

FOR SALE

Prime Opportunity for Land Development Along the Aurora Retail Corridor in North Seattle

12040 AURORA AVE N | SEATTLE, WA

PUGET
SOUND



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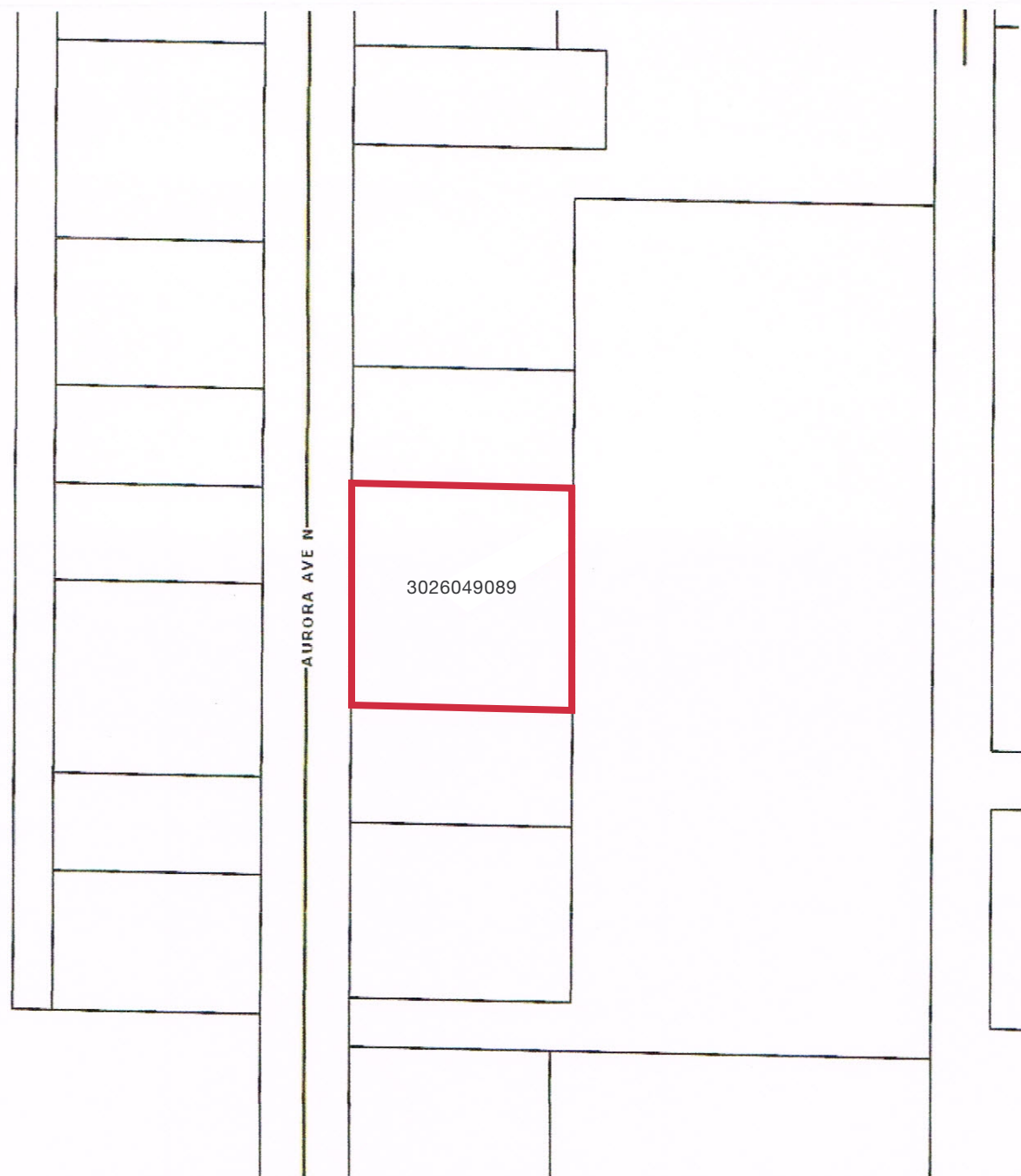
NAI Puget Sound
Properties

Property Details

This property is located in a highly trafficked retail corridor, extending from N 115th & Aurora Ave N (Home Depot) to N 145th & Aurora Ave N (Walgreens). The area features a diverse mix of businesses, including auto-related services, car dealerships, grocery stores, and regional and national fast-food chains such as Starbucks, Jack in the Box, Burger King, Subway, and Kidd Valley. Nearby grocery options include Sprouts, Amazon Fresh, and Safeway (N 155th), alongside drugstores like Walgreens and Rite Aid.

This property is an excellent opportunity for developers to capitalize on a below-market purchase price.

