

OFFERING MEMORANDUM

# *Vali Hai* APARTMENTS

*Prime 48-Unit, Value-Add Opportunity in  
Queen Anne with Stunning Views*

800 1ST AVE N, SEATTLE, WA 98109

FIRST TIME ON THE  
MARKET FOR SALE

*\$17,000,000*

EXCLUSIVELY LISTED BY THE SIMON | ANDERSON MULTIFAMILY TEAM

[BUYVALIHAI.COM](http://BUYVALIHAI.COM)

**km** Kidder  
Mathews

*Exclusively Listed by*

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# VALI HAI APARTMENTS

## OFFERING SUMMARY

PRICE	\$17,000,000
OFFERS DATE	To be Announced

## PROPERTY DETAILS

ADDRESS	800 1st Ave N, Seattle, WA
NEIGHBORHOOD	Queen Anne
YEAR BUILT	1959
TOTAL UNITS	48
AVG. UNIT SIZE	688 SF
NET RENTABLE SF	33,905 SF
LAND SF	25,400 SF
PARKING	42 Spaces
PARCEL NO.	545730-0300

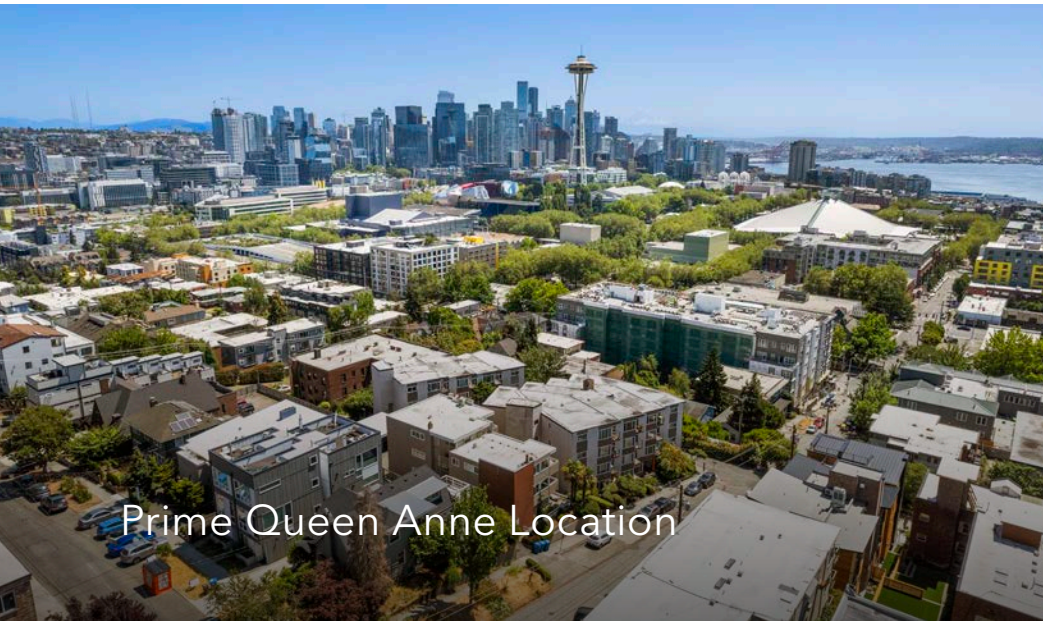


## RESIDENTIAL UNIT SUMMARY

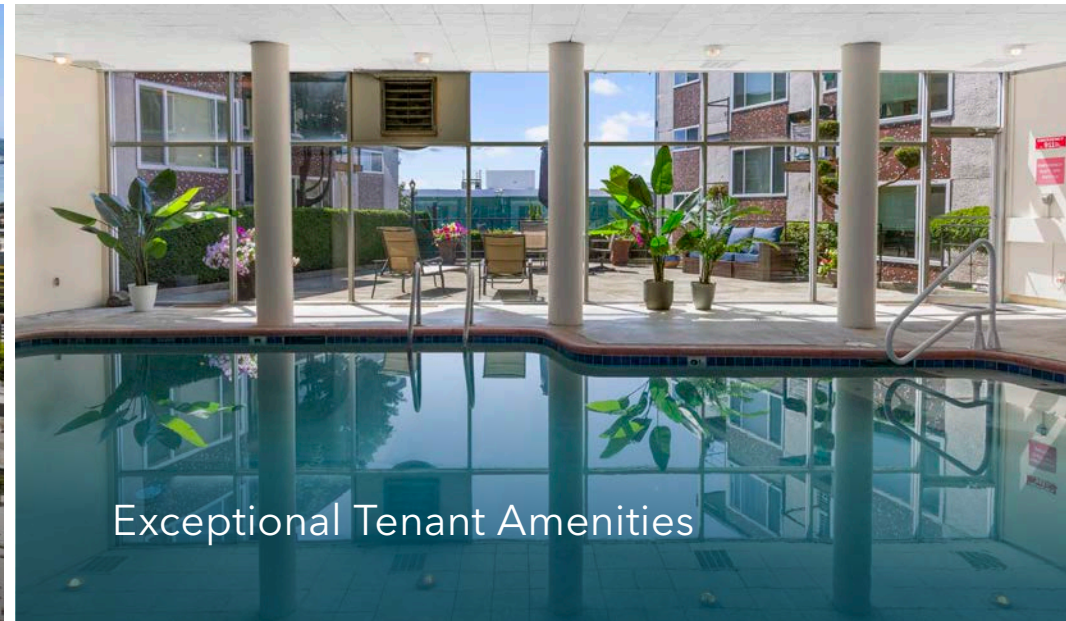
Type	Units	Avg SF	Total SF	IN-PLACE			MARKET			RENOVATED MARKET		
				Rent	Rent/SF	Annual Rent	Rent	Rent/SF	Annual Rent	Rent	Rent/SF	Annual Rent
STUDIO	2	495	990	\$1,363	\$2.75	\$32,700	\$1,500	\$3.03	\$36,000	\$1,650	\$3.33	\$39,600
1X1	3	532	1,596	\$1,625	\$3.05	\$58,503	\$1,750	\$3.29	\$63,000	\$2,300	\$4.32	\$82,800
1X1 L	31	692	21,460	\$1,820	\$2.63	\$676,894	\$1,900	\$2.74	\$706,800	\$2,400	\$3.47	\$892,800
2X1	12	750	9,000	\$2,409	\$3.21	\$346,966	\$2,575	\$3.43	\$370,800	\$2,900	\$3.87	\$417,600
<b>Total/Average</b>	<b>48</b>	<b>688</b>	<b>33,046</b>	<b>\$1,936</b>	<b>\$2.81</b>	<b>\$1,115,063</b>	<b>\$2,043</b>	<b>\$2.97</b>	<b>\$1,176,600</b>	<b>\$2,488</b>	<b>\$3.61</b>	<b>\$1,432,800</b>

