

# 1440

## S Jackson St

Seattle, WA 98144

AFFORDABLE HOUSING DEVELOPMENT SITE

\$4,500,000



EXCLUSIVELY LISTED  
BY COLLIERS

Colliers

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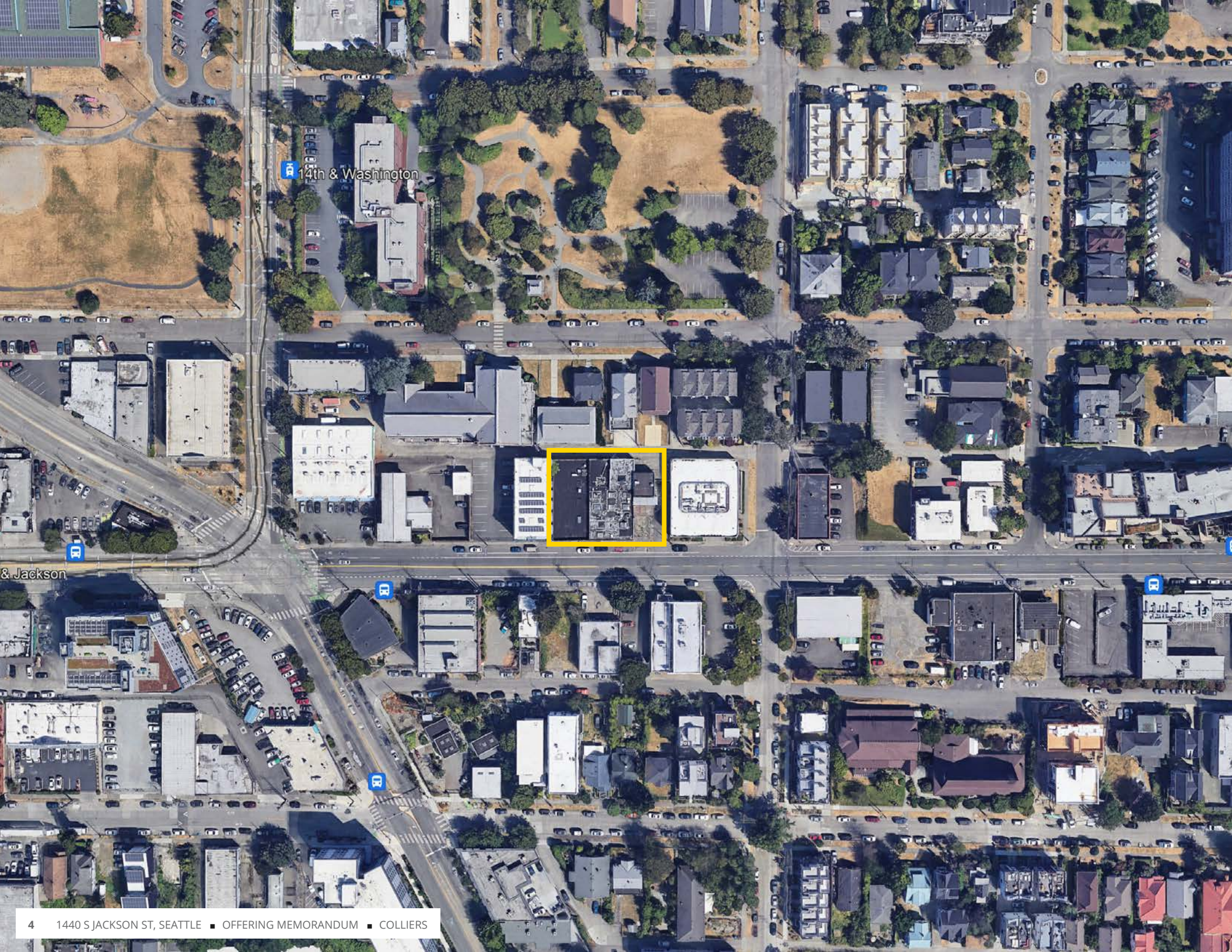
02

ZONING OVERVIEW

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MARKET OVERVIEW





14th & Washington

& Jackson



# 01

# Investment Summary

## THE OFFERING

1440 S Jackson presents a compelling opportunity for developers and investors to contribute to Seattle's affordable housing landscape. With its prime location, development potential, and focus on community impact and sustainability, this site holds promise for creating a vibrant and inclusive residential enclave that caters to the diverse needs of the city's residents.

## PROPERTY OVERVIEW

Address 1440 S Jackson St Seattle, WA 98144

Parcel Number: 332000-0240

Gross Land Area: 0.29 acres

Price: \$4,500,000

Current Use: Light Industrial

County: King

Zoning: NC3P-55

Walk Score: 94 ("Walker's Paradise")

Bike Score: 71 ("Very Bikeable")

Transit Score: 90 ("Rider's Paradise")

## PRICING SUMMARY

Price: **\$4,500,000**

Price Per Foot: **\$356**

Price Per FAR Foot: **\$59/SF\***

\*Calculated off maximum possible 6:1 FAR



# Investment Highlights

## Prime Location

- Nestled in the bustling Central Seattle submarket just north of Beacon Hill, offering convenience and accessibility to essential amenities, public transportation, and employment centers.
- Proximity to schools, healthcare facilities, shopping centers, restaurants, and recreational spots, enhancing the quality of life for future residents.

## Development Potential

- Ample land area suitable for the construction of multi-family residential units.
- Zoning regulations favoring affordable housing initiatives, presenting an opportunity for developers to contribute to the community's housing needs.

