

REVERIE

3309 BEACON AVE S, SEATTLE, WA



OFFERING BROCHURE

23-UNIT BOUTIQUE MIXED-USE APARTMENT INVESTMENT
LESS THAN 1/2 MILE FROM BEACON HILL LIGHT RAIL STATION

 **CUSHMAN &
WAKEFIELD**
MULTIFAMILY CAPITAL MARKETS

EXECUTIVE SUMMARY

Cushman & Wakefield Capital Markets is pleased to present an exclusive opportunity to acquire **Reverie Apartments**, a boutique mixed-use apartment community located in Seattle's North Beacon Hill neighborhood. The property features 23 thoughtfully designed residential units and 1,293 square feet of street-level retail along Beacon Avenue South, the neighborhood's primary commercial corridor and a highly walkable, transit-connected location.

Completed with a contemporary design aesthetic, Reverie offers a curated collection of studio and one-bedroom residences featuring modern interiors, in-unit laundry, secure building access, and on-site parking. The building's boutique scale creates a more intimate residential environment compared to larger urban developments, appealing to residents seeking modern living within a neighborhood-oriented setting.

Anchoring the ground floor is Fable All Day, a well-regarded coffee shop and evening wine bar that serves as a natural gathering place for residents and the surrounding community. This activated retail component enhances the property's street presence and reinforces Reverie's identity as a thoughtfully integrated part of the vibrant Beacon Hill neighborhood.

PROPERTY SUMMARY	
Property	Reverie
Address	3309 Beacon Ave S, Seattle, WA 98144
Site Size	6,766 SF (0.16 acres)
Parcel	396440-0265
Zoning	NC1P-55 (M)
Vintage	2019
Units	23
Avg Unit Size	481 SF
Parking	9 stalls
Commercial Size	1,293 SF
Residential Size	11,074 SF
MFTE Participation	6 units
Unit Mix	10-Studios (300 SF) 13-One Beds (570 SF)





JEFFERSON PARK



WALKING DISTANCE TO BEACON HILL LIGHT RAIL STATION

PROPERTY HIGHLIGHTS

BOUTIQUE APARTMENT COMMUNITY

Limited unit count offering a more intimate residential environment compared to larger urban mid-rise developments

MODERN INTERIOR FINISHES

Residences feature in-unit washer/dryer, quartz countertops, stainless steel appliances, and durable luxury vinyl plank flooring

ACTIVATED GROUND-FLOOR RETAIL

Home to **Fable All Day**, a neighborhood coffee shop and evening wine bar that serves as a natural gathering place for residents and the surrounding community

SECURE RESIDENTIAL AMENITIES

Controlled-access entry with elevator service and dedicated secure bike storage

ON-SITE PARKING

At grade parking available for residents in a limited supply





**JEFFERSON
PARK**



BEACON AVES

ANCHORED BY FABLE ALL DAY

Neighborhood café and wine bar that activates the streetscape and enhances resident experience



LOCATION HIGHLIGHTS

ESTABLISHED RESIDENTIAL NEIGHBORHOOD

Located in North Beacon Hill, a primarily residential enclave offering a quieter, lower-density alternative to Seattle's core urban districts

TRANSIT CONNECTIVITY

Minutes from the Beacon Hill Light Rail Station, providing direct service to Downtown Seattle, Capitol Hill, the University District, SeaTac Airport, Bellevue, and Redmond

REGIONAL ACCESSIBILITY

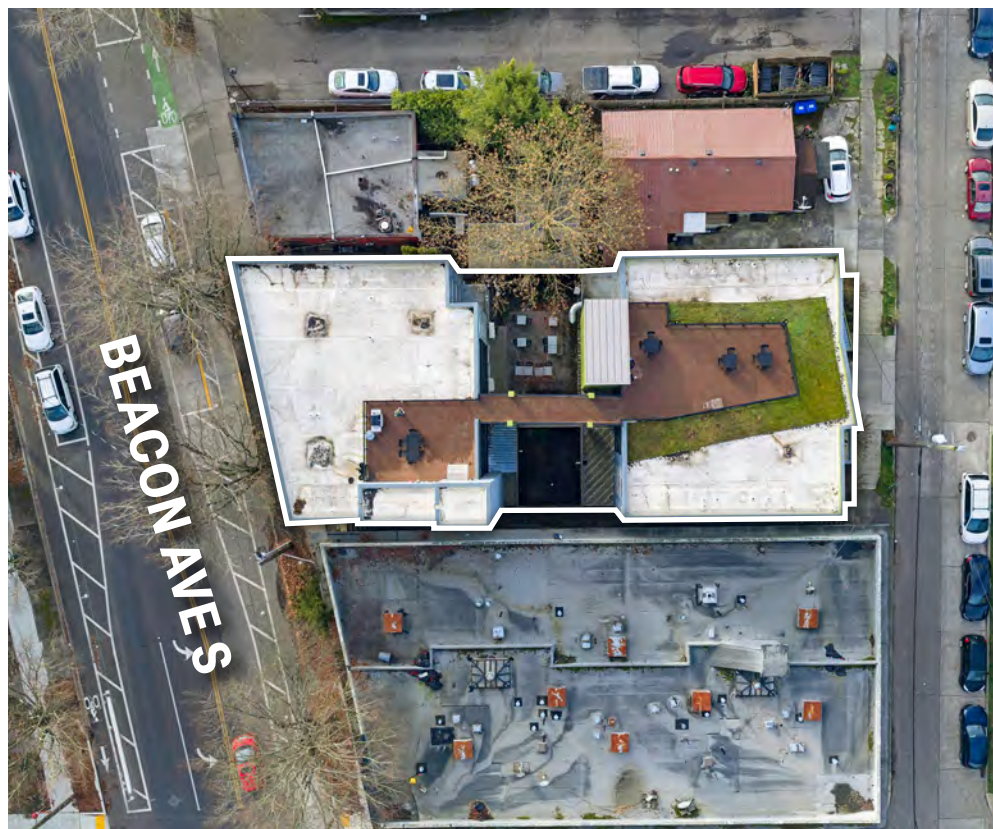
Convenient access to I-5 and I-90 enables efficient north-south and east-west commuting throughout the Seattle metropolitan area

NEIGHBORHOOD AMENITIES

Walkable to a variety of local cafés, restaurants, neighborhood retail, and nearby parks along Beacon Avenue South

CENTRAL EMPLOYMENT ACCESS

Positioned between Downtown Seattle and major South Seattle employment centers, allowing residents to benefit from convenient commute times without the congestion of the downtown core



R BEACON HILL

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