\*Market Rents are based on recent leasing activity at Vali Hai

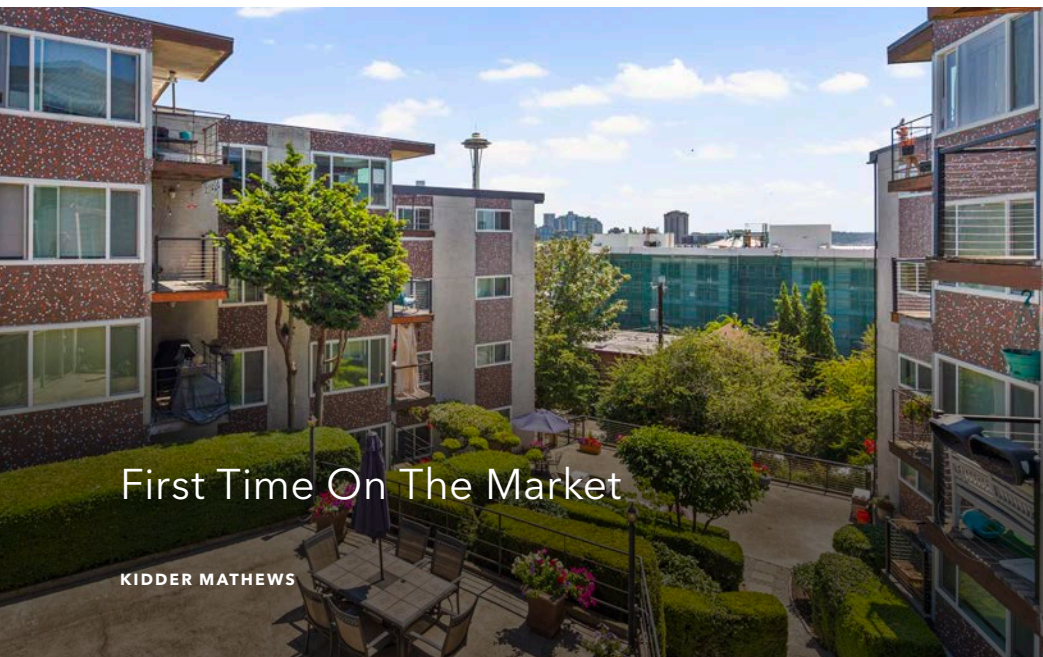
# INVESTMENT HIGHLIGHTS



Prime Queen Anne Location



Exceptional Tenant Amenities



First Time On The Market



Opportunity To Renovate Units & Common Areas

# LOCATED IN ONE OF SEATTLE'S *MOST ICONIC NEIGHBORHOODS*



# EXCEPTIONAL LOCATION & PROXIMITY TO MAJOR EMPLOYERS & AMENITIES

**\$1.9M**

AVG. HOME PRICE  
1-MILE RADIUS (PAST 12-MONTHS)

**\$187K**

AVG. HOUSEHOLD INCOME  
1-MILE RADIUS

## LEGEND

■ Retail Corridors

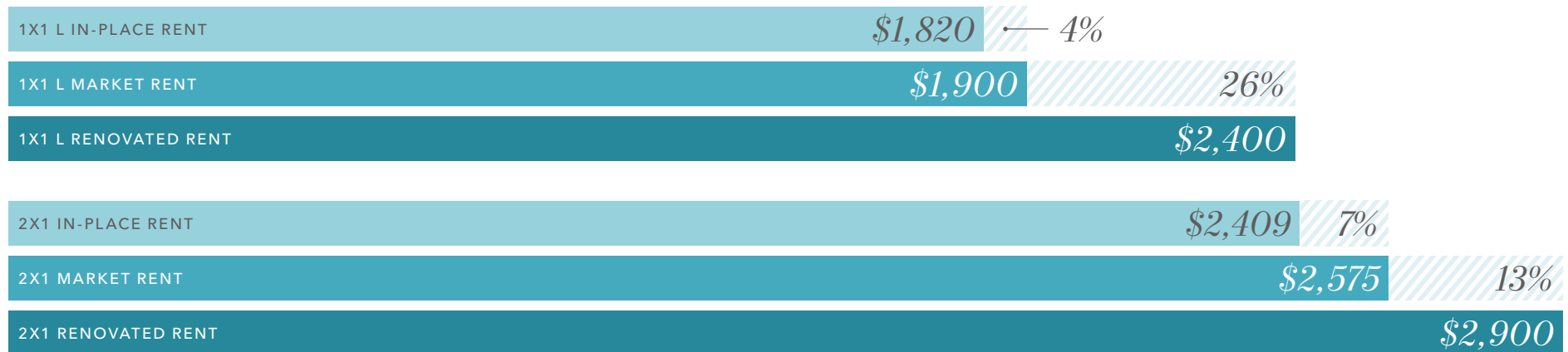
KIDDER MATHEWS



## VALUE-ADD UPSIDE

# TAKE ADVANTAGE OF ONE OF SEATTLE'S *TOP RENTAL MARKETS*

*Vali Hai Apartments offers an exceptional value-add opportunity. With tasteful unit renovations that enhance the building's mid-century charm, it's possible to significantly increase income by 37%.*

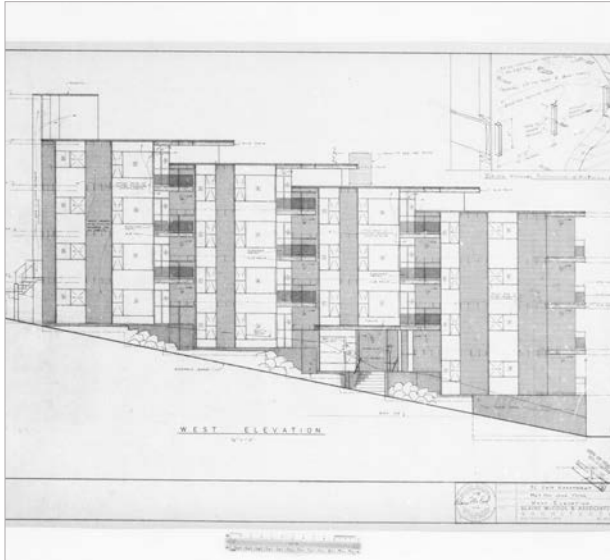


## ABILITY TO INCREASE INCOME BY *\$405,800*

The existing community space at Vali Hai Apartments holds tremendous potential. By rejuvenating the building's amenities and adding new features, the pool and courtyard common areas can be revitalized, significantly enhancing the overall appeal and enjoyment for residents.

# GENERATIONAL OPPORTUNITY FIRST TIME ON THE MARKET

Vali Hai is a rare generational real estate opportunity, being offered for the first time on the market. Vali Hai's combination of architectural legacy, unparalleled views, and forever location ensures that ownership of this charming mid-century building promises both financial returns and the satisfaction of owning a piece of Seattle's architectural heritage.



## ARCHITECTURAL LEGACY

Vali Hai offers a chance to own a piece of Seattle's mid-century history in Lower Queen Anne. Its timeless aesthetics, functional design, and nostalgic charm create a unique and attractive investment opportunity.



## UNPARALLELED VIEWS

Vali Hai's premier location in Queen Anne offers stunning panoramic views of downtown Seattle, the Space Needle, Puget Sound, and the Olympic Mountains.