## Accessibility and Connectivity

- Well-connected to major transportation arteries, facilitating easy commuting and access to neighboring districts.
- Access to public transportation options, including bus routes and light rail stations, promoting eco-friendly commuting alternatives

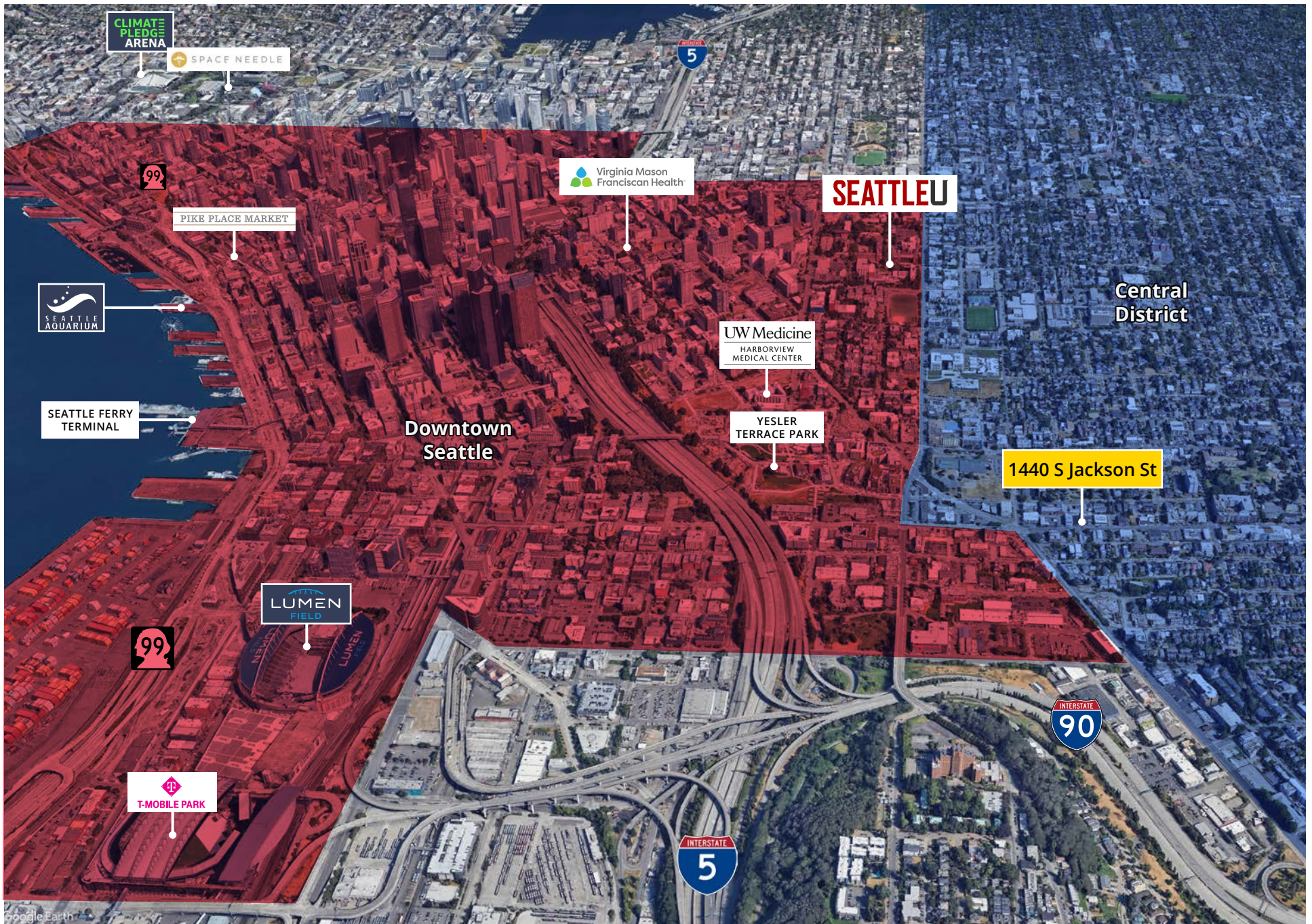
## Community Impact

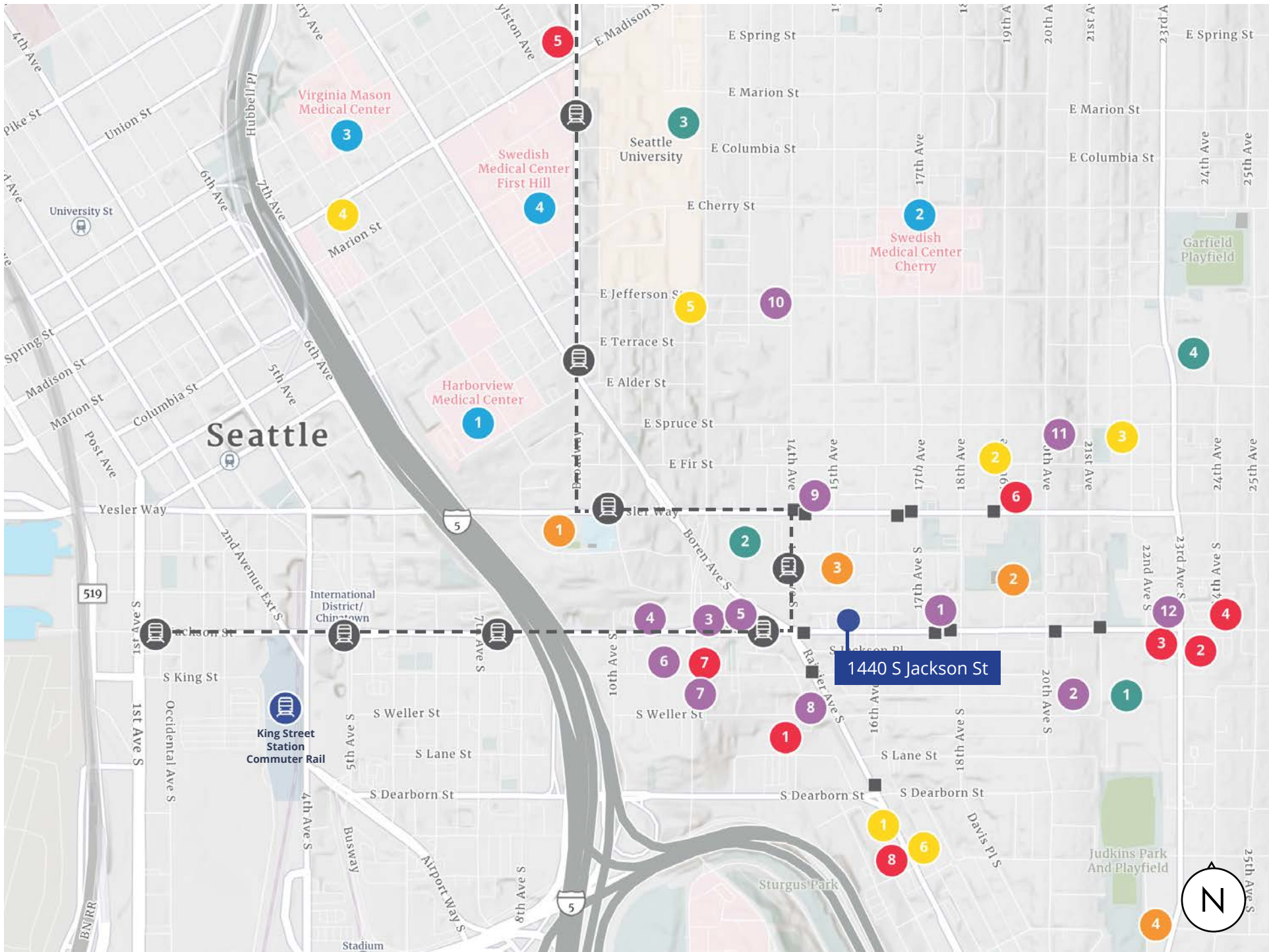
- Addressing the pressing need for affordable housing options in Seattle, fostering inclusivity and diversity within the neighborhood.
- Contributing to the socio-economic development of the area by providing safe, affordable, and sustainable housing solutions.

