

Discover the  
Perfect Property

**FOR SALE**  
**\$ 1,310,000**

**5601 RAINIER AVE S  
SEATTLE, WA 98118**

2-story, **5,040 square foot** office/retail  
building situated on a **2,934sf parcel**

**ERWIN PARK**

☎ 206.412.6036

✉ [Epark@MadisonBayCRE.com](mailto:Epark@MadisonBayCRE.com)

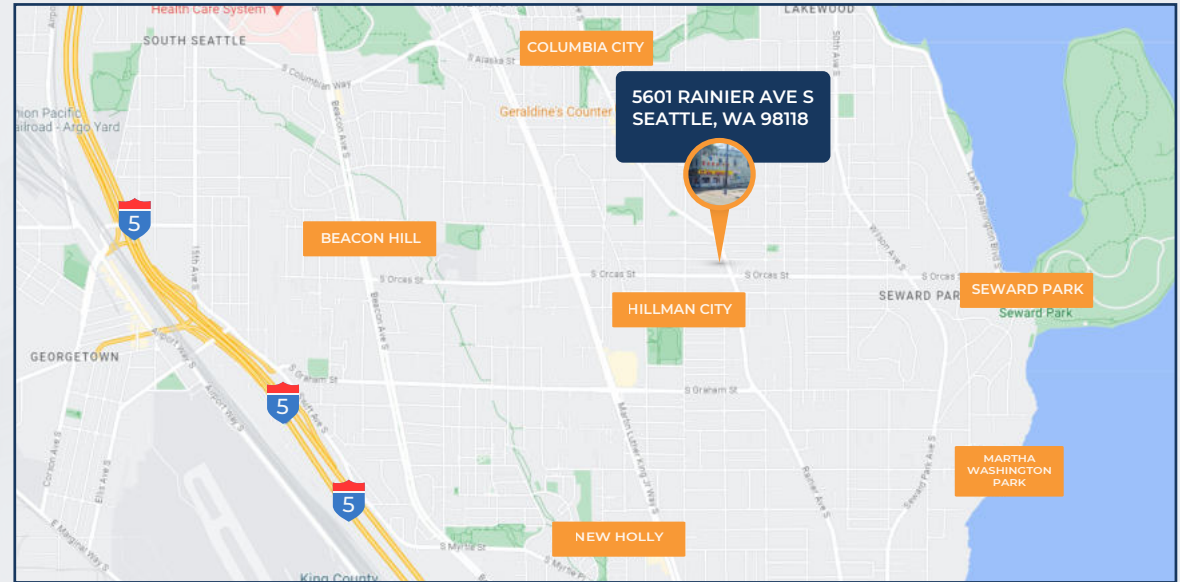
**TED WINSKILL**

☎ 425.681.9006

✉ [Twinskill@MadisonBayCRE.com](mailto:Twinskill@MadisonBayCRE.com)

## HIGHLIGHTS

- Located in high growth Hillman City
- Nearby Hillman City and Columbia City retail amenities
- 23,555 cars/day on Rainier Ave S (2021)
- Corner lot property



## PROPERTY OVERVIEW



5601 Rainier Ave  
S Seattle, WA



1903 (1975 ren)



2 Stories



Retail, Office,  
Multi-Family allowed,  
55' height limit



5,040 SF



2,934 SF



NC2P-55(M)

# HILLMAN CITY

Hillman City is a vibrant and diverse neighborhood located in the southeast part of Seattle, Washington. Nestled between the neighborhoods of Columbia City and Rainier Beach, Hillman City boasts a unique blend of cultures, making it a dynamic and welcoming community.

One of the defining features of Hillman City is its rich history, which dates back to the early 20th century. Originally a streetcar suburb, it has evolved over the years into a tight-knit and culturally diverse neighborhood. This history is still evident in the mix of architectural styles found in the area, with charming Craftsman and bungalow-style homes lining the streets.

The heart of Hillman City is its lively business district, where you'll find an array of local shops, restaurants, and cafes. This district has experienced a resurgence in recent years, with an influx of new businesses offering everything from artisanal coffee and international cuisine to boutique stores and galleries. This economic revitalization has helped foster a strong sense of community and pride among residents.

The neighborhood is also known for its commitment to the arts and culture. Local artists and community organizations regularly host events, exhibitions, and performances, which contribute to the area's vibrant artistic scene. Hillman City is home to a number of community gardens and green spaces, making it a green and inviting place to live and explore. Rainier Playfield, for instance, offers recreational opportunities, while various parks and pocket gardens provide quiet retreats within the urban landscape.

The residents of Hillman City reflect the neighborhood's diversity, and it's this multicultural fabric that makes it such a unique and inclusive place to live. You'll find people from all walks of life, backgrounds, and ethnicities, contributing to a lively cultural mosaic. Community events and gatherings celebrate this diversity, providing opportunities to connect with neighbors and build lasting relationships.