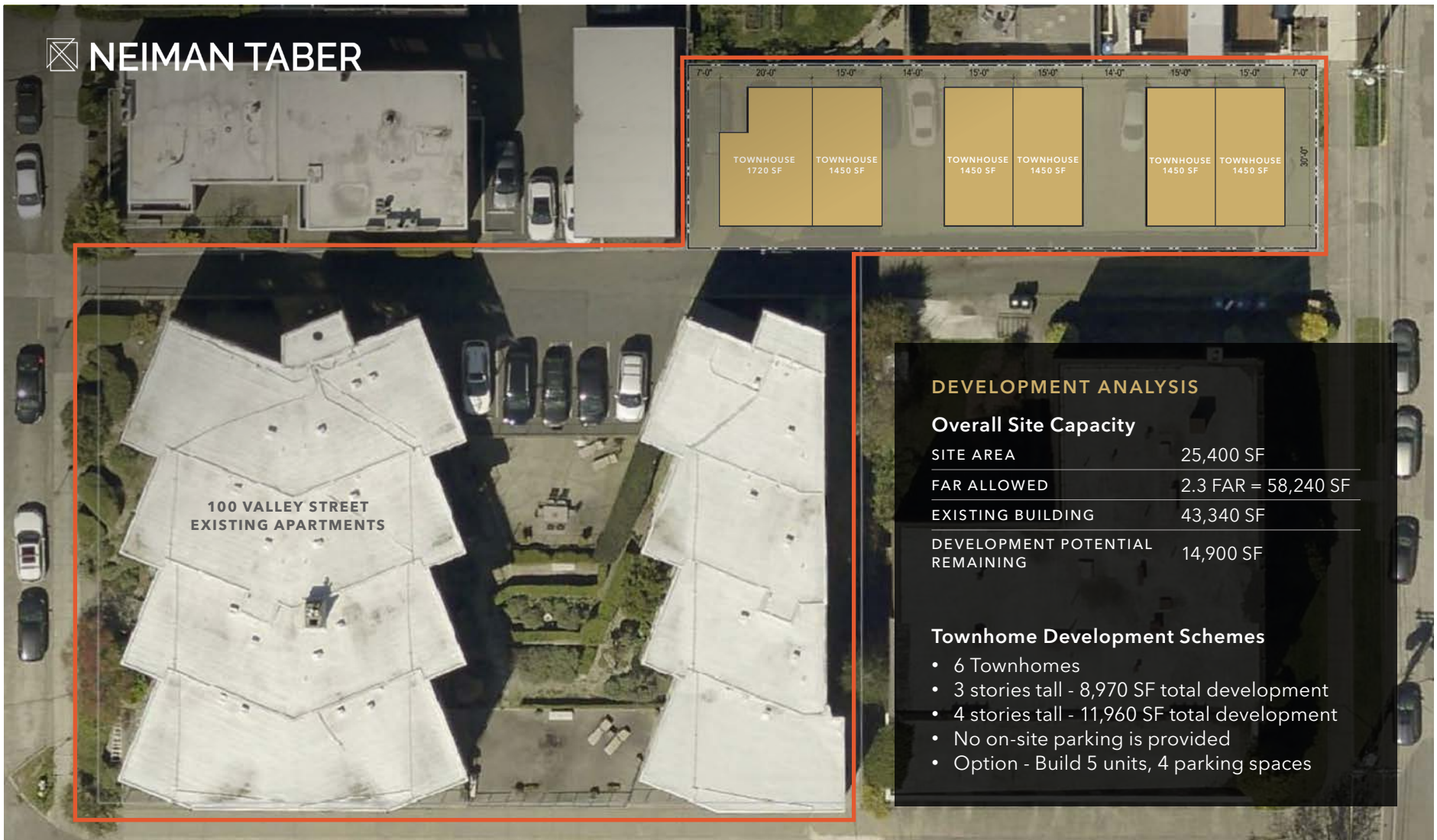


## FOREVER LOCATION

Located just 5 minutes from Seattle's Downtown Core and South Lake Union, Queen Anne provides residents with convenient access to employment opportunities, upscale amenities, cultural attractions, and recreational activities, making it a highly coveted and beloved neighborhood to call home.



# TOWNHOME DEVELOPMENT POTENTIAL AT VALI HAI

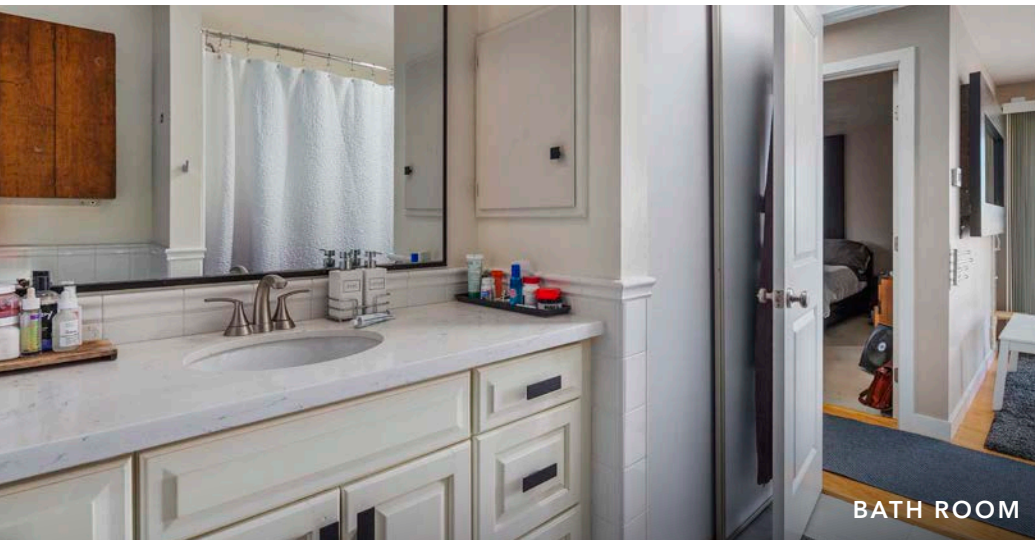


PREMIER QUEEN ANNE LOCATION WITH  
STUNNING VIEWS

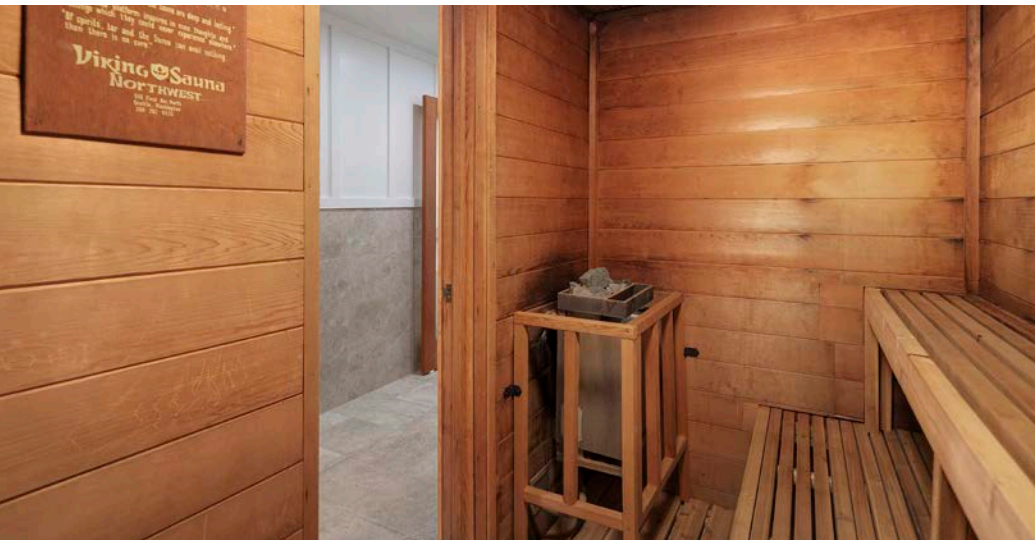
# EXTERIOR PHOTOS



# INTERIOR PHOTOS



# COMMON AREA PHOTOS



# UNIT MIX

## RESIDENTIAL UNIT SUMMARY

Type	Units	Avg SF	Total SF	IN-PLACE			MARKET			RENOVATED MARKET		
				Rent	Rent/SF	Annual Rent	Rent	Rent/SF	Annual Rent	Rent	Rent/SF	Annual Rent
STUDIO	2	495	990	\$1,363	\$2.75	\$32,700	\$1,500	\$3.03	\$36,000	\$1,650	\$3.33	\$39,600
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\*Market Rents are based on recent leasing activity at Vali Hai



## FINANCIAL PERFORMANCE

	ESTIMATED CURRENT OPERATIONS		MARKET PROFORMA		RENOVATED PROFORMA	
<b>Income</b>						
Gross Potential Rent	1,115,063	2.81/SF/Mo	1,176,600	2.97/SF/Mo	1,432,800	3.61/SF/Mo
Vacancy	(44,603)	4.0%	(47,064)	4.0%	(57,312)	4.0%
Bad Debt/ Concessions	(5,575)	0.5%	(5,883)	0.5%	(7,164)	0.5%
<b>Net Rental Income</b>	<b>1,064,885</b>		<b>1,123,653</b>		<b>1,368,324</b>	
Utility Fees	-	-	61,037	106/U/Mo	61,037	106/U/Mo
Parking	20,655	50-75/Mo	49,200	200-250/Mo	49,200	200-250/Mo
Laundry	3,296	275/Mo	3,296	275/Mo	-	-
Pet	-	-	5,040	105/U	5,040	105/U
Miscellaneous	5,732	119/U	16,800	350/U	16,800	350/U
<b>Effective Gross Income</b>	<b>1,094,568</b>		<b>1,259,026</b>		<b>1,500,401</b>	
<b>Expenses</b>		Adjusted T-12		Proforma Expenses		Proforma Expenses
Taxes	158,051	3,293/U	158,051	3,293/U	158,051	3,293/U
Insurance	27,500	573/U	27,500	573/U	27,500	573/U
Utilities	71,808	1,496/U	71,808	1,496/U	71,808	1,496/U
Repairs & Maintenance	51,536	1,074/U	28,800	600/U	28,800	600/U
Contract Services	18,001	375/U	19,200	400/U	19,200	400/U
Turnover	-	-	7,200	150/U	7,200	150/U
Management	47,613	4.35% of EGI	50,361	4.0% of EGI	60,016	4.0% of EGI
Payroll	36,321	757/U	50,000	1,042/U	50,000	1,042/U
Marketing	8,904	186/U	7,200	150/U	7,200	150/U
Administration	9,585	200/U	9,600	200/U	9,600	200/U
<b>Total Expenses</b>	<b>429,319</b>	<b>39% of EGI</b>	<b>429,719</b>	<b>34% of EGI</b>	<b>439,374</b>	<b>29% of EGI</b>
Total Expenses Per Unit		8,944/U		8,952/U		9,154/U
Total Expenses Per SF		13/SF		13/SF		13/SF
<b>Net Operating Income</b>	<b>665,249</b>	<b>13,859/U</b>	<b>829,306</b>	<b>17,277/U</b>	<b>1,061,026</b>	<b>22,105/U</b>