## Sustainable Development

- Opportunity to incorporate eco-friendly design principles and sustainable building practices, aligning with Seattle's commitment to environmental stewardship.
- Potential for green spaces, energy-efficient features, and innovative technologies to minimize environmental impact and enhance the overall living experience.

# Area Map







# Neighborhood Amenities

## FOOD & DRINK

- 1 Cheeky Café
- 2 Franz Bakery
- 3 Pho Bac Sup Shop
- 4 Tamarind Tree
- 5 Loving Hut
- 6 Taqueria El Ranchero
- 7 Clay Pot
- 8 Humble Pie
- 9 The Usual
- 10 L'Oursin
- 11 FishBox
- 12 Jackson's Catfish Corner
- 13 Produce Row Cafe

 First Hill Streetcar Stations

--- First Hill Streetcar Line

■ Bus Stops

 King Street Station - Commuter Rail/Subway

## EDUCATION

- 1 Washington Middle School
- 2 Bailey Gatzert Elementary
- 3 Seattle University
- 4 Garfield High School

## HEALTHCARE

- 1 Harborview Medical Center
- 2 Swedish Hospital - Cherry
- 3 Virginia Mason Medical Center
- 4 Swedish Hospital - First Hill

## ENTERTAINMENT

- 1 Yesler Terrace Park
- 2 Pratt Park & Spraypark
- 3 Wisteria Park
- 4 Judkins Park & Playfield

## RETAIL

- 1 Goodwill
- 2 Amazon Fresh
- 3 Seattle Fish Guys
- 4 Walgreens
- 5 Whole Foods
- 6 QFC
- 7 Yesler Grocery
- 8 Hau Hau Market
- 9 Uli's Famous Sausage

## SERVICES

- 1 Rainier Veterinary Hospital
- 2 Iman Family Childcare
- 3 Community Day Center for Children
- 4 BluePearl Pet Hospital
- 5 Chevron
- 6 Shell



02

# Zoning Overview

# Zoning Overview

The **Neighborhood Commercial 3 (NC3P-55 (M))** zone is a mixed-use zone where both residential and commercial development are allowed.

Typical land uses include: Supermarkets, restaurants, offices, hotels, clothing shops, business support services, and residences that are compatible with the area's mixed-use character.



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**Max Height** 75 - 100' which is generally 7 to 10 stories

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**FAR** 4:1, increasing to 6:1 with bonus provisions, such as for affordable housing (FAR is 3:1 in historic districts, with 4.5:1 bonus FAR).

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**Parking** Not required for up to 30 units on small sites up to 10,000 ft<sup>2</sup> or on sites near frequent transit. 1 space per 2 units on other sites.

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## Eligible for [Multifamily Housing Property Tax Exemption Program](#)

- Property tax exemption for up to 12 years

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 streetfacing 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.

# City of Seattle Generalized Zoning

as of June 15, 2022

## Legend

- City Parks
- Neighborhood Residential
- Multi-Family
- Multi-Family/Residential-Commercial
- Downtown
- Seattle Mixed
- Commercial/Mixed Use
- Manufacturing/Industrial
- Master Planned Community
- Major Institutions

1440 S Jackson St



03

# Market Overview

## General Market

The Central Seattle submarket is a vibrant and diverse area that covers the neighborhoods of Capitol Hill, Central District, First Hill, International District, and Yesler Terrace. The submarket is located in the heart of Seattle, with easy access to downtown, Lake Washington, and Puget Sound. The submarket has a population of over 140,000 people, with a median household income of over \$90,000 (U.S. Census Bureau, 2020). The submarket is known for its cultural diversity, historic landmarks, and urban amenities, making it an attractive location for residents and businesses alike.

