

# ROOSEVELT OPPORTUNITY

7860 LAKE CITY WAY NE  
SEATTLE, WA 98115



WESTLAKE  
ASSOCIATES

Please do not disturb Tenant

# ASSET SUMMARY

ROOSEVELT

**7860 LAKE CITY WAY NE**  
SEATTLE, WA 98115

ADDRESS

COUNTY King

APN# 297980-0140

ZONING C1-55 (M)

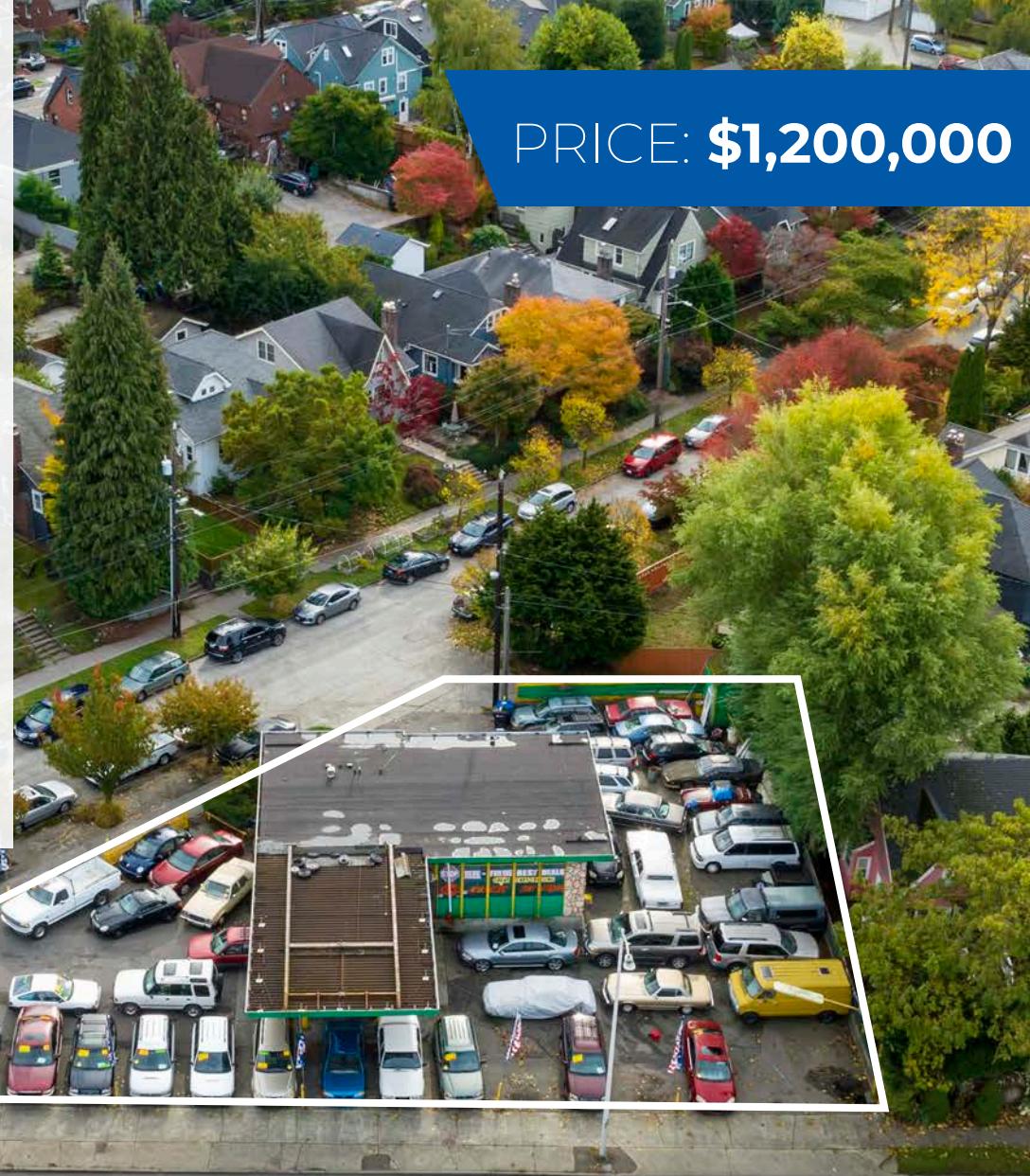
LAND AREA 10,400 SF | 0.24 AC

\$/SF LAND \$115 per SF

CURRENT USE Retail - University Motorsports

TRAFFIC COUNT 33,618 VPD

PRICE: **\$1,200,000**



# ASSET SUMMARY

## ROOSEVELT

### C1-55 (M) ZONED COMMERCIAL PROPERTY / FUTURE DEVELOPMENT OPPORTUNITY

Westlake Associates, Inc. is pleased to exclusively list for sale this Roosevelt Neighborhood commercial property located at 7860 Lake City Way NE, Seattle, WA. Situated at the entrance to the Lake City Way corridor, the site is 10,400 SF of land zoned C1-55 (M). The property has a 1,115 SF commercial building comprised of a 2-bay auto garage with roll up doors, small office, and restrooms. The entire site is rented month-to-month to a single tenant, University Motorsports, providing current income. Contact listing broker for information on environmental status.

*Please do not disturb tenant.*



