

300 NE 45TH STREET, SEATTLE, WA FOR SALE



RARE COMMERCIAL PROPERTY WITH COVERED PARKING

EXECUTIVE SUMMARY



300 NE 45th Street is a well-maintained, two-story commercial building in Seattle's Wallingford neighborhood, offering 7,555 rentable square feet on a prominent corner location. The property features rare on-site structured parking and will be delivered vacant, providing flexibility for both owner-users and investors.

- 7,555 SF office/retail building on a 0.13-acre corner parcel
- Ground-level structured parking with 10 off-street stalls
- Flexible layout for single or multi-tenant use
- Delivered vacant for immediate occupancy or repositioning
- Located on NE 45th Street with ~27,000 vehicles per day
- Excellent visibility with easy access to I-5
- Surrounded by strong demand drivers including UW, Fremont Tech Hub, and University Village
- Zoned NC3P-55(M) with long-term redevelopment potential

This property offers a rare combination of location, flexibility, and future upside in one of Seattle's most established neighborhood commercial corridors.

OVERVIEW

Price	\$3,600,000 (\$476/SF)	Floors	2
Address	300 NE 45th St, Seattle, WA 98105	Year Built / Renovated	1986 / 2000
Building Size	7,555 SF	HVAC	Heat Pump & Forced Air
Lot Size	5,720 SF	Zoning	NC3P-55(M)
Covered Parking	10 spaces	Parcel No.	189000-0140

PROPERTY AERIAL



INVESTMENT HIGHLIGHTS



PROMINENT LOCATION

Adjacent to Seattle's premier University District



MODERN INFRASTRUCTURE

Recently updated



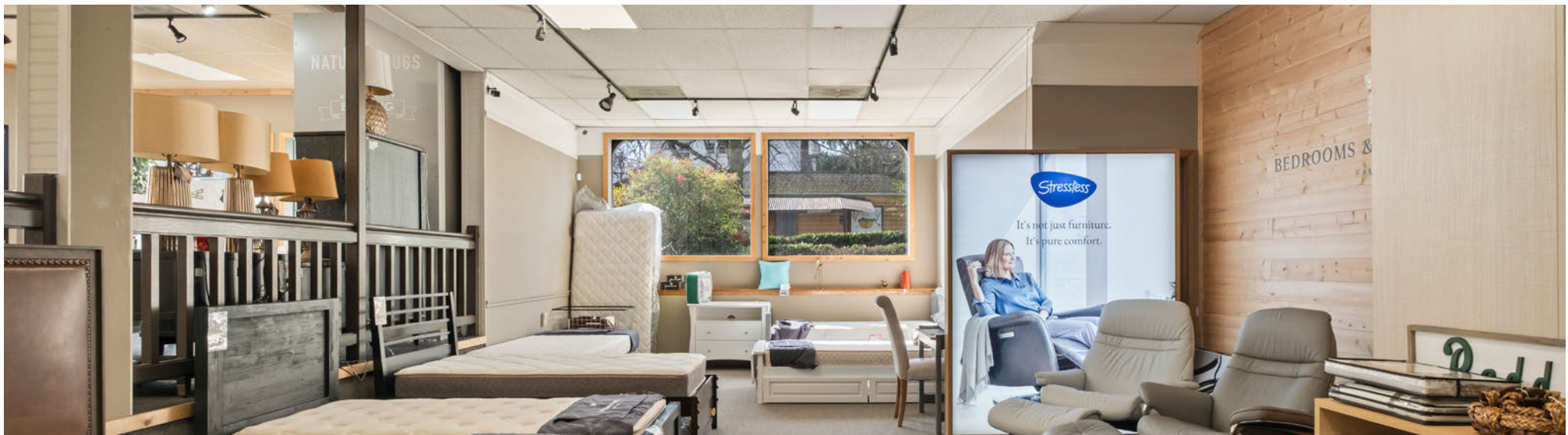
FLEXIBLE LAYOUT

7,555 SF configure to your needs



EXCEPTIONAL ACCESS

To public transportation and I-5



THE INVESTMENT

RARE OFF-STREET PARKING

10 secured structured stalls – an exceptional amenity for any commercial building in this submarket.

FLEXIBLE FLOORPLANS

Both floors can be configured for a single occupant or demised for multiple tenants, supporting a wide range of business types.

PRIME CORNER LOCATION

Sits at NE 45th & Latona – a high-traffic retail corridor with 27,000 vehicles passing daily, two blocks from I-5.