## Development Trends

The Central Seattle submarket is experiencing a wave of development and redevelopment, driven by the high demand for housing, office, and retail space. According to the Seattle Department of Construction and Inspections, the submarket had over 60 projects under construction or in the pipeline as of 2024, totaling over 10,000 residential units, 2 million square feet of office space, and 500,000 square feet of retail space (SDCI, 2024). Some of the notable projects are:

- **The 12th Avenue Arts:** A mixed-use project that combines affordable housing, arts and cultural space, and retail and office space. The project was completed in 2023 and has 216 residential units, 50,000 square feet of arts and cultural space, and 30,000 square feet of retail and office space (Capitol Hill Housing, 2023).
- **The Liberty Bank Building:** A mixed-use project that preserves the legacy of the first Black-owned bank in the Pacific Northwest. The project was completed in 2023 and has 115 affordable housing units, 2,700 square feet of commercial space, and a community room and plaza (Capitol Hill Housing, 2023).

- **The Yesler Terrace Redevelopment:** A master-planned community that transforms a former public housing site into a mixed-income, mixed-use, and transit-oriented neighborhood. The project is expected to be completed by 2027 and will have over 5,000 residential units, 900,000 square feet of office space, 153,000 square feet of retail space, and 20 acres of open space (Seattle Housing Authority, 2027).

## Housing Needs

The Central Seattle submarket has a high demand for housing, especially for affordable and workforce housing. According to the Seattle Office of Housing, the submarket had a rental vacancy rate of 3.5% and a homeownership rate of 35% in 2024, indicating a tight housing market (SOH, 2024). The submarket also had a median rent of \$1,800 and a median home value of \$800,000 in 2024, making it one of the most expensive areas in the city (Zillow, 2024). The submarket had over 30,000 households that were cost-burdened, meaning they spent more than 30% of their income on housing, and over 15,000 households that were severely cost-burdened, meaning they spent more than 50% of their income on housing, in 2024 (SOH, 2024).

The Central Seattle submarket has a strong need for affordable and workforce housing, especially for low- and moderate-income households, seniors, veterans, and people with disabilities. According to the Seattle Office of Housing, the submarket had a gap of over 20,000 affordable housing units for households earning less than 80% of the area median income (AMI) in 2024 (SOH, 2024). The submarket also had a gap of over 10,000 workforce housing units for households earning between 80% and 120% of the AMI in 2024 (SOH, 2024). The submarket has several programs and initiatives to address the housing needs, such as the Housing Affordability and Livability Agenda (HALA), the Multifamily Tax Exemption (MFTE), the Mandatory Housing Affordability (MHA), and the Seattle Housing Levy (SOH, 2024).





## Nearby Amenities

The Central Seattle submarket offers a variety of amenities and attractions for residents and visitors, such as shopping, dining, entertainment, and culture. Some of the nearby amenities are:

- **Capitol Hill:** A lively and eclectic neighborhood that features a vibrant nightlife, a diverse culinary scene, and a rich artistic and musical culture. The neighborhood is home to landmarks such as the Pike/Pine Corridor, Broadway Avenue, and Volunteer Park (Visit Seattle, 2024).
- **Central District:** A historic and diverse neighborhood that showcases the African American, Asian American, and Jewish heritage of the submarket. The neighborhood is home to landmarks such as the Langston Hughes Performing Arts Institute, the Northwest African American Museum, and Cherry Street Plaza (Visit Seattle, 2024).
- **First Hill:** A dense and urban neighborhood that hosts some of the city's major medical and educational institutions, such as Swedish Medical Center, Harborview Medical Center, and Seattle University. The neighborhood is home to landmarks such as the Frye Art Museum, St. James Cathedral, and Town Hall Seattle (Visit Seattle, 2024).
- **International District:** A vibrant and multicultural neighborhood that celebrates the Asian American and Pacific Islander communities of the submarket. The neighborhood is home to landmarks such as the Chinatown-International District, the Wing Luke Museum of the Asian Pacific American Experience, and Hing Hay Park (Visit Seattle, 2024).
- **Yesler Terrace:** A mixed-income and mixed-use neighborhood that is undergoing a major transformation from a former public housing site into a modern and sustainable community. The

neighborhood is home to landmarks such as the Yesler Community Center, the Yesler Hillclimb, and Yesler Terrace Park (Seattle Housing Authority, 2027).

## Schools

The Central Seattle submarket has a high-quality and diverse educational system, with several public and private schools in the submarket. Some of the notable schools are:

- **Seattle World School:** A public school that serves immigrant and refugee students from grades 6 to 12, located in Capitol Hill. The school was founded in 1980 and has an enrollment of over 300 students. The school offers a bilingual and multicultural curriculum, as well as English language learning and social services (Seattle Public Schools, 2024).
- **Garfield High School:** A public school that serves students from grades 9 to 12, located in Central District. The school was established in 1923 and has an enrollment of over 1,700 students. The school offers a rigorous and diverse curriculum, as well as advanced placement, international baccalaureate, and gifted programs (Seattle Public Schools, 2024).
- **Seattle Academy:** A private school that serves students from grades 6 to 12, located in First Hill. The school was founded in 1983 and has an enrollment of over 1,000 students. The school offers a progressive and interdisciplinary curriculum, as well as arts, athletics, and service learning programs (Seattle Academy, 2024).
- **Seattle Chinese School:** A private school that serves students from preschool to grade 8, located in International District. The school was established in 1968 and has an enrollment of over 200 students. The school offers a bilingual and bicultural curriculum, as well as Chinese language and culture classes (Seattle Chinese School, 2024).

- **Bailey Gatzert Elementary School:** A public school that serves students from preschool to grade 5, located in Yesler Terrace. The school was opened in 1904 and has an enrollment of over 400 students. The school offers a comprehensive and inclusive curriculum, as well as after-school, family, and community programs (Seattle Public Schools, 2024).