# ZONING

## C1-55 (M) | COMMERCIAL 1

Auto-oriented commercial areas that provide a range of retail and services to the surrounding neighborhoods and the larger community or region. Characterized by large parcels that favor automobile access over pedestrians and transit.

### Typical Land Uses:

Larger supermarkets, building supplies and household goods, auto sales and repairs, and apartments.

### Building Types:

A variety of commercial building types and site layouts including one-story commercial structures with surface parking, and multi-story office or residential buildings.

### Street-Level Uses:

Non-residential uses may be required at street-level on street-facing facades. Residential uses may be limited to 20% of the street-level, street-facing facade.

### Maximum Size of Commercial Use:

No size limits for most uses; 25,000-40,000 sf for warehouse and wholesale showroom uses; 35,000 sf or size of lot, whichever is greater, for office uses.

### Parking Location:

When a development contains a residential use or is across a street from a residential zone, it must meet NC1 zone standards. Otherwise, no restrictions.

### Parking Access:

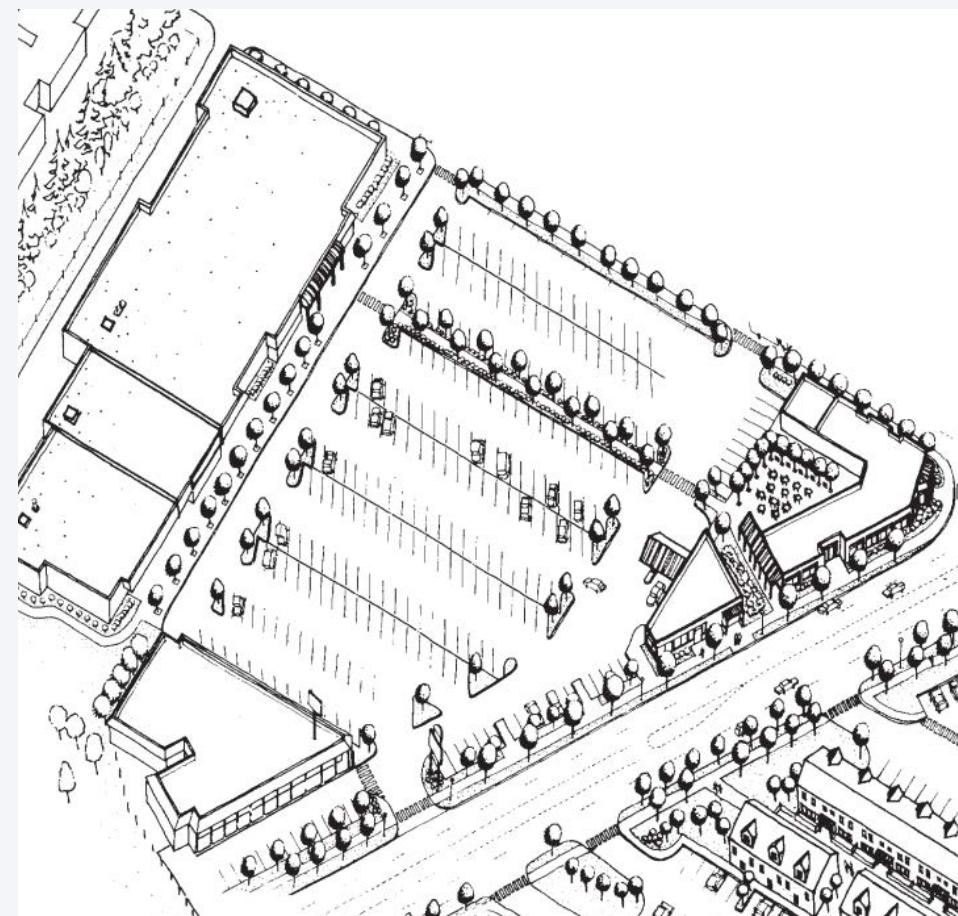
When a development contains a residential use, includes a P designation, or is across a street from a residential zone, it must meet NC1 zone standards.