DELIVERED VACANT

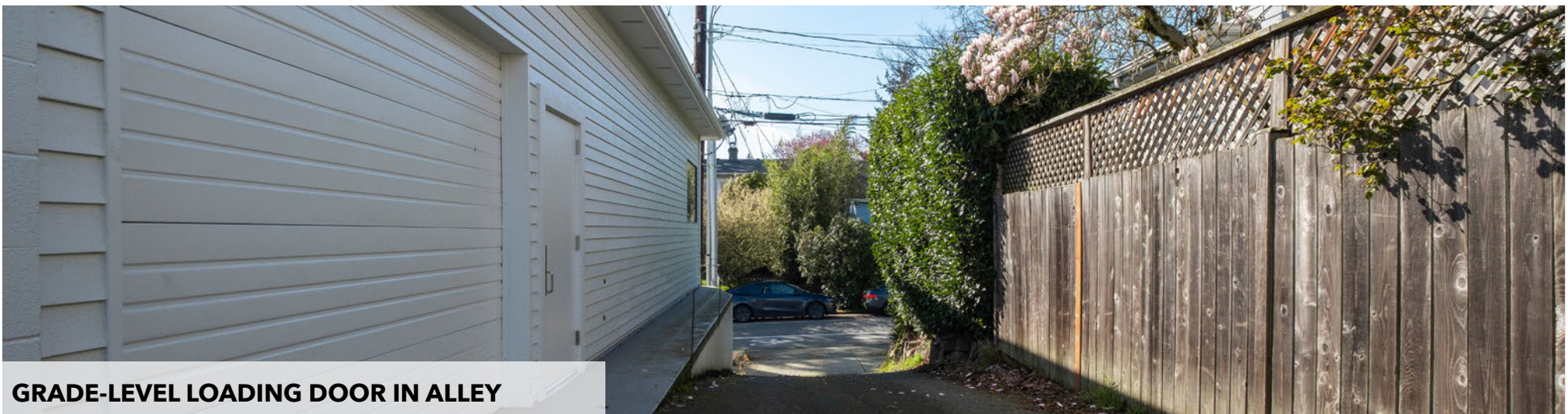
Current furniture showroom tenant will vacate prior to closing, giving the buyer immediate control.

FAVORABLE ZONING: NC3P-55(M)

Neighborhood Commercial 3 zoning permits retail, office, and mixed-use up to 55 ft, supporting future repositioning.

