



1624 NE 45TH ST  
SEATTLE, WA

# WALLINGFORD DEVELOPMENT

For Sale | Master Use Permit Approved

RELATIONSHIP FOCUSED. RESULTS DRIVEN. 

# PROPERTY OVERVIEW | PROPERTY SUMMARY

## WALLINGFORD MUP APPROVED DEVELOPMENT OPPORTUNITY

First Western Properties, Inc. is pleased to offer a master use permitted development opportunity in the Wallingford neighborhood of Seattle, WA. The project is located on N 45th Street in the commercial core of the Wallingford Urban Center in an NC2P-55 zone. The proposal consists of a 4-story Mixed-Use building with one retail or restaurant suite at the Ground Floor with approximately 1,400 square feet of gross floor area. Twelve 1-Bedroom apartments in two different sizes are proposed for the three upper stories with approximately 6,800 square feet of gross floor area and a total of approximately 9,200 square feet of building gross floor area. As the site is located in the Wallingford Urban Center and has good frequent transit access, no parking for cars will be required or provided.



### PROPERTY DETAIL

<b>PROPERTY NAME</b>	Entitled Wallingford Development Site
<b>OPPORTUNITY TYPE</b>	Master Use Permit Approved Development Opportunity
<b>ADDRESS</b>	1624 N 45th Street
<b>PROPOSED</b>	4-Story Apartment Ground Floor Retail
<b>LAND AREA</b>	0.08 Acres (3,325 SF)
<b>ZONING</b>	NC2P-55 (M)
<b>JURISDICTION</b>	City of Seattle
<b>PERMIT</b>	6598837-CN
<b>PRICE</b>	\$1,000,000
<b>ENTITLEMENT DETAIL</b>	<ul style="list-style-type: none"> <li>• 4 Story Residential Over Retail</li> <li>• 12 Residential Units - Mixed Sizes</li> <li>• Ground Floor Retail</li> <li>• Zoning Allows Up To 5 Stories</li> <li>• Full Set of Plans - <a href="#">Click Here</a></li> </ul>
<b>TRANSPORTATION DETAIL</b>	
<b>TRAFFIC COUNTS</b>	14,417 ADT
<b>WALK SCORE™</b>	98 - Walker's Paradise
<b>BIKE SCORE™</b>	92 - Biker's Paradise



