



First Western Properties | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

N 86TH STREET

AURORA AVENUE

N 87TH STREET

8601-8615 AURORA AVENUE N | SEATTLE, WA

DEVELOPMENT OPPORTUNITY

FUTURE DEVELOPMENT POTENTIAL

EXECUTIVE SUMMARY

Address	8601-8615 Aurora Ave. N
Opportunity Type	Covered Land Play for Development
Land Area	17,340 SF (0.40 Acres)
Annual NOI	\$137,592.00
Monthly NOI	\$11,466.00
Jurisdiction	City of Seattle, WA
Sale Price:	\$1,775,000
Parcels	1: 604640-0785 & 2: 604640-0765
Zoning	NC3P-65 (M1)
Urban Village	Aurora-Licton Springs Residential



PARCEL DETAIL

Parcel 1: 604640-0765

Land Area: 0.20 Acres (8,670 SF)

Tenant: Super America (Car Lot)

Term: 04/30/2027*

Current Rent: \$9,800/Month, NNN

Parcel 2: 604640-0785

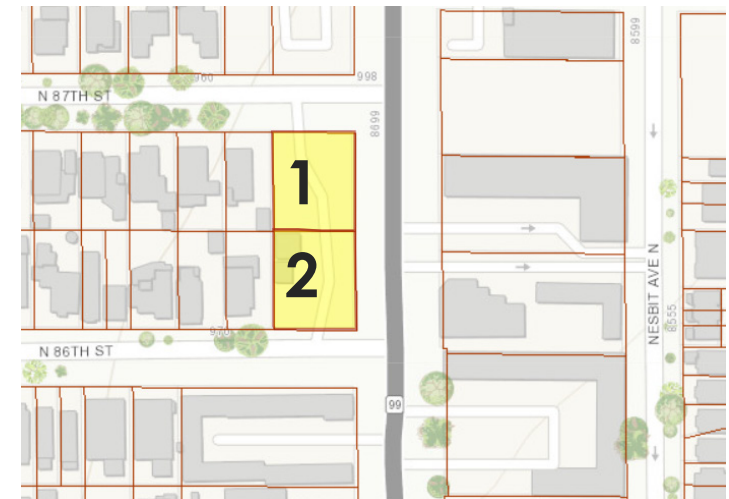
Land Area: 0.20 Acres (8,670 SF)

Tenant: Clear Channel (Billboard)