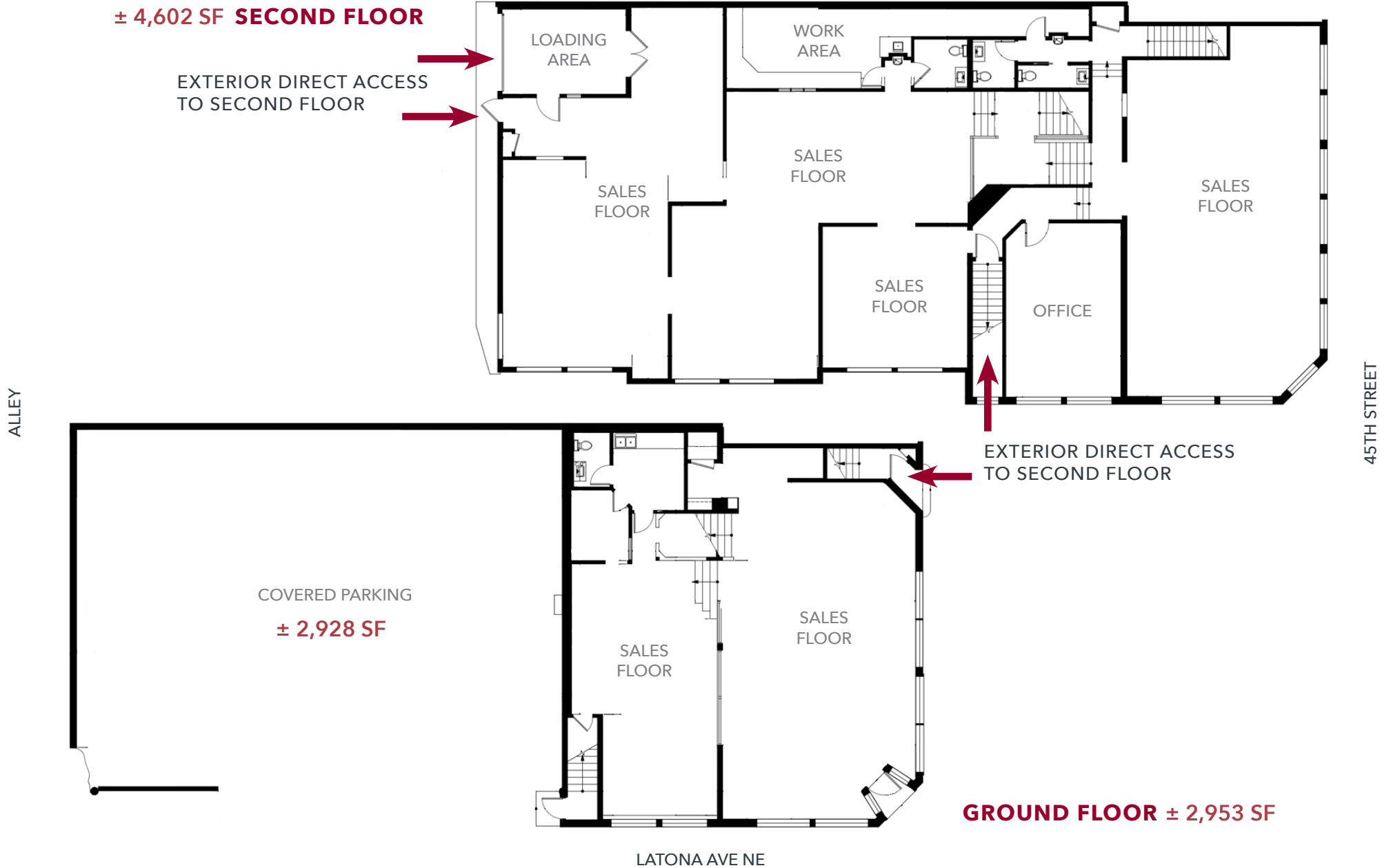
AFFLUENT, GROWING TRADE AREA

Average household income exceeds \$121K within 1 mile, growing to \$160K+ within 3 miles, with population expanding through 2029.