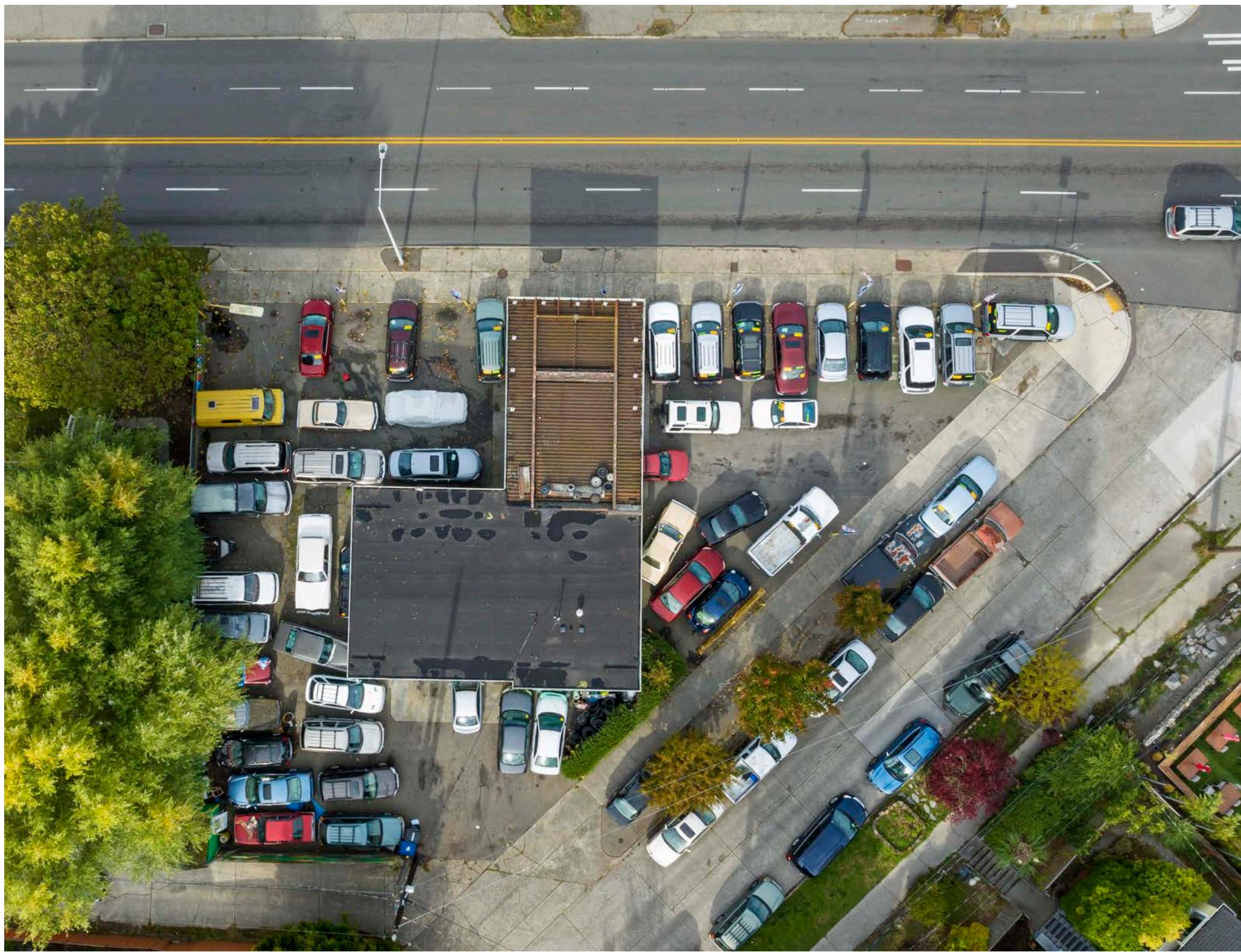
### Height Limit:

