

HISTORIC MILITARY ROAD

INVESTMENT AND DEVELOPMENT SITE

OFFERING MEMORANDUM



11244 & 11250 Military Rd S, Burien WA

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15

MINUTES TO
DOWNTOWN SEATTLE



1100

COMMEMORATIVE WWI ELMS
PLANTED ON DES MOINES
MEMORIAL DRIVE



101

YEARS SINCE THE
FOUNDING OF RAINIER
GOLF & COUNTRY CLUB



2000

FOOT LONG SOUTH PARK
BRIDGE ART RAILING MADE
UP OF UPCYCLED ELEMENTS
FROM ORIGINAL 1931 BRIDGE

Historic Military Road Investment and Development Site

Executive Summary



Between 2013 and 2020, Burien's average 2-bedroom rents increased 45 percent, while median sales prices increased 103 percent. Burien has the second highest home prices in the South King County sub-region.

- Burien Housing Action Plan, www.burienwa.gov

"Hipster havens tend to move about – hipness is rather ephemeral, always on the move: Capitol Hill, Georgetown, even Ballard. Brooklyn became shorthand for that in the early '00s, and various Seattle neighborhoods have been given the moniker. Burien also was bestowed the tag a few years back.... It's hip, however, in its historic unhipness."

Knute Berger, Burien: The Newest New Brooklyn, *Seattle Magazine*, December 2018

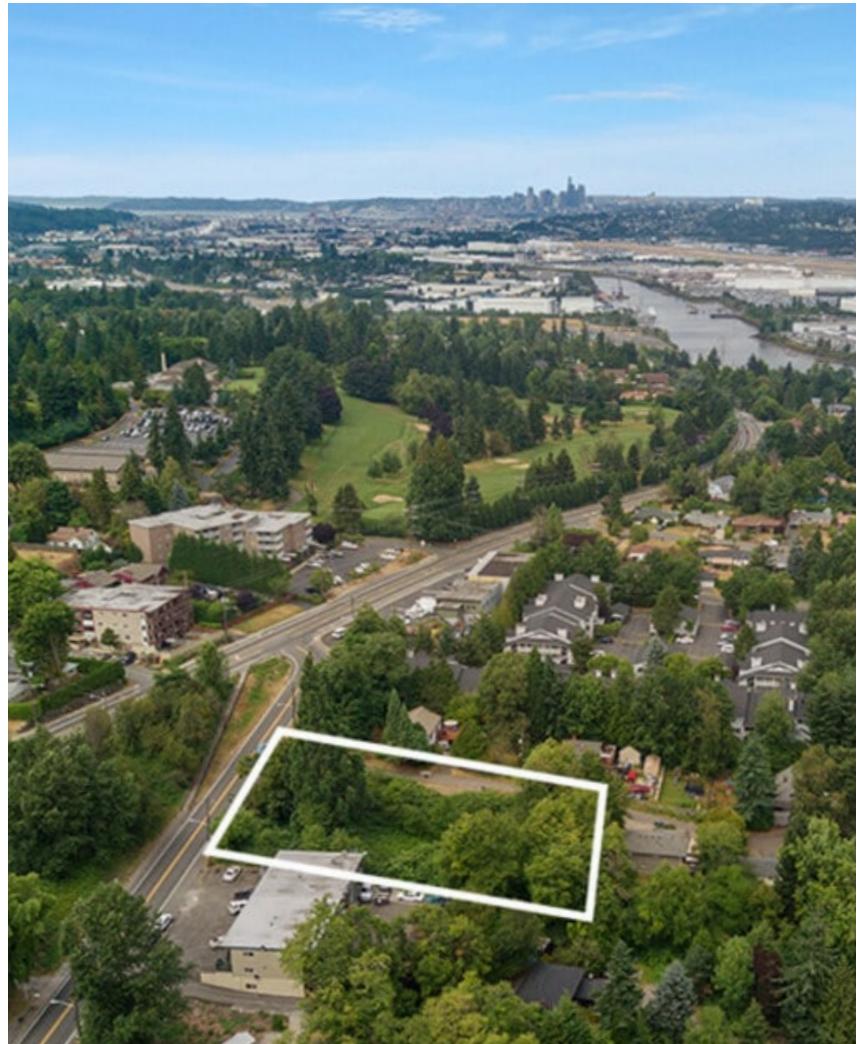
"If your ideal Friday night is more 'Gilmore Girls'- wholesome than rideshare-congested and shouty – or if you're just kind of over the entire Pike/Pine corridor on Capitol Hill – Burien can be a charming alternative to the crowded nightlife zones of Seattle...."

