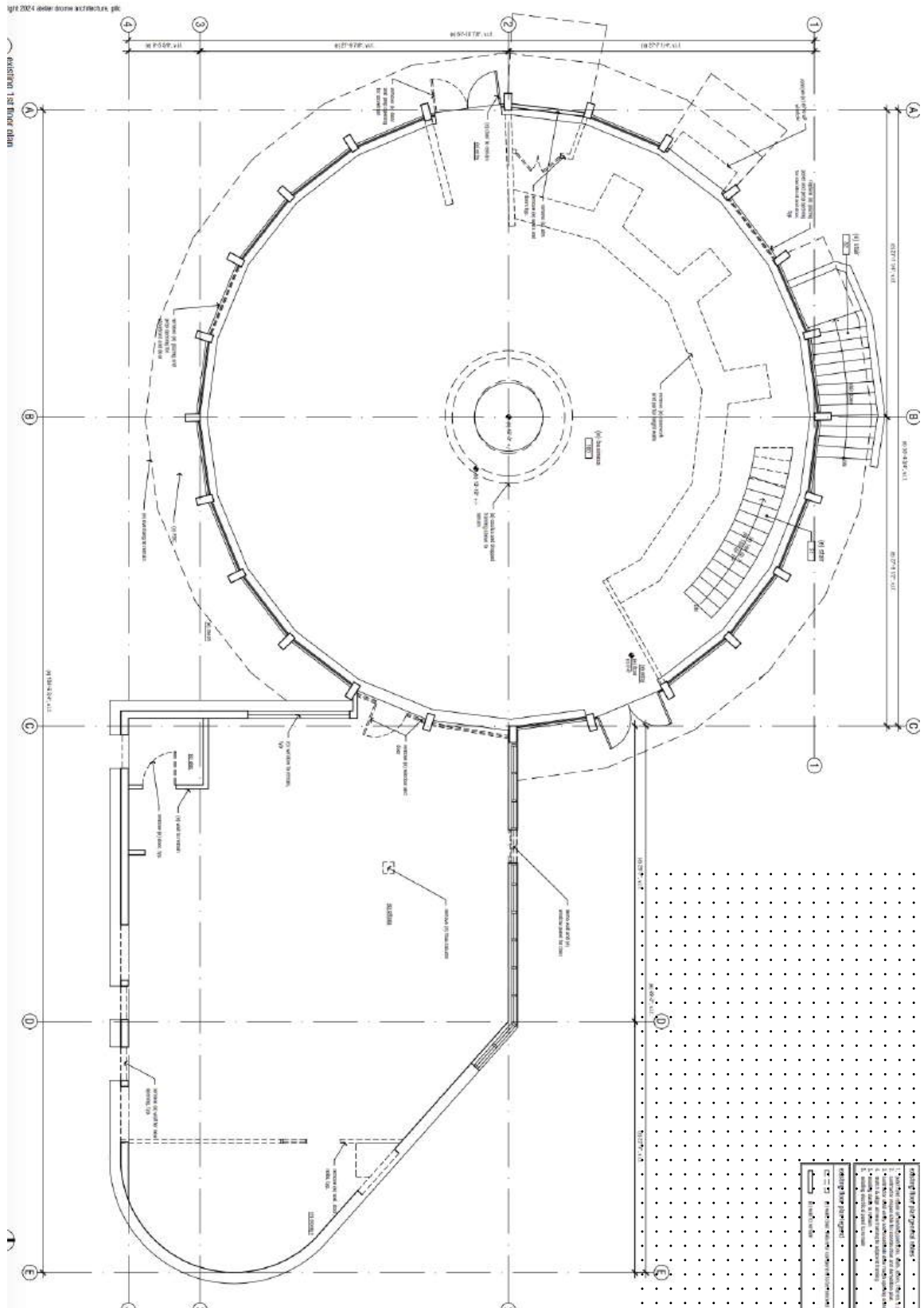
Area Businesses



Height Visualization 60 ft



Site Plans Main Floor



Reach Out. Learn More

COMPASS COMMERCIAL



SUSI MUSI
Principal & Broker
M: 206.214.5468
susi.musi@compass.com

COMPASS
Fremont Office
837 N 34th Street, Suite 100
Seattle WA 98103

Compass is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.