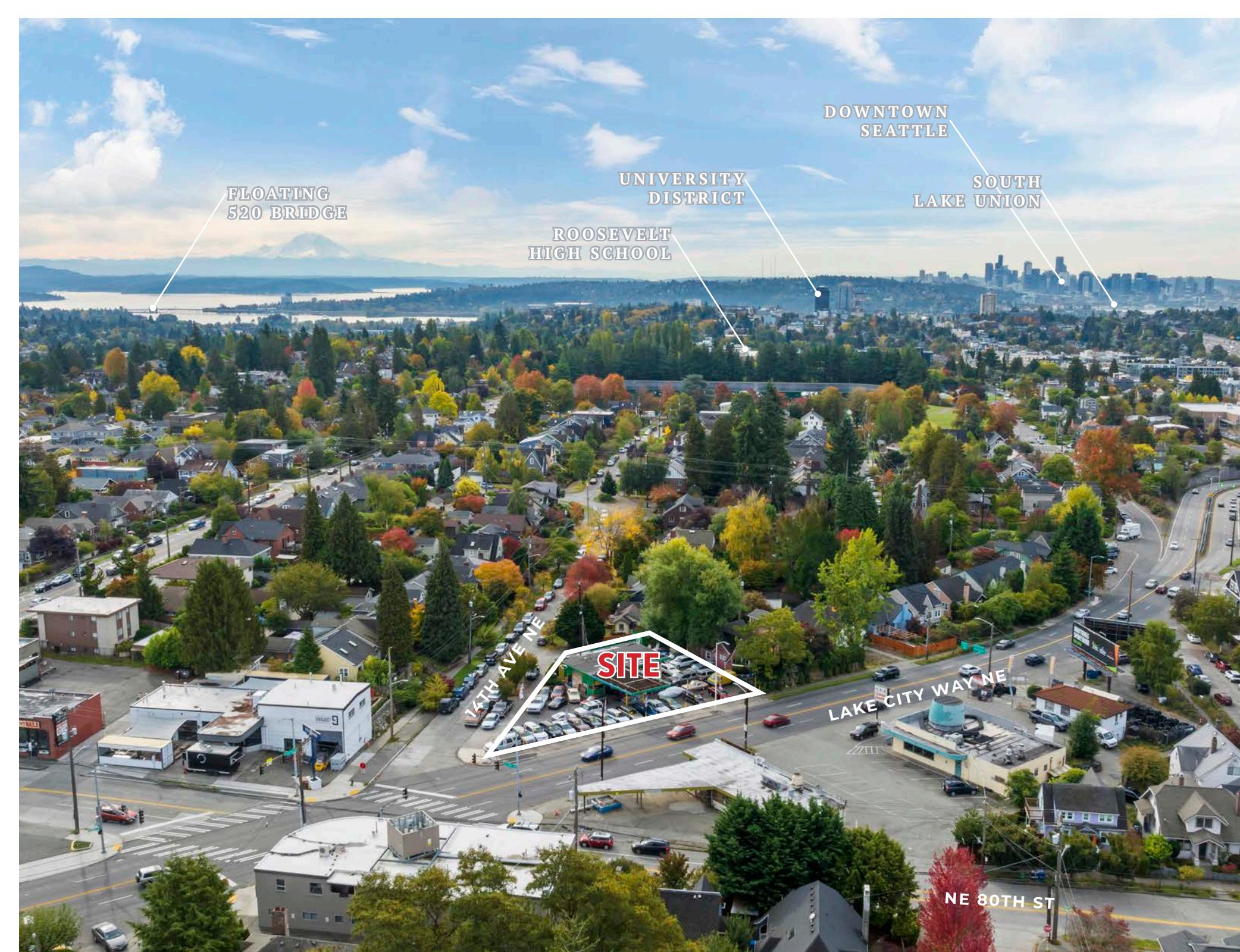
55'