Megan Burbank, Burien Pizzeria Serves up ... a Charming Neighborhood Vibe, *Seattle Times*, March 5, 2020

The Offering

Address	11244 & 11250 Military Rd S, Burien
Price	\$785,000
Submarket	City of Burien
Total Lot Size	34,163 SF / 0.784
Parcel 9287 (11244 Military Rd)	21,393 SF
Parcel 9481 (11250 Military Rd)	12,769 SF
Zoning	MU-1
Linear Feet of Street Frontage	175
2024 Assessed Property Taxes	\$9,111
Potential Development Options	Townhouses, Apartments
Potential New Residential Units	22

You are invited to consider, for investment or development, two adjacent lots totaling 34,163 SF, in a prime corner location at the northern edge of the rapidly growing, business-friendly City of Burien, just 8 miles south of downtown Seattle and 5 miles north of Sea-Tac Airport. Zoned MU-1 (Mixed-Use 1), the assembled lot borders a single-family zone and shares easement access with two single-family homes to the east. With the recent shift to MU-1 zoning, the site's potential has expanded beyond residential development to include a mix of residential and commercial uses, positioning it as an ideal candidate for a walkable, community-focused project. The flexible zoning allows for mid-rise apartment buildings, live/work units, neighborhood retail, and office spaces, creating a well-integrated urban environment.



Potential New Residential Units

22

Land Square Footage

34,163

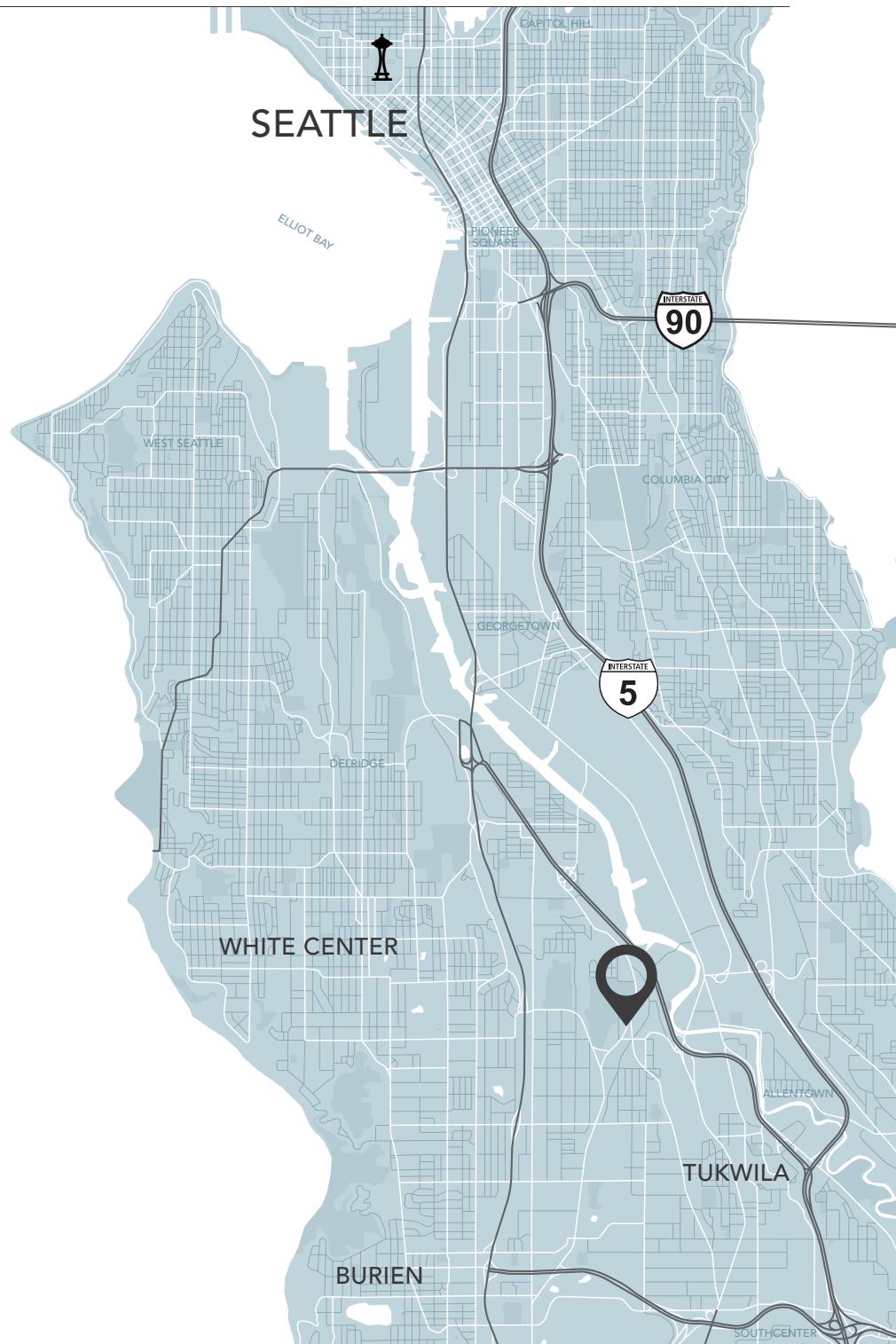
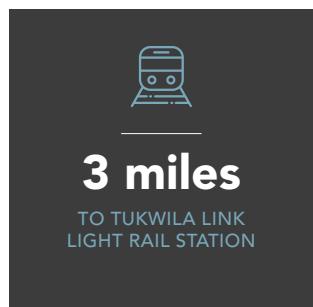
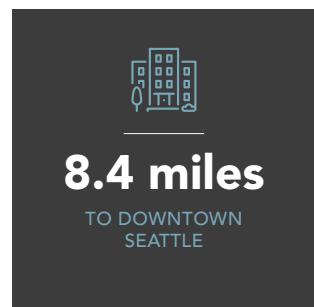
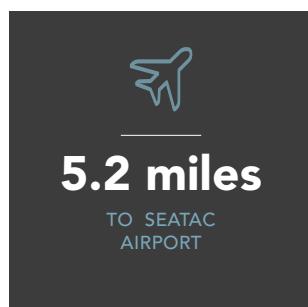
Linear Feet of Street Frontage