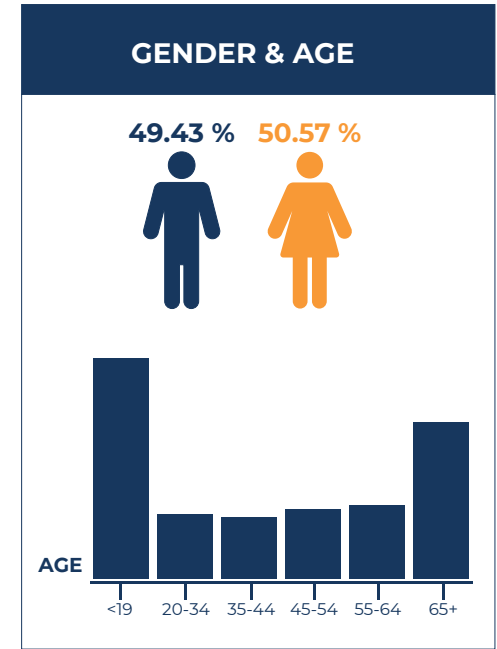
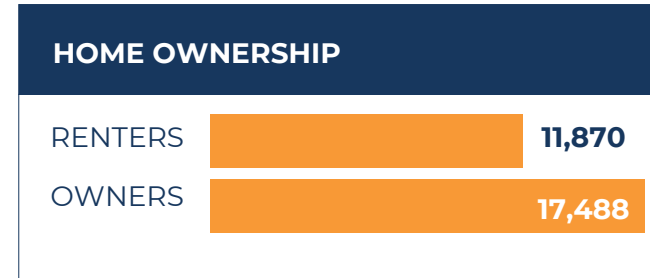
Hillman City's proximity to Lake Washington offers outdoor enthusiasts easy access to water-based activities, including swimming, boating, and scenic walks along the lakefront. It's also conveniently located near major transportation routes, making it easy to reach downtown Seattle and other parts of the city.

In summary, Hillman City is a neighborhood with a rich history, a thriving local business scene, a commitment to the arts, a diverse and welcoming community, and access to both green spaces and the urban amenities of Seattle. For those looking for a neighborhood with character and a strong sense of community, Hillman City is a hidden gem in the heart of the Pacific Northwest.

# LOCATION FACTS & DEMOGRAPHICS

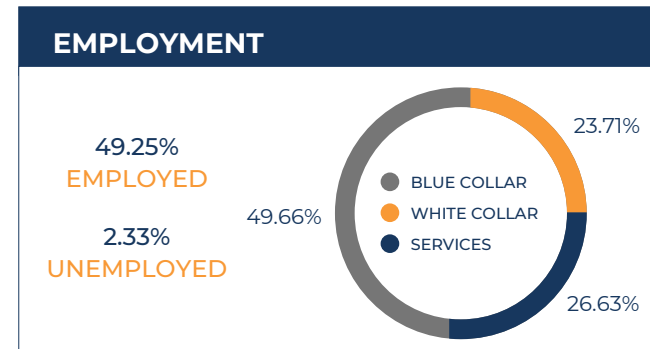
Demographics are determined by a 10 minute drive from 5601 Rainier Ave S, Seattle, WA 98118