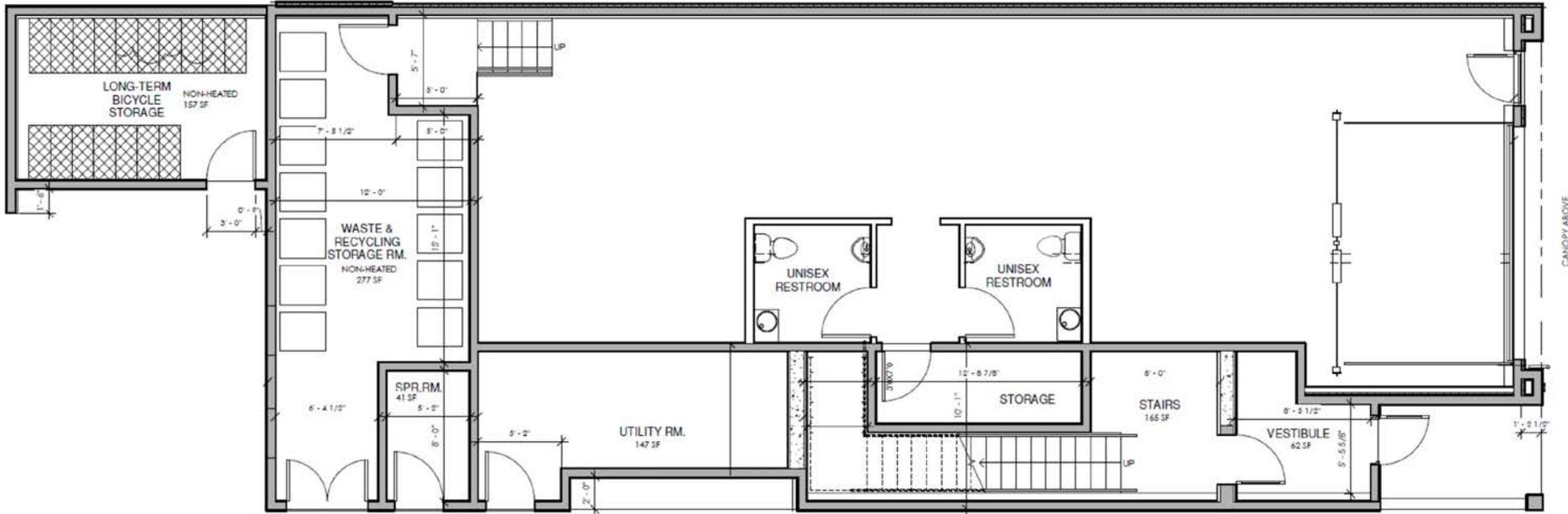
# PROPERTY OVERVIEW | OBLIQUE AERIAL



# PROPERTY OVERVIEW | RENDERINGS



# PROPERTY OVERVIEW | FLOOR PLANS



## FIRST FLOOR RETAIL SPACE | 1,383 SF

- Covered
- Weather Protected
- ADA Accessible

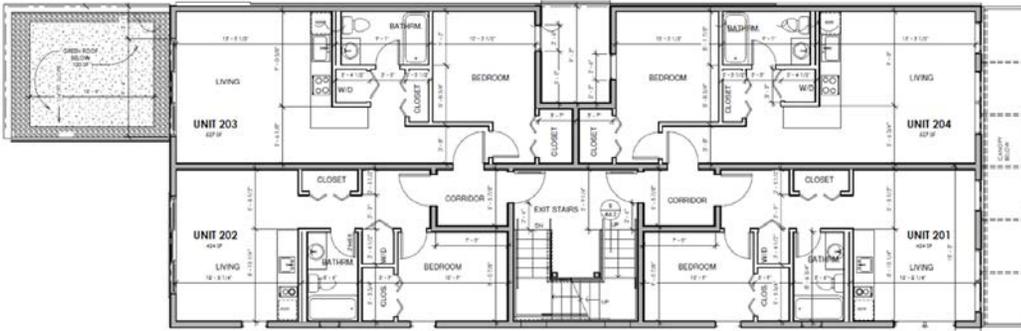


Floor	Type	SF
First	Commercial	1,383 SF
Second	4 1 Bed/1 Bath Units	1,902 SF
Third	4 1 Bed/1 Bath Units	1,902 SF
Fourth	4 1 Bed/1 Bath Units	1,902 SF + Roof
<b>Total</b>	<b>12 Bed/12 Bath</b>	<b>7,137 SF</b>

**CLICK FOR :**

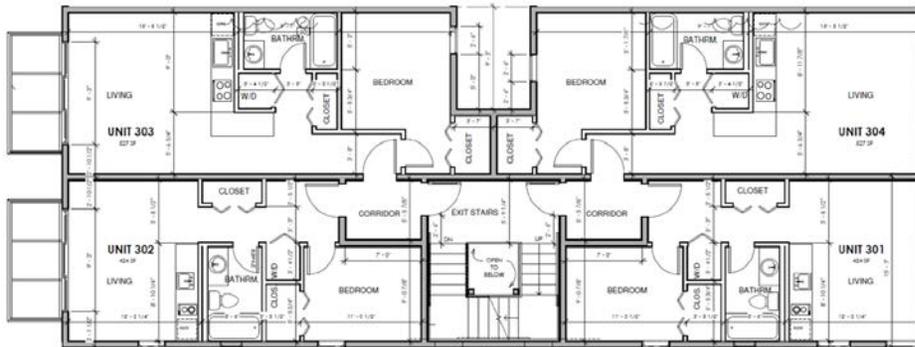
**Approved Plan Set**

# PROPERTY OVERVIEW | FLOOR PLANS



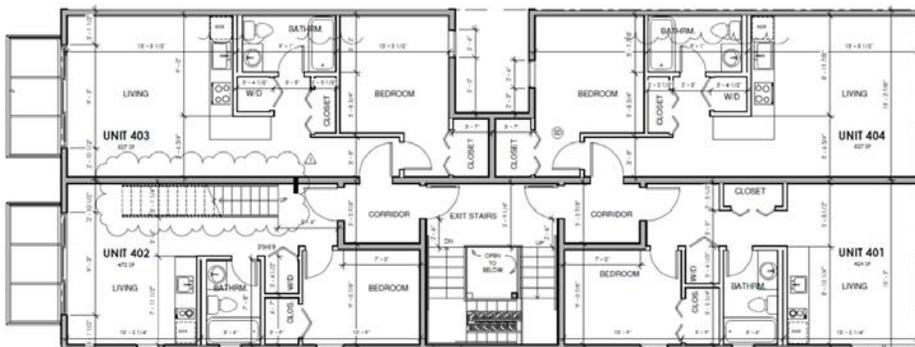
## SECOND FLOOR | APARTMENTS

Unit #	Type	SF
201	1 Bed/1 Bath	424 SF
202	1 Bed/1 Bath	424 SF
203	1 Bed/1 Bath	527 SF
204	1 Bed/1 Bath	527 SF