\$17.0M

LIST PRICE

3.91%

IN-PLACE CAP RATE

4.88%

MARKET CAP RATE

6.24%

RENOVATED CAP RATE

# FINANCIAL NOTES & ASSUMPTIONS

## INCOME

GROSS POTENTIAL RENT	<p><b>Estimated Current Operations:</b> Current rent roll lease income annualized.</p> <p><b>Market Proforma:</b> Assumes all leases at Vali Hai have expired and are re-signed at market rents.</p> <p><b>Renovated Proforma:</b> Assumes all units at Vali Hai are renovated and are achieving market rents for new/updated units in the Queen Anne area.</p>
VACANCY	Based on operations at properties of comparable size and vintage in the Queen Anne area. Vacancy is not tracked in trailing operations.
BAD DEBT/ CONCESSIONS	Based on operations at properties of comparable size and vintage in the Queen Anne area.
UTILITY RECAPTURE	<p><b>Estimated Current Operations:</b> Utility Fees are not currently charged to tenants.</p> <p><b>Market Proforma &amp; Renovated Proforma:</b> Assumes 85% Recapture of utility expense, based on operations at properties of comparable size and vintage in the Queen Anne area.</p>
PARKING	<p><b>Estimated Current Operations:</b> Based on trailing operations (\$50-75/Mo.)</p> <p><b>Market Proforma &amp; Renovated Proforma:</b> Assumes secure parking is leased for \$250/m, and unsecured spots are leased for \$200/m.</p>
LAUNDRY	<p><b>Estimated Current Operations &amp; Market Proforma:</b> Based on trailing laundry collections.</p> <p><b>Renovated Proforma:</b> Assumes washer and dryer is added to all units, and community laundry room is repurposed.</p>
PET	<p><b>Estimated Current Operations:</b> Pet rent is not currently charged to tenants at Vali Hai.</p> <p><b>Market Proforma &amp; Renovated Proforma:</b> Assumes \$35/m pet rent with 25% of units being charged.</p>
MISCELLANEOUS	<p><b>Estimated Current Operations:</b> Based on trailing operations.</p> <p><b>Market Proforma &amp; Renovated Proforma:</b> Based on operations at properties of comparable size and vintage in the Queen Anne area.</p>

## EXPENSES

TAXES	2024 Tax Assessment for Vali Hai.
INSURANCE	Based on current General Liability and Commercial Property coverage premiums. Removed Earthquake, Umbrella, Crime, Excess Property, and Terrorism Coverage.
UTILITIES	Based on trailing operations.
REPAIRS & MAINTENANCE	<p><b>Estimated Current Operations:</b> Based on trailing operations.</p> <p><b>Market Proforma &amp; Renovated Proforma:</b> Based on operations at properties of comparable size and vintage in the Queen Anne area.</p>
CONTRACT SERVICES	<p><b>Estimated Current Operations:</b> Based on trailing operations.</p> <p><b>Market Proforma &amp; Renovated Proforma:</b> Based on operations at properties of comparable size and vintage in the Queen Anne area.</p>
TURNOVER	<p><b>Estimated Current Operations:</b> Turnover related costs are not tracked separately in the trailing P&amp;L.</p> <p><b>Market Proforma &amp; Renovated Proforma:</b> Based on operations at properties of comparable size and vintage in the Queen Anne area.</p>
MANAGEMENT	<p><b>Estimated Current Operations:</b> Based on trailing operations.</p> <p><b>Market Proforma &amp; Renovated Proforma:</b> Based on operations at properties of comparable size and vintage in the Queen Anne area.</p>
PAYROLL	<p><b>Estimated Current Operations:</b> Based on trailing operations.</p> <p><b>Market Proforma &amp; Renovated Proforma:</b> Based on operations at properties of comparable size and vintage in the Queen Anne area.</p>
MARKETING	<p><b>Estimated Current Operations:</b> Based on trailing operations.</p> <p><b>Market Proforma &amp; Renovated Proforma:</b> Based on operations at properties of comparable size and vintage in the Queen Anne area.</p>
ADMINISTRATION	<p><b>Estimated Current Operations:</b> Based on trailing operations.</p> <p><b>Market Proforma &amp; Renovated Proforma:</b> Based on operations at properties of comparable size and vintage in the Queen Anne area.</p>



## SALE COMPARABLES

	Property	Neighborhood	Built	Units	Retail SF	Residential SF	Avg. Unit Size	Sale Date	Price	\$/Unit	\$/SF	Cap
01	<b>UPTOWN QUEEN ANNE</b> 315 1st Ave W, Seattle	Queen Anne	2001	60	2,193	40,987	683	6/24/2024	\$19,900,000	\$331,667	\$461	4.70%
02	<b>NOB HILL APARTMENTS</b> 715 Nob Hill Ave N, Seattle	Queen Anne	1974	12	0	8,811	734	6/24/2024	\$4,680,000	\$390,000	\$531	5.70%
03	<b>HILLSIDE HOUSE APARTMENTS</b> 15 Ward Street, Seattle	Queen Anne	1964	11	0	6,600	600	2/21/2024	\$3,050,000	\$277,273	\$462	2.90%
04	<b>THUNDERBIRD APARTMENTS</b> 315 Belmont Ave E, Seattle	Capitol Hill	1965	16	0	10,088	631	12/4/2023	\$5,200,000	\$325,000	\$515	--
05	<b>CORONADO AND VALENCIA</b> 2840-2852 Eastlake Ave Seattle	Eastlake	1958	103	0	49,438	480	10/19/2023	\$22,000,000	\$213,592	\$445	4.00%
	<b>Average</b>		<b>1972</b>	<b>40</b>			<b>626</b>			<b>\$307,506</b>	<b>\$483</b>	<b>4.30%</b>
	<b>VALI HAI</b> 800 1st Ave N, Seattle	Queen Anne	1959	48	0	33,046	688		\$17,000,000	\$354,167	\$514	3.9%/4.9%*

\*In-Place/Market

# COMPARABLES



**VALI HAI**  
800 1st Ave N, Seattle

- 01 **UPTOWN QUEEN ANNE**  
315 1st Ave W, Seattle

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- 02 **NOB HILL APARTMENTS**  
715 Nob Hill Ave N, Seattle

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- 03 **HILLSIDE HOUSE APARTMENTS**  
15 Ward Street, Seattle

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- 04 **THUNDERBIRD APARTMENTS**  
315 Belmont Ave E, Seattle