GRADE-LEVEL LOADING DOOR IN ALLEY

FLOOR PLANS



PHOTOS | EXTERIOR



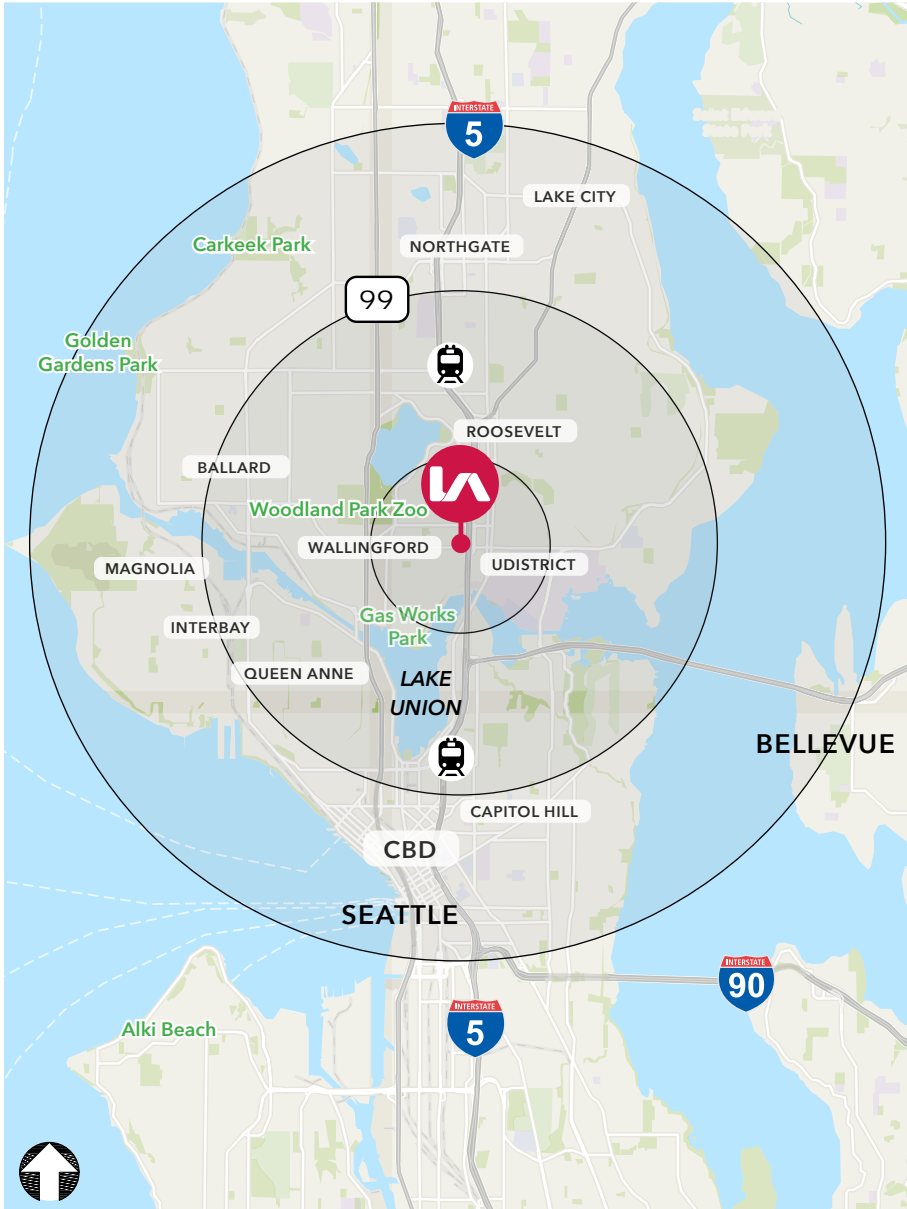
PHOTOS | INTERIOR



LOCATION OVERVIEW | SURROUNDING AMENITIES



DEMOGRAPHICS | NORTH SEATTLE



POPULATION	1 MILE	3 MILES	5 MILES
2020 Population	54,482	293,113	539,390
2024 Population	56,841	312,908	580,888
2029 Population Projection	59,204	327,954	609,960
Annual Growth 2024-2029	0.8%	1.0%	1.0%
Median Age	29.2	35.4	36.7

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	22,054	148,696	286,463
2029 Household Projection	23,135	156,346	301,752
Annual Growth 2024-2029	1.0%	1.0%	1.1%
Average HH Size	2	1.9	1.9
Average HH Income	\$121,029	\$160,641	\$154,961

NEARBY CONSUMERS | SPENDING & EMPLOYMENT

CONSUMER SPENDING	1 MILE	3 MILES	5 MILES
Apparel	\$35,033,446	\$264,570,125	\$495,216,094
Entertainment, Hobbies, & Pets	\$96,151,769	\$803,191,111	\$1,501,984,990
Food & Alcohol	\$192,593,088	\$1,494,621,407	\$2,803,611,087
Household	\$112,048,238	\$962,145,645	\$1,790,069,265
Transportation & Maintenance	\$157,495,766	\$1,231,656,218	\$2,300,634,004
Health Care	\$28,423,580	\$242,306,302	\$455,760,242
Education & Daycare	\$54,616,258	\$471,606,041	\$867,678,249

DAYTIME EMPLOYMENT	1 MILE		3 MILES		5 MILES	
	EMPLOYEES	BUSINESSES	EMPLOYEES	BUSINESSES	EMPLOYEES	BUSINESSES
Service-Producing Industries	18,843	2,784	144,719	21,717	388,520	47,733
Trade Transportation & Utilities	1,699	250	14,958	1,663	33,030	3,373
Information	651	46	5,259	384	18,447	987
Financial Activities	2,269	239	11,635	1,710	45,098	4,380
Professional & Business Services	2,134	319	40,868	2,607	84,199	6,869
Education & Health Services	7,698	1,333	42,889	11,914	116,262	24,387
Leisure & Hospitality	2,904	271	19,407	1,645	50,276	3,452
Other Services	1,403	315	8,364	1,717	21,810	3,789
Public Administration	85	11	1,339	77	19,398	496
Goods-Producing Industries	1,166	130	10,658	1,119	23,372	2,143
Natural Resources & Mining	77	10	233	46	432	86
Construction	604	71	4,533	647	10,693	1,293
Manufacturing	485	49	5,892	426	12,247	764
Total Daytime Employment	20,009	2,914	155,377	22,836	411,892	49,876

LEASE VS OWN

300 NE 45TH ST - 7,555 SF | SBA 504 | 10% DOWN (\$360K) | 6.0% / 25YR

FINANCING / BASE RENT	OWN	LEASE ALTERNATIVE
Debt Service \$3,240,000 loan 6.0% 25yr - \$20,873/mo	\$20,873	-
Market Base Rent ~\$30/SF/yr est. for comparable retail/office	-	\$18,888
OPERATING EXPENSES		
Property Taxes Est. ~1.1% of assessed value/yr	\$3,300	\$3,300
Insurance \$6,000/yr	\$500	\$500
Maintenance Reserve ~ \$1/SF/yr	\$630	\$630
Total Monthly Cost	\$25,303	\$23,318
Monthly Principal Paydown	-\$5,292	
Effective Cost After Equity Offset	\$20,013	\$23,318

Note: Lease alternative includes NNN pass-throughs (taxes, insurance, maintenance) added back for apples-to-apples comparison. Depreciation and interest deductions not reflected – both reduce effective ownership cost further. Consult your tax advisor.

Contact listing agent for tours. Do not disturb tenant. Offers accepted on a rolling basis.

For more information, please contact:

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