## THIRD FLOOR | APARTMENTS

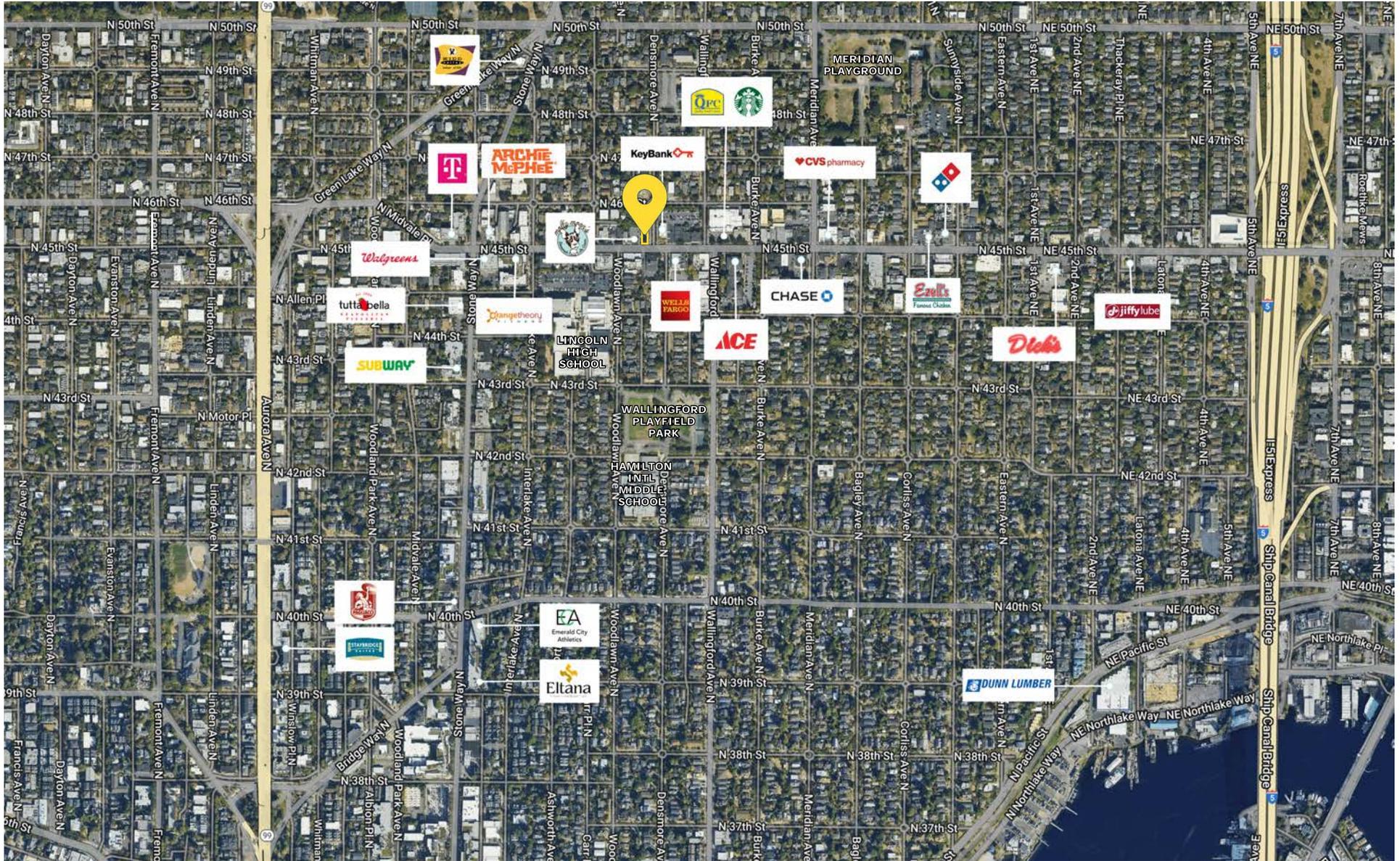
Unit #	Type	SF
301	1 Bed/1 Bath	424 SF
302	1 Bed/1 Bath	424 SF
303	1 Bed/1 Bath	527 SF
304	1 Bed/1 Bath	527 SF