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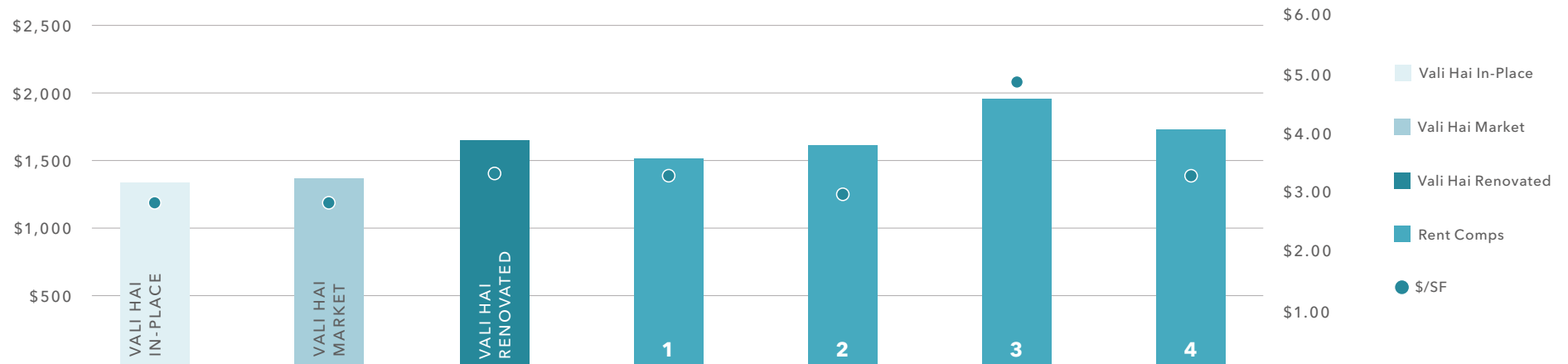
- 05 **CORONADO AND VALENCIA**  
2840-2852 Eastlake Ave Seattle



## RENT COMPARABLES | STUDIO

Property	Finish Specification	Address	Neighborhood	Year	Unit SF	Rent	\$/SF
VALI HAI (IN-PLACE)	Classic	800 1st Ave N	Queen Anne	1959	495	\$1,363	\$2.75
VALI HAI (MARKET)	Classic	800 1st Ave N	Queen Anne	1959	495	\$1,400	\$2.83
VALI HAI (RENOVATED MARKET)	Renovated	800 1st Ave N	Queen Anne	1959	495	\$1,650	\$3.33
<b>01 The Edith</b>	Renovated	2101 7th Ave W	Queen Anne	1952	460	\$1,500	\$3.26
<b>02 Skyline House</b>	Renovated	600 W Olympic Pl	Queen Anne	1955	525	\$1,617	\$3.08
<b>03 Kirin</b>	New	417 2nd Ave	Queen Anne	2021	397	\$1,950	\$4.91
<b>04 Metro on First</b>	Renovated	215 1st Ave W	Queen Anne	2002	500	\$1,705	\$3.41
<b>AVERAGE</b>				<b>1983</b>	<b>471</b>	<b>\$1,693</b>	<b>\$3.67</b>

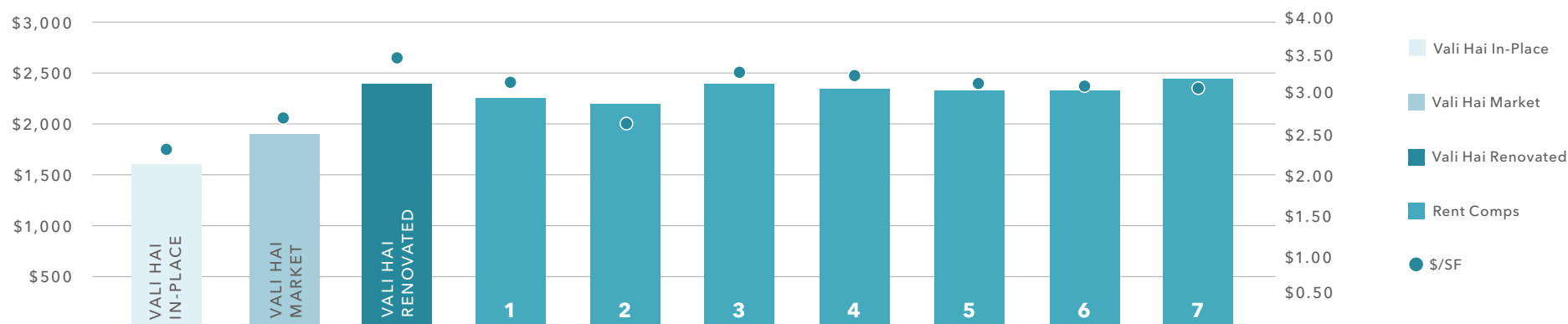
### RENT VS RENT/SF



## RENT COMPARABLES | 1X1

Property	Finish Specification	Address	Neighborhood	Year	Unit SF	Rent	\$/SF
VALI HAI (IN-PLACE)	Classic	800 1st Ave N	Queen Anne	1959	678	\$1,625	\$2.40
VALI HAI (MARKET)	Classic	800 1st Ave N	Queen Anne	1959	678	\$1,887	\$2.78
VALI HAI (RENOVATED MARKET)	Renovated	800 1st Ave N	Queen Anne	1959	678	\$2,391	\$3.53
<b>01 View 420</b>	New	420 Queen Anne Ave N	Queen Anne	2011	695	\$2,222	\$3.20
<b>02 Hamrick and Halmark</b>	Renovated	705 1st Ave N	Queen Anne	1946	800	\$2,145	\$2.68
<b>03 First and Republican</b>	Renovated	422 1st Ave W	Queen Anne	2000	720	\$2,400	\$3.33
<b>04 Latitude Apartments</b>	New	500 3rd Ave	Queen Anne	2014	700	\$2,295	\$3.28
<b>05 Expo</b>	New	118 Republican Street	Queen Anne	2012	723	\$2,291	\$3.17
<b>06 Saxonia Apartments</b>	Renovated	303 W Olympic Place	Queen Anne	1927	715	\$2,273	\$3.18
<b>07 Dexter 18</b>	Renovated	1713 Dexter Ave N	Queen Anne	1979	760	\$2,325	\$3.06
<b>AVERAGE</b>				<b>1984</b>	<b>730</b>	<b>\$2,279</b>	<b>\$3.13</b>