## Major Universities

The Central Seattle submarket has a strong and diverse higher education system, with several major universities and colleges in the submarket. Some of the prominent institutions are:

- **Seattle University:** A private Jesuit university, located in First Hill. The university was founded in 1891 and has an enrollment of over 7,000 students. The university offers over 120 undergraduate and graduate programs, and has a reputation for academic excellence, social justice, and innovation (Seattle University, 2024).
- **Seattle Central College:** A public community college, located in Capitol Hill. The college was established in 1966 and has an enrollment of over 15,000 students. The college offers over 50 associate degrees and certificates, and has a focus on workforce development, diversity, and equity (Seattle Central College, 2024).
- **Cornish College of the Arts:** A private arts college, located in South Lake Union. The college was founded in 1914 and has an enrollment of over 600 students. The college offers bachelor of fine arts and bachelor of music degrees, and has a reputation for artistic excellence, creativity, and collaboration (Cornish College of the Arts, 2024).
- **Antioch University Seattle:** A private nonprofit university, located in Belltown. The university was established in 1975 and has an enrollment of over 800 students. The university offers

bachelor's, master's, and doctoral degrees, and has a focus on social justice, experiential learning, and community engagement (Antioch University Seattle, 2024).

- **City University of Seattle:** A private nonprofit university, located in downtown Seattle. The university was founded in 1973 and has an enrollment of over 6,000 students. The university offers bachelor's, master's, and doctoral degrees, and has a focus on professional education, global perspectives, and flexibility (City University of Seattle, 2024).

## Social Services

The Central Seattle submarket has a strong and supportive social service network, with several organizations and agencies that provide assistance and resources to the submarket's residents, especially the low-income, homeless, and marginalized populations. Some of the notable social services are:

- **Capitol Hill Housing:** A nonprofit organization that develops and manages affordable housing and community development projects in the submarket. The organization was founded in 1976 and has over 2,000 affordable housing units in 49 properties. The organization also provides advocacy, education, and engagement programs (Capitol Hill Housing, 2024).
- **Catholic Community Services of Western Washington:** A nonprofit organization that provides a range of social services to the submarket, such as housing, health care, mental health, substance abuse, and immigration. The organization was established in 1918 and serves over 100,000 people annually. The organization also operates the Aloha Inn, a transitional housing program for homeless adults (CCSWW, 2024).

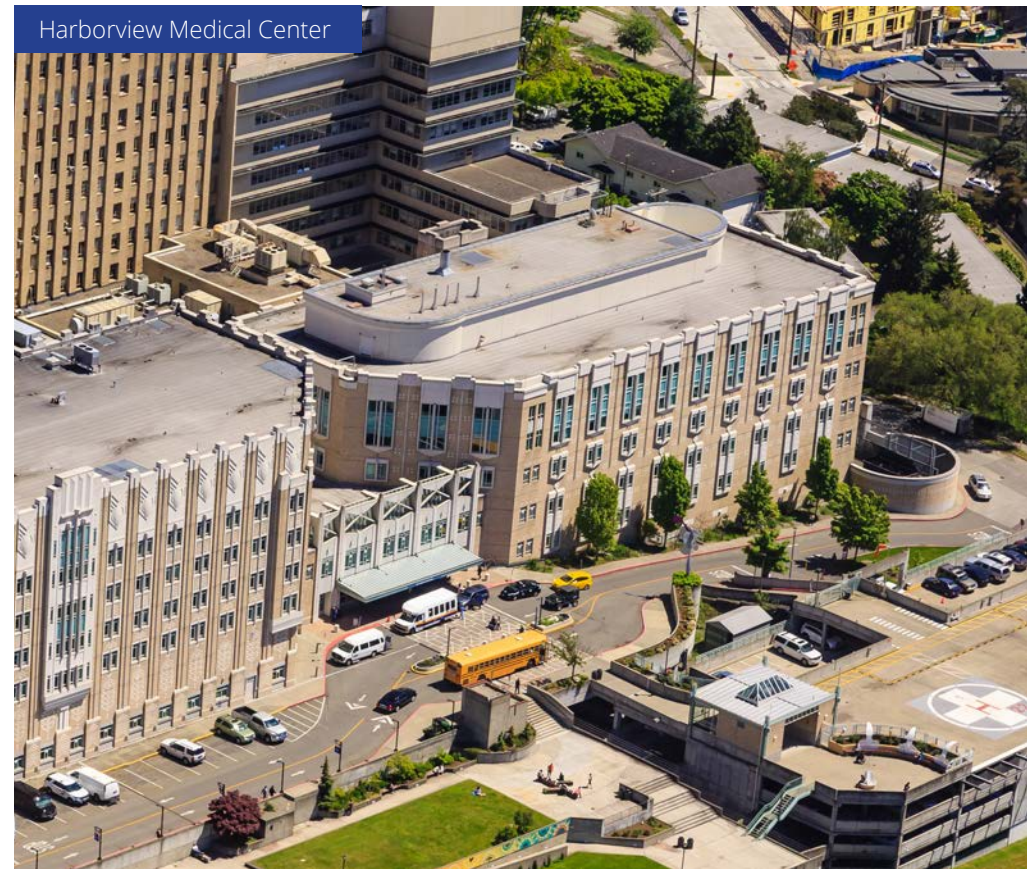
- **El Centro de la Raza:** A nonprofit organization that promotes social justice and empowers the Latino community in the submarket. The organization was founded in 1972 and serves over 14,000 people annually. The organization offers a variety of services, such as education, employment, health, and advocacy (El Centro de la Raza, 2024).
- **International Community Health Services:** A nonprofit organization that provides affordable and culturally appropriate health care to the submarket, especially the Asian Pacific Islander and immigrant communities. The organization was established in 1973 and serves over 30,000 patients annually. The organization offers a range of services, such as primary care, dental care, behavioral health, and pharmacy (ICHHS, 2024).
- **YWCA Seattle King Snohomish:** A nonprofit organization that empowers women and eliminates racism in the submarket. The organization was founded in 1894 and serves over 60,000 people annually. The organization offers a variety of services, such as housing, domestic violence, employment, and youth development (YWCA, 2024).

## Major Hospitals

The Central Seattle submarket has a high-quality and accessible health care system, with several major hospitals and medical centers in the submarket. Some of the notable hospitals are:

- **Swedish Medical Center - First Hill Campus:** A 697-bed acute care hospital, located in First Hill. The hospital was founded in 1910 and is part of the Swedish Health Services network, the largest nonprofit health provider in the Pacific Northwest. The hospital offers a range of services, such as cardiology, neurology, oncology, and transplant (Swedish Medical Center, 2024).