## FOURTH FLOOR | APARTMENTS

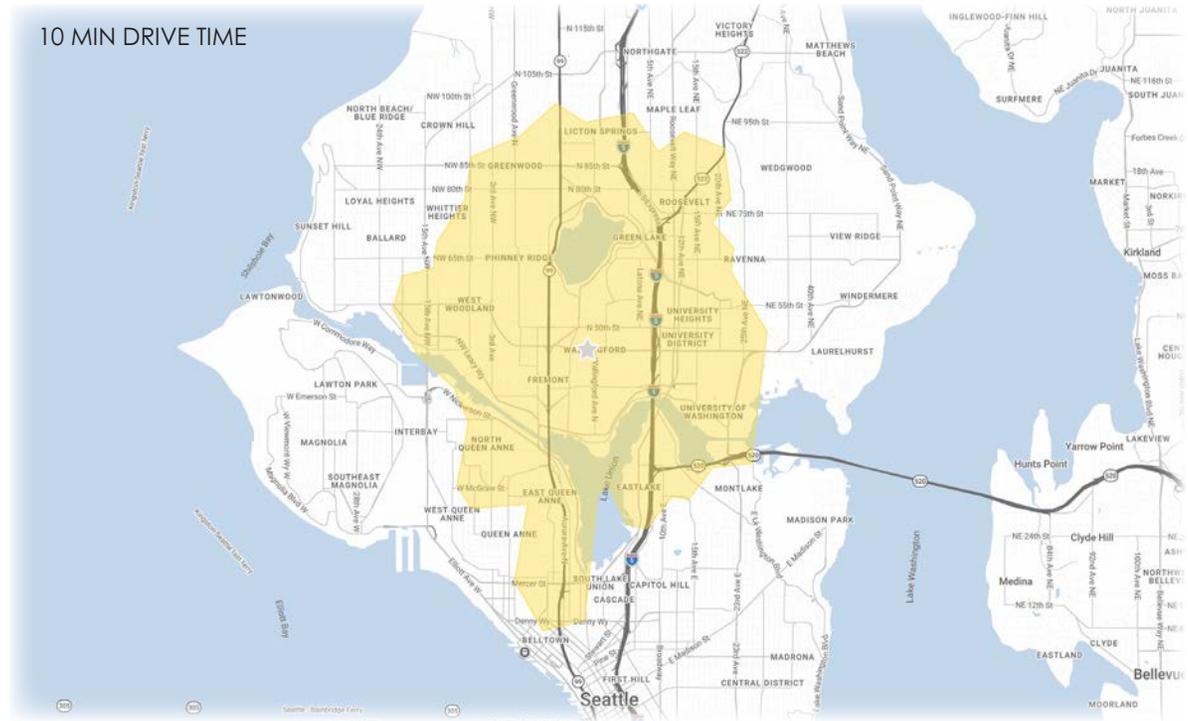
Unit #	Type	SF
401	1 Bed/1 Bath	424 SF
402	1 Bed/1 Bath	424 SF + Private Roof
403	1 Bed/1 Bath	527 SF
404	1 Bed/1 Bath	527 SF

# PROPERTY OVERVIEW | VICINITY AERIAL



# PROPERTY OVERVIEW | DEMOGRAPHICS

SEATTLE, WA, is the leading economic engine of the Pacific Northwest, anchored by a diversified, innovation-driven economy with global influence in technology, aerospace, life sciences, maritime trade, and advanced manufacturing. The city benefits from a highly educated workforce, world-class research institutions, and the headquarters or major campuses of globally significant employers, driving sustained population and employment growth. Its strategic Pacific Rim location, deep-water port infrastructure, and international airport position Seattle as a critical gateway for global trade and investment. Supported by a robust venture capital ecosystem, strong public-private partnerships, and ongoing infrastructure investment, Seattle continues to attract capital, talent, and enterprise—reinforcing its role as one of the most competitive and resilient metropolitan economies in the United States.



 <b>194,303</b> POPULATION 10 MIN DT	 <b>92,990</b> NO OF HOUSEHOLDS 10 MIN DT
 <b>\$188,498</b> AVERAGE HH INCOME 10 MIN DT	 <b>\$1.05M</b> MEDIAN PROPERTY VALUE 10 MIN DT
 <b>32.3</b> YEARS OLD MEDIAN AGE	 <b>\$6.78B</b> TOTAL NON-RETAIL EXPENDITURE
 <b>129,324</b> DAYTIME ADJ. POPULATION 10 MIN DT	 <b>14,417</b> ADT AT INTERSECTION

# RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

For more information, please contact one of the following individuals:

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