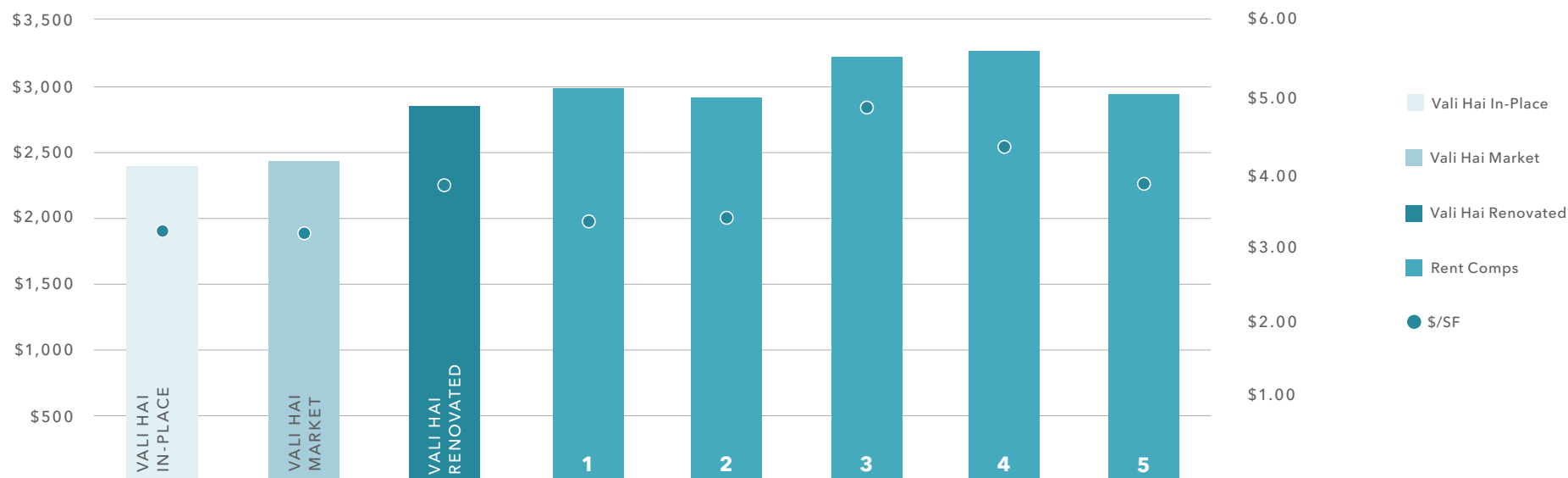
### RENT VS RENT/SF



## RENT COMPARABLES | 2X1

Property	Finish Specification	Address	Neighborhood	Year	Unit SF	Rent	\$/SF
VALI HAI (IN-PLACE)	Classic	800 1st Ave N	Queen Anne	1959	750	\$2,409	\$3.21
VALI HAI (MARKET)	Classic	800 1st Ave N	Queen Anne	1959	750	\$2,450	\$3.27
VALI HAI (RENOVATED MARKET)	Renovated	800 1st Ave N	Queen Anne	1959	750	\$2,900	\$3.87
<b>01 The Puget Vista</b>	Renovated	411 W Republican St	Queen Anne	1967	886	\$2,995	\$3.38
<b>02 Cornerstone</b>	Renovated	500 Aloha St	Queen Anne	1992	854	\$2,950	\$3.45
<b>03 Roystone</b>	New	5 W Roy St	Queen Anne	2022	658	\$3,150	\$4.79
<b>04 NIWA</b>	New	513 1st Ave N	Queen Anne	2024	745	\$3,168	\$4.25
<b>05 Skogen</b>	Renovated	68 W Etruria St	Queen Anne	1900	820	\$2,995	\$3.65
<b>AVERAGE</b>				<b>1981</b>	<b>793</b>	<b>\$3,052</b>	<b>\$3.91</b>

### RENT VS RENT/SF





SITUATED IN ONE OF SEATTLE'S  
*MOST DESIRABLE AND PRESTIGIOUS*  
*NEIGHBORHOODS*, OFFERING PANORAMIC  
VIEWS AND CLOSE PROXIMITY TO  
DOWNTOWN AMENITIES

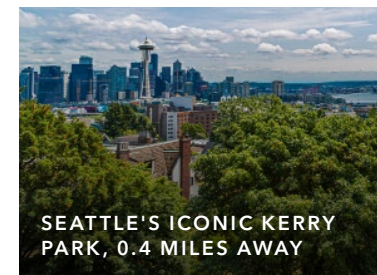
# QUEEN ANNE

*Queen Anne is one of Seattle's most desirable neighborhoods, located just minutes away from Seattle's downtown core, offering unparalleled access to the city's premier amenities, entertainment, and major employers.*

Situated at the heart of Seattle, the Queen Anne neighborhood stands as a vibrant and prestigious community, seamlessly blending historical charm with modern urban living. With landmarks such as the Seattle Center, Climate Pledge Arena, and Kerry Park, Queen Anne emerges as a cultural and entertainment hub, attracting both locals and visitors alike.

Just five minutes north of downtown, Queen Anne provides convenient access to Seattle's bustling downtown core and the major employers in South Lake Union, all supported by excellent public transportation options. The neighborhood offers a superlative quality of life, highlighted by outstanding schools, abundant recreational amenities, and breathtaking panoramic views of the Seattle skyline. Residents enjoy easy access to a myriad of upscale dining, shopping, and entertainment options, making Queen Anne a highly sought-after place to live.

The recent \$1.2 billion renovation of Climate Pledge Arena has greatly enhanced the neighborhood, attracting major events and boosting local businesses. As a state-of-the-art venue for sports, concerts, and other large-scale events, it has revitalized the area around the Seattle Center, drawing more visitors and stimulating economic growth.



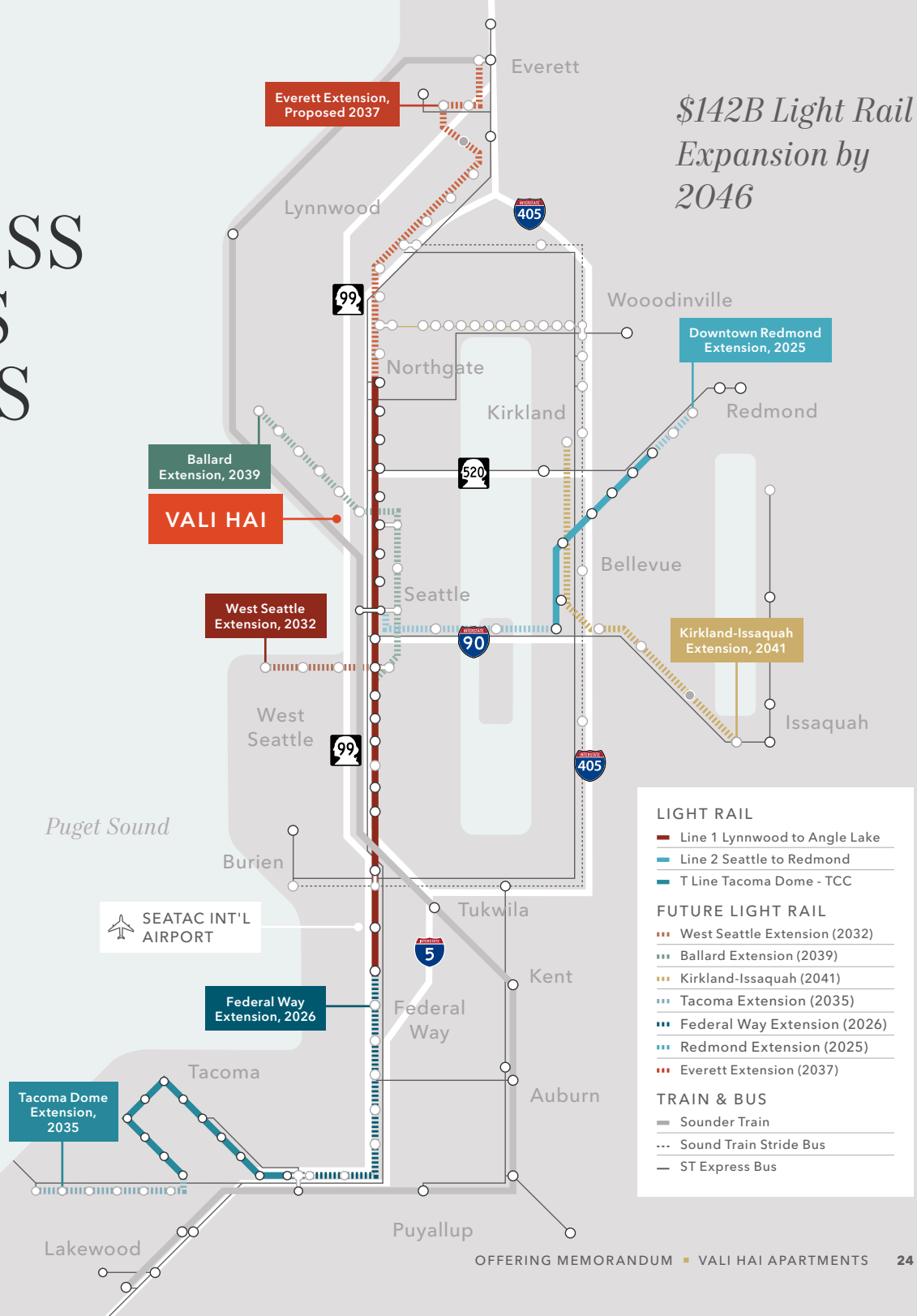
LOCATION OVERVIEW

# EXCELLENT ACCESS TO THE REGION'S TOP JOB CENTERS

*\$142B Light Rail Expansion by 2046*

<b>ACCESS TO SEATTLE</b>	<b>8 MIN DRIVE</b>
Current Office Space	<b>108.1M SF</b>
Office Space Under Dev.	<b>3.0M SF</b>
<b>ACCESS TO BELLEVUE</b>	<b>20 MIN DRIVE</b>
Current Office Space	<b>30.9M SF</b>
Office Space Under Dev.	<b>2.8M SF</b>
<b>ACCESS TO REDMOND</b>	<b>22 MIN DRIVE</b>
Current Office Space	<b>17.1M SF</b>
Office Space Under Dev.	<b>3.0M SF</b>
<b>ACCESS TO SOUTH END</b>	<b>30 MIN DRIVE</b>
Current Office Space / Industrial	<b>16.6M SF</b>
Industrial Space Under Dev.	<b>674K SF</b>

Source: CoStar, US Census Bureau





LOCATION OVERVIEW

# MAJOR EMPLOYERS

## Seattle

**108,690,376** **511,688**  
 TOTAL OFFICE SF TOTAL EMPLOYEES

A grid of logos for major employers in Seattle. The logos are arranged in approximately 10 rows and 6 columns. Some logos include small text below them, such as 'Fred Hutch Cancer Center' and 'Seattle Cancer Care Alliance'.