### FAR:

3.75









# SITE AMENITIES & DEMOGRAPHICS

## WHAT'S NEARBY



### SCHOOLS AND SERVICES

- Maple Leaf Reservoir Park
- North Substation
- Roosevelt Reservoir
- Roosevelt High School
- Roosevelt Station
- Green Lake Park
- Wedgewood Elementary
- Dahl Playfield & Wading Pool
- Fire Station 16
- North Seattle College



### RETAIL

- Safeway
- PCC Community Markets
- Whole Foods Market
- Rising Sun Produce
- Local Yokels Market
- All The Best Pet Care
- Third Place Books
- Maple Leaf Hardware
- Super Jock 'n Jill



### FOOD AND DRINK

- Chiangs Gourmet
- Rooster's Espresso
- Project 9 Brewing Co
- The Shambles
- Zaina
- Yes Siam Thai Cafe
- Mojito
- Don Lucho's
- Modena Pizza & Pasta
- Himitsu Teriyaki
- Georgia's Greek
- Bakery Honore
- Senor Villa Mexican
- Pagliacci Pizza
- Starbucks
- Brunello Ristorante
- The Growler Guys
- Macrina Bakery & Cafe
- Cafe Javasti
- Kona Kitchen

### POPULATION

#### 1-MILE   3-MILE   5-MILE

|                           |        |         |         |
|---------------------------|--------|---------|---------|
| Total Population          | 32,849 | 230,938 | 487,227 |
| Growth 2023 - 2028 (est.) | 1.37%  | 0.27%   | 1.12%   |
| Median Age                | 38.3   | 37.3    | 38.5    |

### HOUSEHOLDS & INCOME

#### 1-MILE   3-MILE   5-MILE

|                         |           |           |           |
|-------------------------|-----------|-----------|-----------|
| Total Households        | 14,340    | 99,533    | 227,905   |
| Median HH Income        | \$122,732 | \$107,581 | \$111,899 |
| Renter Occupied Housing | 46.02%    | 51.89%    | 55.38%    |

# ROOSEVELT

The Roosevelt neighborhood is a great place to call home in Seattle. From its diversity and sense of pride in the community, the neighborhood offers quaint bungalows, a vibrant commercial district, and plenty of character.

The neighborhood has easy access to I-5, University of Washington, and Seattle's favorite playground, Green Lake. The Sound Transit light rail station opened up in 2021, adding a whole new level of connectivity for the neighborhood. Roosevelt is bordered on the north by Maple Leaf and Wedgwood, on the east by Ravenna, on the south by University District, and on the west by Green Lake.

This ideal location allows for easy access to shopping and entertainment while maintaining a quiet atmosphere. Single-family homes with neat lawns and apartments line the streets. Every few blocks you'll find commercial properties, including grocers, bakeries, cafes and other services. Like most of north Seattle, it is a very green, wooded area. All of this has made these neighborhoods attractive for people who are looking for a quiet home close to cultural activities and parks.

It's important to point out that the Green Lake and Ravenna neighborhoods are less than a mile away and offer many other retail and dining establishments. As a whole, the Roosevelt Link light rail station may be a neighborhood stop, but it shouldn't be overlooked. The food and drink options are good and will only increase with several planned mid-rise buildings with planned retail space coming soon to the neighborhood.



# ROOSEVELT COMMERCIAL

**MATTHEW WEBER**

PRINCIPAL | BROKER

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