Term: February 9, 2015 - February 9, 2040*

Current Rent: \$1,666.67/Month

Note: *Landlord Termination Clause



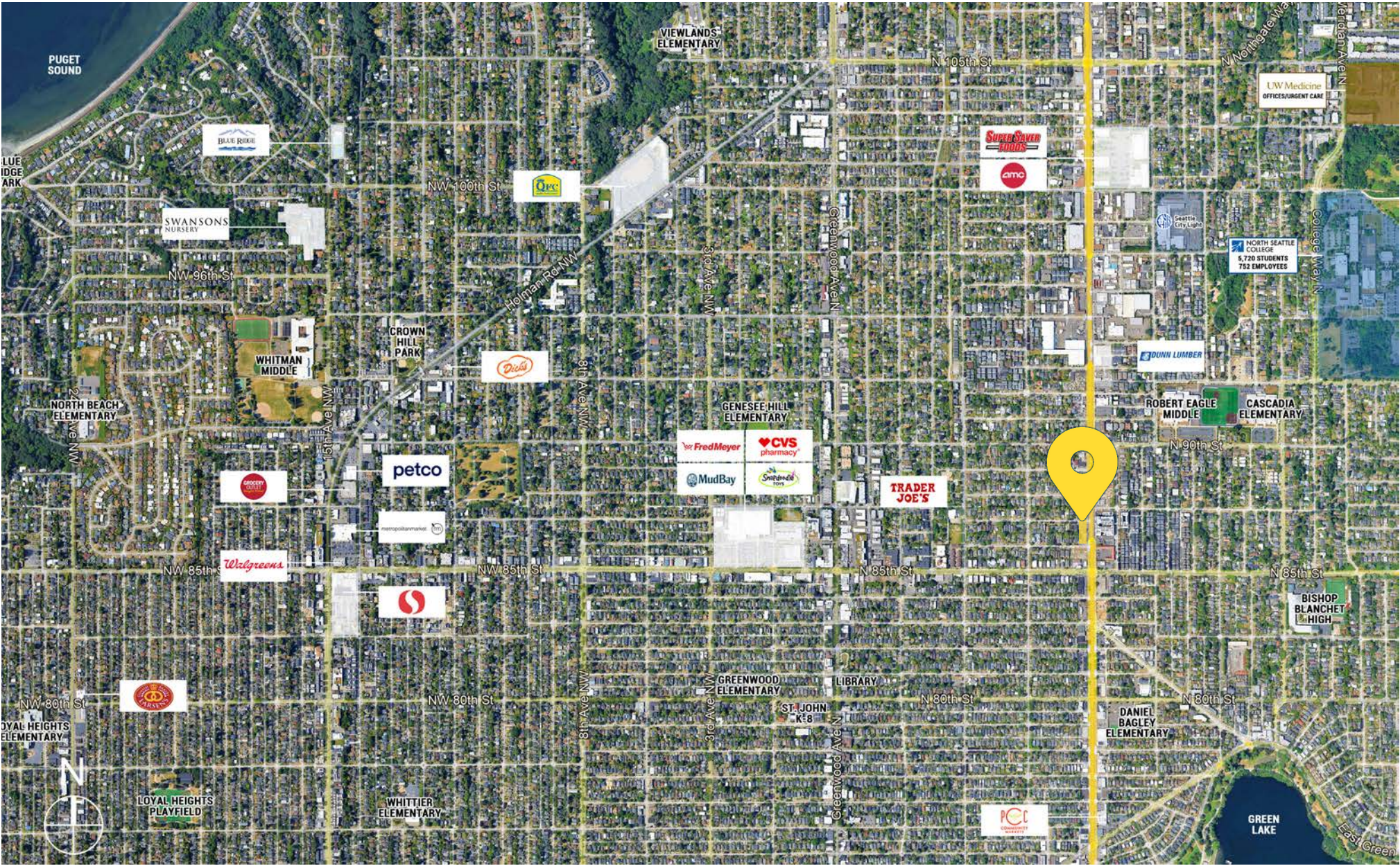
CLICK FOR
Permitted Uses



CLICK FOR
Design Standards

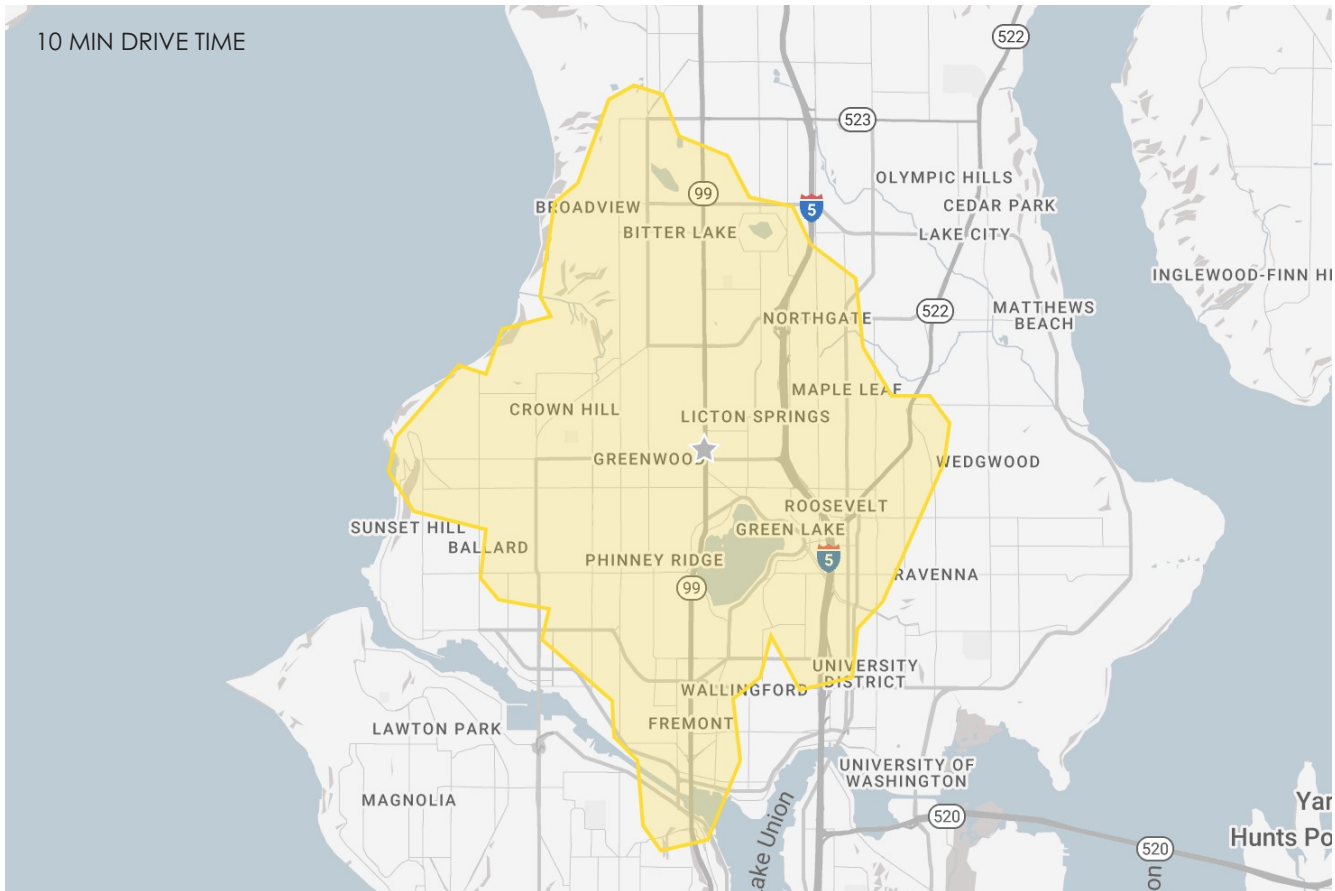


LOCATION AERIAL



DEMOGRAPHICS

Seattle, the Pacific Northwest's largest city, is known for its stunning natural surroundings and thriving economy, particularly in technology, alongside maritime and aerospace industries. This economic strength attracts a skilled workforce and fosters a dynamic urban environment. Seattle boasts a rich cultural scene, numerous parks, and diverse neighborhoods, each with a unique character. Greenwood, with its family-friendly atmosphere and convenient urban access, exemplifies the appealing diversity of Seattle's residential areas, contributing to the city's overall desirability as a place to live and work. This growing demand for retail and residential space makes Greenwood a sought-after mixed-use development area, offering residents an urban-suburban blend with an easy 15-minute commute to downtown Seattle. The strong sense of community is reflected in the high rate of homeownership.



172,177

POPULATION
10 MIN DT



81,520

NO OF HOUSEHOLDS
10 MIN DT



\$195,861

AVERAGE HH INCOME
10 MIN DT



\$986,541

MEDIAN PROPERTY VALUE
10 MIN DT



36.5

YEARS OLD
MEDIAN AGE



\$4.94B

TOTAL NON-RETAIL
EXPENDITURE



91,826

DAYTIME ADJ. POPULATION
10 MIN DT



31,916

AURORA AVENUE N
ADT



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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