- **Harborview Medical Center:** A 413-bed trauma and teaching hospital, located in First Hill. The hospital was opened in 1877 and is part of the University of Washington Medicine network, the region's premier academic medical system. The hospital offers a variety of services, such as emergency, surgery, burn, and rehabilitation (Harborview Medical Center, 2024).
- **Virginia Mason Medical Center:** A 336-bed nonprofit hospital, located in First Hill. The hospital was established in 1920 and is part of the Virginia Mason Health System, a regional integrated health care delivery system. The hospital offers a range of services, such as orthopedics and sports medicine, chronic care management, cardiology, and cancer care.



# Public Transit

Because of its award-winning and ever-expanding public transit options, Seattle is truly an ideal city for a car-free lifestyle. Seattle was a leader in transit ridership growth up until 2020, though ridership has dropped considerably since the pandemic.

In order to more than double the number of riders, Sound Transit is continuing to expand the light rail with multiple stations scheduled to be completed by the end of 2024.



## King County Metro

Local & commuter buses

**1,540**  
buses

**237**  
bus routes



## Sound Transit

Commuter rail, light rail, and express buses

**102**  
light rail trains

**256,200**  
riders per  
weekday in  
2023

### 2024 Transit-Plus Multimodal Network\*

#### RapidRide Lines

- Madison - G Line
- Delridge - H Line\*
- Roosevelt - J Line
- Rainier - R Line\*\*

#### Transit-Plus Lines

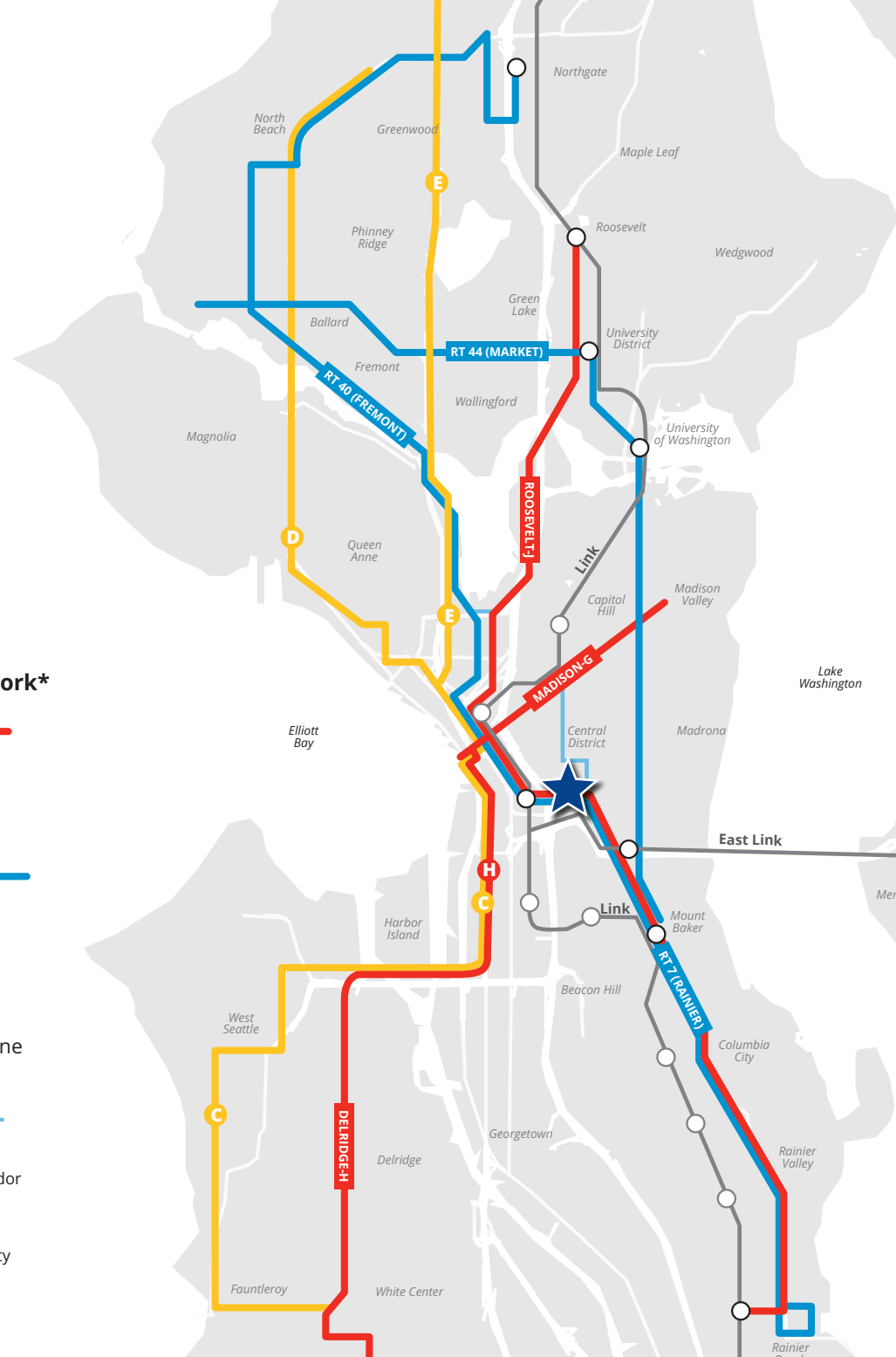
- Route 7 (Rainier)
- Route 44 (Market)
- Route 40 (Fremont)
- Route 48 (23rd)