## Eastside

**77,834,835** **259,322**  
 TOTAL OFFICE SF TOTAL EMPLOYEES

A grid of logos for major employers in the Eastside area. The logos are arranged in approximately 10 rows and 6 columns. Some logos include small text below them, such as 'Kaiser Permanente' and 'EvergreenHealth'.

## Kent Valley

**114,094,059** **279,560**  
 TOTAL INDUSTRIAL SF TOTAL EMPLOYEES

A grid of logos for major employers in the Kent Valley area. The logos are arranged in approximately 2 rows and 5 columns. Some logos include small text below them, such as 'Seattle-Tacoma International Airport' and 'Providence Health & Services'.

# HEADQUARTERED IN THE PUGET SOUND



**\$575B**

2023 REVENUE

**1.5M+**

EMPLOYEES

**87K**

WA EMPLOYEES

Amazon, ranked #2 on the Fortune 500 list, has a market capitalization of \$1.61 trillion. The company has invested over \$225.6B in Washington State, contributing \$205B to the state's GDP. Amazon employs over 87,000 people directly in Washington and supports more than 487,200 indirect jobs. Its footprint in the state consists of 54 buildings with a total of 12M square feet of office space.



**\$212B**

2023 REVENUE

**221K**

EMPLOYEES

**58.4K**

WA EMPLOYEES

Ranked #13 on the Fortune 500, Microsoft is a global leader in technology and boasts a \$2.96 trillion market cap. Microsoft is expanding its Redmond World HQ with a multibillion-dollar project, adding 17 buildings and 6.7M SF of renovated space by 2025. Microsoft's influence in the region is highlighted by its more than 58,400 employees in Washington and its status as the 2024 World's Most Valuable Company.



**\$78.5B**

2023 REVENUE

**67K**

EMPLOYEES

**7.6K**

WA EMPLOYEES

T-Mobile recently completed a \$160M renovation of its Bellevue headquarters. The company employs around 7,600 people in Washington and occupies 1.5M SF of real estate in the Puget Sound region. This includes its national technology lab and Tech Experience 5G Hub, demonstrating its dedication to innovation in the telecommunications industry.



**\$29.4B**

2023 REVENUE

**381K**

EMPLOYEES

**10.7K**

WA EMPLOYEES

Starbucks is the leading roaster and retailer of specialty coffee worldwide, with over 38,000 stores globally. Headquartered in Seattle, it employs 10,700 people in Washington State and occupies over 1M SF of office space, driving economic growth and development in Seattle.

# HEADQUARTERED IN THE PUGET SOUND

**expedia group™**

**\$12.8B**

2023 REVENUE

**17.1K**

EMPLOYEES

**4.8K**

WA EMPLOYEES

Expedia Group ranks among the world's largest online travel companies, with major consumer brands including Expedia, Hotels.com, and VRBO. In 2021, the company opened a new \$900M headquarters in Seattle's Interbay neighborhood, which spans 1.38M SF across a 40-acre campus. The facility is designed to accommodate up to 6,500 employees, underscoring Expedia's commitment to the Puget Sound region.

(Image Source: ZGF)

**COSTCO  
WHOLESALE**

**\$242B**

2023 REVENUE

**316K+**

EMPLOYEES

**21K**

WA EMPLOYEES

Ranked #12 on the Fortune 500, Costco's global HQ is in Issaquah. In 2023, it opened a nine-story, 625K SF office building. With 876+ locations worldwide, serving 132M cardholders, Costco employs around 21,000 in WA. Known for community engagement, it ranks 6th among the state's top corporate philanthropists.

**NORDSTROM**

**\$14.5B**

2023 REVENUE

**60K+**

EMPLOYEES

**6.6K**

WA EMPLOYEES

Nordstrom, a luxury department store chain founded in Seattle, operates 99 stores in the U.S. and 260 Nordstrom Rack locations. In 2023, the company opened 19 new Nordstrom Rack stores and plans to continue its expansion with 22 more in 2024 and four in 2025. Nordstrom is known for its strong corporate philanthropy in the Puget Sound area, donating over \$3M to Washington State in 2022.

**Alaska®**

**\$10.4B**

2023 REVENUE

**26K+**

EMPLOYEES

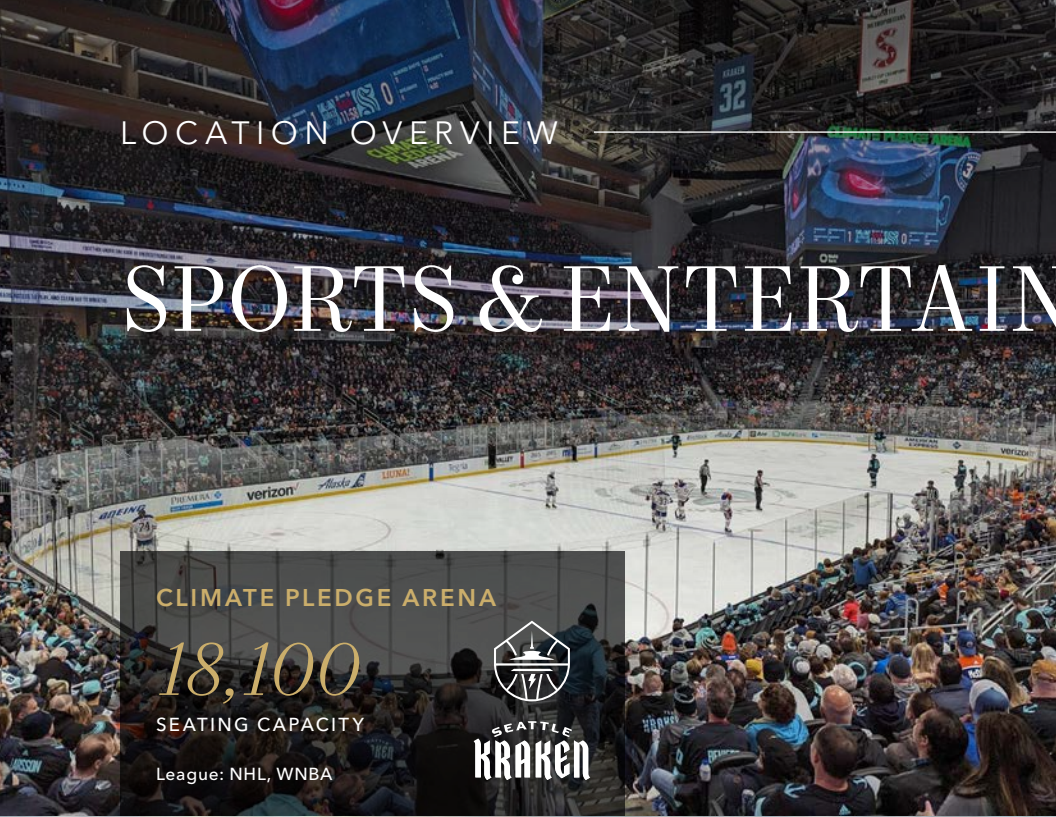
**10.8K**

WA EMPLOYEES

Alaska Airlines is one of the largest airline carriers in the United States, serving a broad network of destinations across North America and beyond. The recent opening of "The Hub 2020" office facility at SeaTac enhances its regional operations. Alaska Airlines announced its plan to acquire Hawaiian Airlines for \$1.9B in December 2023, aiming to integrate the airlines' operations & loyalty programs.