PARCEL NUMBER	3026049089
LAND SIZE	1.18 Acres
ZONING	CI 75 M - Retail, Commercial, Mixed Use & MultiFamily (Flexible Zoning)
FRONTAGE	189' on Aurora Ave N in Seattle
PRICE	\$6,150,000 \$3,500,000 (43% price reduction)
TRANSIT SCORE	Good - Public transportation is within 1 - 2 blocks both north & south bound
TRAFFIC VOLUME	N 115th & Aurora Ave N: 37,985 Cars N 127th & Aurora Ave N: 34,550 Cars



Nearby Amenities

KRAKEN COMMUNITY ICEPLEX

NORTHGATE STATION
LIVE. WORK. PLAY. STAY. SHOP.
SIMON

LAKE WASHINGTON

Northgate Light Rail Station

UW Medicine
NORTHWEST HOSPITAL & MEDICAL CENTER

NORTH SEATTLE COLLEGE
One of the Seattle Colleges

THE HOME DEPOT

DOWNTOWN SEATTLE

GREEN LAKE

Public Storage

O'Reilly
AUTO PARTS

Evergreen Washelli
Funeral Home & Cemetery

Golf Range

Mekong Village Restaurant

BESTON INN SEATTLE

12040 AURORA AVE N

Seattle Impound

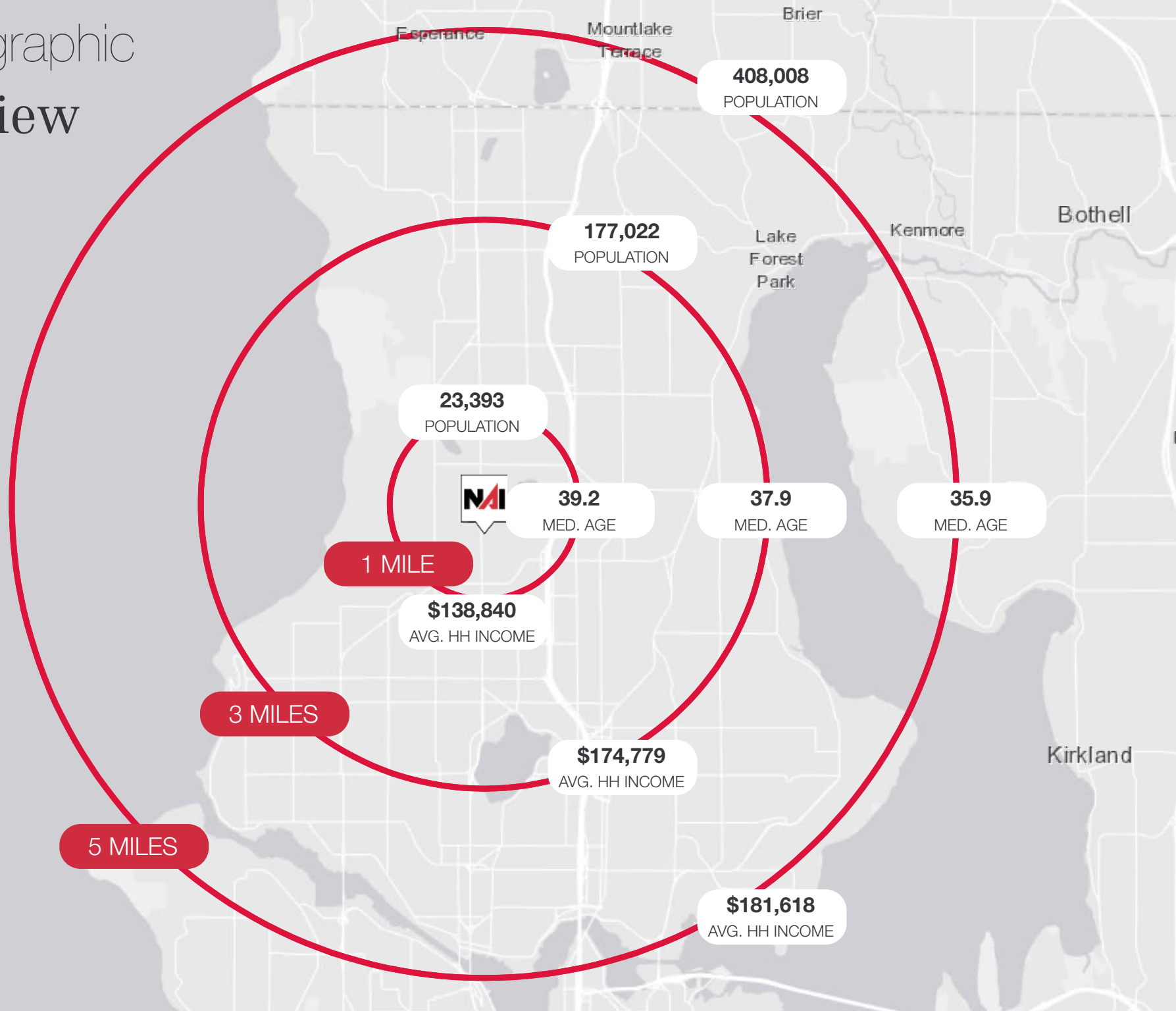
AURORA AVENUE

Rich's TIRE & SERVICE

Crazy Furniture



Demographic Overview



An aerial photograph of a city street, likely Aurora Ave N in Seattle, WA. The street runs vertically through the center of the image. On either side of the street are various buildings, including residential and commercial structures. A large, empty lot is highlighted with a red rectangle on the right side of the street, near the bottom of the frame. The background shows a dense forest of trees and a body of water in the distance under a clear sky.

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EXCLUSIVELY MARKETED BY:

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