#### Other Transit

- Existing RapidRide Line
- Link Light Rail
- Seattle Streetcar

\*Northern terminal to be determined during corridor development

\*\*RapidRide Rainier to be delivered by King County Metro

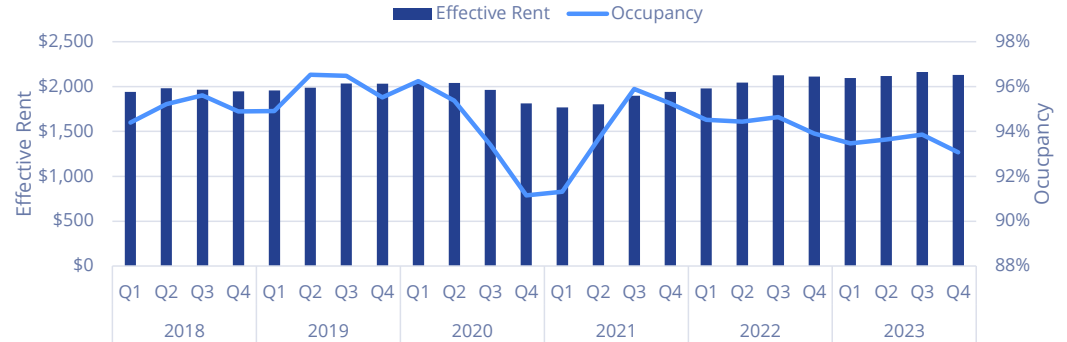


# Residential Development

Welcome to the dynamic Seattle-Bellevue-Tacoma (MSA), an enticing destination for multifamily asset investment. With recent migration data across the United States indicating a significant influx of residents to the Pacific Northwest, the demand for multifamily housing in this region continues to surge. Boasting a diverse economy anchored by technology, aerospace, and healthcare sectors, the Seattle-Bellevue-Tacoma MSA offers a robust job market and attractive employment opportunities, drawing in a steady stream of renters. Additionally, with a median household income above the national average and a thriving cultural scene, the region appeals to a wide demographic seeking quality living spaces. Whether considering luxury high-rises or suburban apartment complexes, investing in multifamily assets in the Seattle-Bellevue-Tacoma MSA promises both stability and growth potential in a flourishing market poised for continued expansion.

## Capitol Hill/Central District - Multifamily

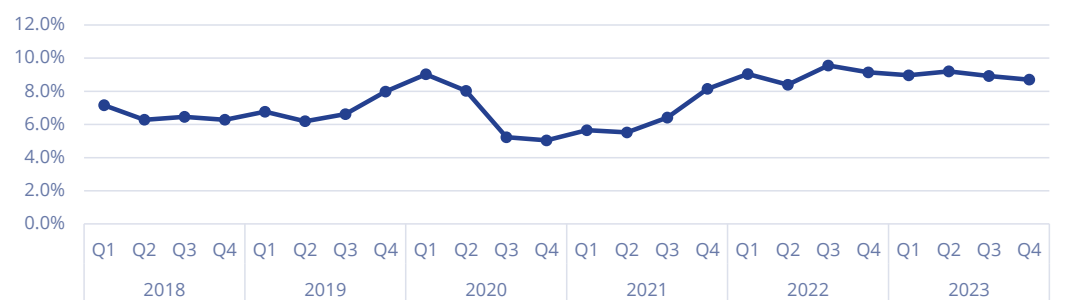
Effective Rent & Occupancy



Source: RealPage

## Capitol Hill/Central District - Multifamily

Percentage of Inventory Under Construction



Source: RealPage

## Capitol Hill/Central District - Multifamily

Annual Supply & Demand



Source: RealPage

# THE PUGET SOUND REGION


is home to some of the world's most successful businesses including **Microsoft, Costco, Nordstrom, Boeing, Amazon, Starbucks, Nintendo of America, Zillow, Tableau, Valve, REI, Weyerhaeuser, PACCAR, Safeco**, and many more.

**#2** Washington State earned top honors on U.S. News & World Report's ranking of the Best States for 2023.



**BOEING**  
66,792 employees

With **528** deliveries in 2023, Boeing has now completed over **4,100 commercial airplanes** since the start of 2014.  
2023 revenue: **\$78 billion.**



**Microsoft**  
53,576 employees

~**15 million SF** in King County, including **10 million SF** of owned space on its **540-acre Redmond campus.**  
2023 revenue: **\$212 billion.**



**amazon**  
50,000 Seattle employees

Amazon occupies over **14 million SF** of office space in Seattle, and could grow to nearly **60,000 employees.**  
2023 revenue: **\$575 billion**



The Northwest Seaport Alliance (Ports of Seattle and Tacoma) is the **4th** largest container gateway in North America, amounting to **\$75.3 billion** in international trade.

Source: Northwest Seaport Alliance (2021)



**SEATTLE-TACOMA INTERNATIONAL AIRPORT** (SEA) is a world-class facility ranked 8th busiest in the U.S. with over **50 MILLION** passengers in 2023. Activity at the airport and purchases by visitors arriving through SeaTac generates **151,400 jobs** (87,300 direct) + **\$22.5 billion** in annual business revenue.

Source: Port of Seattle

From 2020 to 2021, the total number of overnight person-trips to Seattle increased **37%** to **14.7 million** resulting in direct visitor spending of **\$6.7 billion.**

Source: VisitSeattle.org

Information and communications technology companies account for **220,000 technology-based workers**, who are concentrated in gaming, augmented reality, blockchain, and cloud computing.

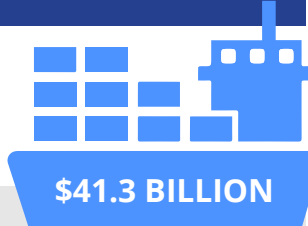
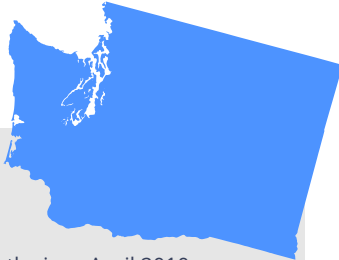
Source: Washington State Department of Commerce

# WASHINGTON STATE OVERVIEW

**#2** Washington State earned honors on U.S. News & World Report's ranking of the Best States for 2023.

## WASHINGTON STATE

- Population: 7,784,477
- 13.2% population growth since April 2010
- Unemployment Rate (April 2024): 4.7%



## A CENTER FOR INTERNATIONAL TRADE

With its centralized access to Asia-Pacific, 75 ports and 139 airports, State of Washington shipped \$41.3 billion worth of goods around the globe in 2020.