LOCATION OVERVIEW

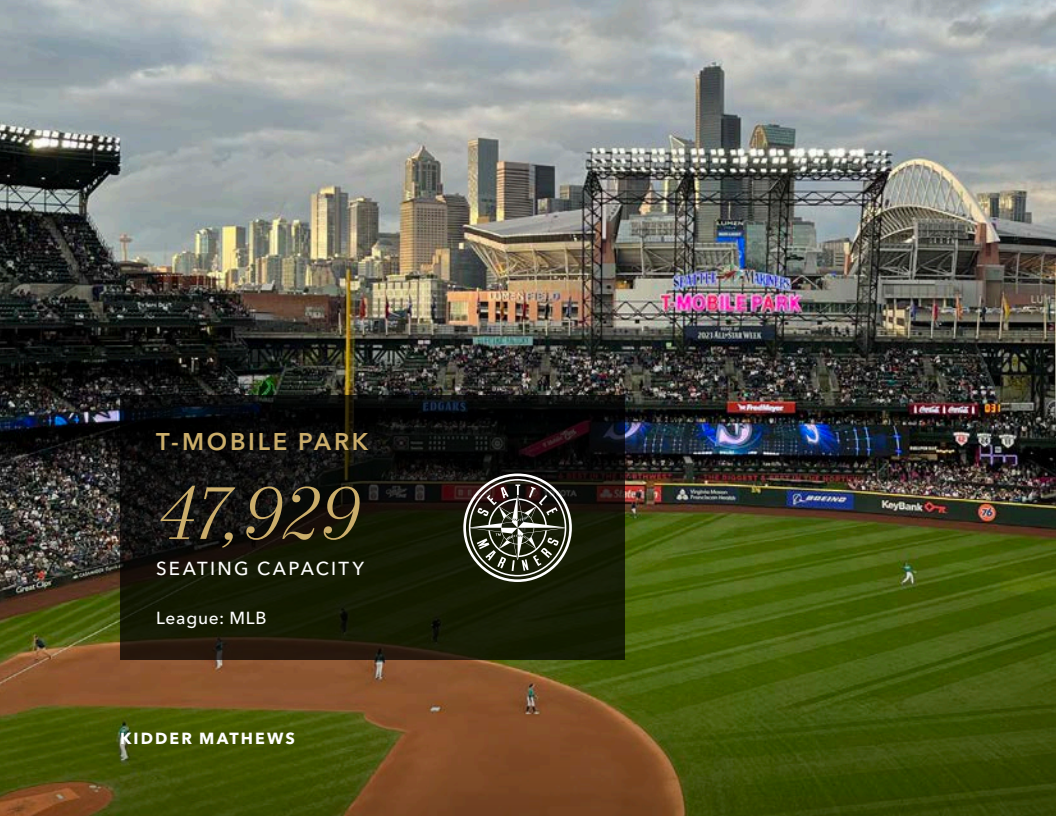
# SPORTS & ENTERTAINMENT



**CLIMATE PLEDGE ARENA**  
**18,100**  
SEATING CAPACITY  
League: NHL, WNBA



**LUMEN FIELD**  
**68,740**  
SEATING CAPACITY  
League: NFL, MLS

**T-MOBILE PARK**  
**47,929**  
SEATING CAPACITY  
League: MLB



**HUSKY STADIUM**  
**70,138**  
SEATING CAPACITY  
League: NCAA | Big Ten Conference



# INSTITUTIONS OF HIGHER EDUCATION

Sources: U.S. News & World Report, U.S. Census, WalletHub

**#3**  
IN HIGHER EDUCATION RANKINGS IN U.S.

**#1**  
MOST EDUCATED BIG CITY IN THE U.S.

**#1**  
METRO IN THE U.S. FOR STEM PROFESSIONALS

**37%**  
WITH A BACHELOR'S OR HIGHER IN WA

**68%**  
OF SEATTLE RESIDENTS AGED 25+ WITH A DEGREE

**#1**  
U.S. CITY FOR HIGHLY VALUED TECH SKILLS

**W**  
UNIVERSITY of WASHINGTON



**MOST INNOVATIVE**  
Among U.S. Public Universities, Reuters



**FED. RESEARCH FUNDING**  
Among U.S. Public Universities



**U.S. PUBLIC INSTITUTIONS**  
U.S. News & World Report, 2023



**GLOBAL UNIVERSITY RANKING**  
U.S. News & World Report, 2024

60,690+ student body

Best in the nation programs, with 41 programs placed in the top 10

75% of students call Washington home after graduation, most staying in Seattle

\$1.87 billion in research awards

UW Medical Center ranked #1 hospital in WA for 12 years running

Supports or sustains 100,520 jobs – 1 out of every 37 jobs in the state, with an annual economic impact of \$15.7B

GLOBAL INNOVATION EXCHANGE  
UNIVERSITY of WASHINGTON



Global Innovation Exchange (GIX), located in Bellevue, is a graduate-level institute for interdisciplinary engineering, business, and design. Founded by the UW, Tsinghua University (China's leading university), and Microsoft, GIX brings together top faculty and learners worldwide to work closely with industry, non-profit, and government partners.

## PUGET SOUND REGION UNIVERSITIES

**SEATTLEU**

7,172 Students

**SEATTLE PACIFIC**

2,662 Students

**PIU** PACIFIC LUTHERAN UNIVERSITY

2,600 Students

**UNIVERSITY of PUGET SOUND**

2,100 Students

**B BELLEVUE COLLEGE**

19,134 Students

**Northwest UNIVERSITY**

723 Students

**DigiPen INSTITUTE OF TECHNOLOGY**

1,288 Students

**BASTYR UNIVERSITY**

742 Students

# LIFE SCIENCES & HEALTHCARE

*Seattle Ranked #9 Largest Life Science Ecosystem in the U.S.*

The Seattle area ranked third for life sciences employment growth, which increased 25% from 2019 to 2022. R&D employment in the region increased even more rapidly, at 39.3%.

## LEADING LIFE SCIENCE COMPANIES IN SEATTLE

### Biotech & Pharmaceutical



### Medical Research & Innovation



### Healthcare Providers



### Nonprofit & Philanthropic



## LIFE SCIENCES

1,100+ life science organizations

46,540+ individuals employed directly in life science jobs

112,810+ jobs supported by WA life science industry

\$39 billion total economic impact

\$22 billion added to WA's GDP

\$49 billion record high WA life science M&A activity in 2023

## HEALTHCARE

1,365+ healthcare organizations

218,515+ individuals employed directly in healthcare jobs

\$46 billion total revenues

## LOCATION OVERVIEW

**SEA** Seattle-Tacoma  
International  
Airport

**THE NORTHWEST**  
SEAPORT ALLIANCE  
SEATTLE + TACOMA

**151K+**

JOBS GENERATED

**\$3.6B+**

DIRECT EARNINGS

**50.8M**

PASSENGERS IN 2023

**\$12.4B+**

IN BUSINESS OUTPUT

**58.4K**

JOBS GENERATED

**\$4B+**

IN LABOUR INCOME

*SeaTac Airport has a 4-star skytrax airport rating and designation as the best airport in North America, connecting directly to Seattle via Light Rail in 35 minutes.*

35 total airlines connecting to 93 non-stop domestic and 30 international destinations

More than 87,300 direct jobs

\$3.6B+ direct earnings

\$442M+ state/local taxes

50.8 MM passengers in 2023, 10% up from 2022

2024 cargo on track for four-year high (up 6.5% YTD)

*The Northwest Seaport Alliance is a marine cargo operating partnership of the Ports of Seattle and Tacoma in the Puget Sound. It is the third largest cargo port in the United States.*

20,100 of direct jobs

Over \$70 BB of waterborne trade

\$4B+ labor income

\$136M+ state and local taxes

180 global trading partners (2022)

1.9x job multiplier

Full international exports up 4.9% for 2023

*Exclusively Listed by*

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