CITY, STATE	POPULATION	AVG. HH SIZE	MEDIAN HH INCOME
SEATTLE, WA	83,462	2.77	\$61,637



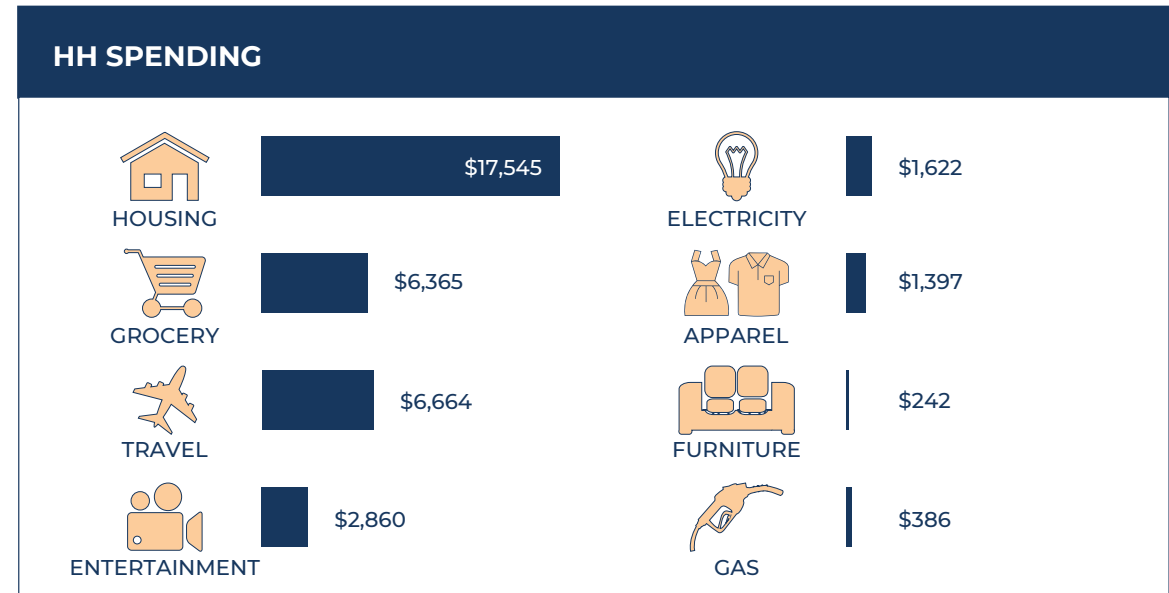
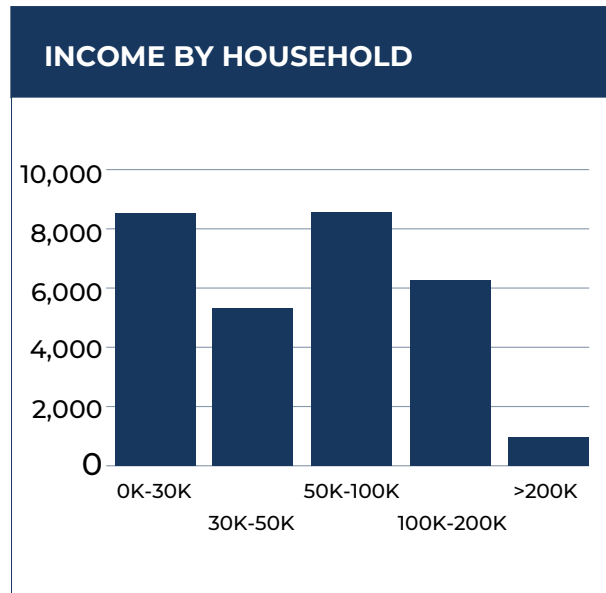
### EDUCATION

HIGH SCHOOL GRAD:	SOME COLLEGE:	ASSOCIATES:	BACHELORS:
22.29 %	19.25 %	6.16 %	29.23 %



### RACE & ETHNICITY

White:	28.25 %
Asian:	33.04 %
Native American:	0.12 %
Pacific Islanders:	0.36 %
African-American:	21.40 %
Hispanic:	8.93 %
Two or More Races:	7.91 %



# NC2 NEIGHBORHOOD COMMERCIAL 2

Moderately-sized pedestrian-oriented shopping areas that provide a range of goods and services to the surrounding neighborhoods. Compatible uses include housing and offices. Characterized by an attractive pedestrian environment, medium businesses and lot sizes, and moderate transit service.

## Typical Land Uses

Medium-sized grocery stores, drug stores, restaurants, coffee shops, customer service offices, medical/dental facilities, and apartments.

## Building Types

Single purpose commercial structures, multi-story mixed-use and residential structures. Non-residential uses typically occupy the street frontage.

## Street-level Uses

No limit on mix of residential and non-residential uses, except where P zones or other mapped areas limit residential presence at street level.

## Street-level Non-residential Design

Same as NC1 zone.

## Street-level Residential Design

Same as NC1 zone.

## Maximum Size of Commercial Use

25,000 sf for most uses; 50,000 sf for multipurpose retail sales facilities.

## Parking Location

Same as NC1 zone.

## Parking Access

Same as NC1 zone.



# P PEDESTRIAN-DESIGNATED ZONES

The P designation is a suffix applied to NC zones along pedestrian-oriented commercial streets. Areas are characterized by intense pedestrian activity, uninterrupted commercial frontage, many businesses per block, and excellent transit service. Access for pedestrians, bicyclists, and transit is favored over the automobile.

## **Street-level Uses**

Along designated principal pedestrian streets, uses are generally limited to pedestrian-oriented, non-residential uses that have the potential to animate the sidewalk environment, such as retail, entertainment, restaurants, and personal services. Residential uses and live-work uses are limited to 20% of the street-facing facade. Drive-in or drive-thru businesses are prohibited.

## **Street-level Non-residential Design**

Continuous overhead weather protection with a minimum depth of 6' is typically required for 60% of the frontage of a principal pedestrian street. Adequate lighting for pedestrians is required.

All structures abutting a principal pedestrian street with more than 5,000 sf of street-level commercial uses are required to include small commercial spaces. Minimum dimensions and other standards apply.

## **Parking Location**

Same as NC1 zone; however, surface parking abutting a principal pedestrian street is prohibited.

## **Parking Access**

Parking access must be from the alley or a non-principle pedestrian street. If not feasible, parking access is limited to a single two-way curb cut on a principal pedestrian street.