- 1 in 3 jobs are export-related
- #4 in exports in U.S.
- Fourth largest container shipping center in North America

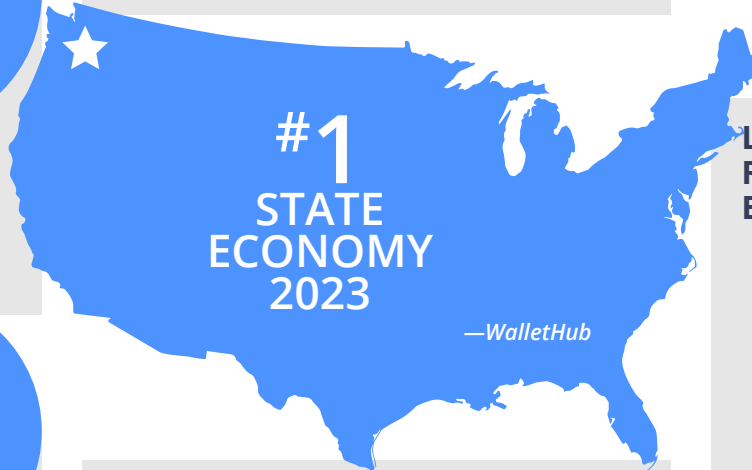
## EDUCATION

- 90.8% of residents are high school graduates (U.S. Census Bureau)
- 32.3% have an advanced degree
- 61: number of two- and four-year public and private institutions
- 30,000 bachelor degrees conferred annually
- 12,000 advanced degrees conferred annually



**#1**  
STATE  
ECONOMY  
2023

—WalletHub



## BUSINESS FRIENDLY

- More than 250,000 companies either have their HQ or operate in the state
- No personal or corporate income tax



## NATIONAL RANKINGS

- #9 – Top States for Business (CNBC, 2021)
- #4 – Best State Economy (US News & World Report, 2021)
- #3 – Most Innovative State (WalletHub, 2021)

## SKILLED WORKFORCE

The Washington State workforce is experienced, diverse, and innovative: Google, Facebook, Twitter, and eBay were all drawn to the region by the deep pool of technology talent.

- STEM education growth = nearly 20% since 2001, with 80% of graduates remaining in the state
- 220,000 employed in tech-related jobs, including game developers, programmers and software engineers
- 136,100 aerospace workers, many second and third generation
- 36,000 in life sciences, including researchers
- 3.9% labor growth per year over last three years, 1.9% above the national average



## LOW-COST, RENEWABLE ENERGY

- Washington is the nation's low-cost energy leader, with energy rates as low as \$4.13/KWH.
- The clean-tech industry (innovative services, R&D, and manufacturing) employs about 90,000 scientists, researchers, and technicians, backed by nearly \$200 million in venture capital
- Nearly 75% of the state's power comes from an extensive hydroelectric grid, drawing renewable energy from an abundant water supply
- Washington is the top producer of electricity from hydroelectric sources
- Since 2013, the Clean Energy Fund has managed a portfolio of \$125 million in research grants to fund technological initiatives





# WASHINGTON STATE MAJOR INDUSTRIES



## AEROSPACE

- Generated \$69.9 billion in economic activity throughout the state of Washington
- Has supported \$4 billion in state revenue since 2014
- Provided 136,100 jobs at 1,400 establishments across the state
- 59.8% of Washington's foreign exports come from aerospace companies
- Wages for the industry totaled \$10.1 billion

- 71,829 employees in Washington
- 2019 revenue of \$76.6 billion
- With 380 deliveries in 2019, Boeing has now completed over 4,100 commercial airplanes since the start of 2014.



## LIFE SCIENCE/GLOBAL HEALTH

- 36,000 employees in life sciences, including researchers (fifth largest sector in the state)
- Anchored by Fred Hutchinson Cancer Research, the Gates Foundation, the Allen Institute, the Pacific Northwest National Laboratory, and more than 600 life science/global health organizations



## INFORMATION & COMMUNICATION TECHNOLOGY

- #2 ICT sector in the nation
- The birthplace of such legendary businesses as Microsoft, Amazon, Cray, F5 Networks, Zillow and Expedia and home to engineering offices for Facebook, Google, Twitter, Apple, Salesforce, BestBuy, Alibaba and eBay
- 12,000 ICT companies in Washington
- 200,000 people are employed in technology-related jobs in the state
- \$22 billion in annual wages

## AGRICULTURE

- 164,000 jobs
- 35,900 farms and 15 million acres of farmland
- #2 in premium wine production, with 900 wineries
- #1 producer of asparagus, red raspberries, hops, apples, sweet cherries, pears, and concord grapes
- #2 in seafood production



## MILITARY/DEFENSE

- Washington is sixth in the nation in the number of active duty military, with 69,125 military personnel, 90,246 dependents and 19,474 reservists. The military and defense sector employs another 39,000 civilians, mostly at Joint Base Lewis McChord (JBLM) and Puget Sound Naval Shipyard (PSNS)
- 2,000 businesses provide support to the military and defense sector. In the last three years, state businesses were awarded nearly \$15 billion in contracts
- Some of the largest military contractors are located in Washington: Boeing, Insitu, Vigor Industries, Dakota Creek Industries, Microsoft, BP PLC, Manson Construction and The Geo Group
- Washington has six active duty military installations as well as a major homeland security installation, two Department of Energy facilities, and two world-class universities performing defense-related research



## FOREST PRODUCTS

- 1,700+ forest products businesses
- 101,000 workers
- \$5.5 billion in wages annually
- Gross income is approximately \$28 billion annually
- More than 10% of jobs are "green," compared to 3% for state jobs as a whole



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