175

Close to Everything

Burien represents the best of all possible worlds, the cozy intimacy of a vibrant and diverse historic town with a bustling food and arts scene and magnificent shoreline, major stores and services in the neighboring White Center and Tukwila retail corridors, and multiple commuting routes along I-5, I-405 and SR-509 to major Seattle-area employers. The newly built South Park Bridge across the Duwamish River, with spectacular repurposed architectural artwork by Barbara Gryutis, provides swift access to bohemian Georgetown, gritty-chic SoDo, the Stadium District, home of the mighty Seahawks, and cosmopolitan downtown Seattle. Less than 10 minutes away, Sea-Tac International Airport, the ninth busiest airport in the US, receives a high volume of passenger and cargo traffic. The Port of Seattle and Port of Tacoma, both close by, together comprise the fourth largest container gateway in North America. Burien's central location offers easy connections to the region and the world, with brief travel times to jobs and entertainment and a correspondingly relaxed living pace.

For a sustainable, car-free lifestyle, choose Link light rail at Tukwila station or the RapidRide bus to downtown Seattle. A funded planning study is currently investigating the feasibility of a Link light rail station in Burien, with connections to West Seattle and downtown Seattle.



Historic Military Road Investment and Development Site

The Property

The Asset

Nestled on a verdant corner site with 175 feet of frontage along historic Military Road, this rectangular property gently slopes eastward. While a house once stood here over 20 years ago, utilities remain readily available. Now zoned MU-1, this property supports a broader range of development options beyond traditional multifamily housing. Mixed-use developments, apartment buildings with ground-floor commercial space, boutique retail, and live/work townhomes are all viable possibilities. With this zoning change, developers can capitalize on Burien's growing demand for high-density, transit-oriented housing and vibrant commercial corridors.

Vertical construction on this site promises stunning views of the Cascades and downtown Seattle. Preliminary feasibility studies by Build LLC and a land survey are available in the Development section, offering a foundation for planning, while buyers are encouraged to explore the feasibility of their preferred development vision.

The surrounding Boulevard Park community boasts a rich array of amenities, enhancing residents' quality of life. Its proximity to job centers—including downtown Seattle via the First Avenue Bridge, SeaTac Airport, and the Tukwila Amazon Fulfillment Warehouse—makes it highly desirable for both homeowners and renters seeking convenience and accessibility. Additionally, nearby recreational options such as Glen Acres Golf & Country Club and Burien's extensive parks system, encompassing over 365 acres of parks and open space

Burien WA, further enhance the area's appeal. The community's mix of newly constructed apartments and for-sale townhomes underscores strong market demand and provides builders with confidence in the site's potential (see Comparables section below).



PROPERTY HIGHLIGHTS

Verdant corner site

Wide frontage on Military Rd

Gently sloping lot

No existing building on site

Utilities available

Zoned for mix-use development

Borders single-family zone

Potential for Mid-rise apartments (5 stories)

Potential for dazzling views

Easy arterial access



MU-1 ZONING

Newly designated MU-1 zoning allows a more dynamic mix of residential and commercial uses.



RAPID POPULATION GROWTH

Projected growth for Burien from 49,371 in 2015 to 57,317 in 2035.



APPRECIATING SUBMARKET

Over 10% market rent increase forecast in Burien in the next 3 years.



UP TO 37 NEW HOMES

Develop medium-to-high-density apartments and/or townhouses.

Historic Military Road Investment and Development Site

Location

Investing in the Greater Seattle Area

A nationally ranked Top Five investment market, Seattle boasts a strong and resilient economy. Economic growth fuels a thriving market in which the demand for rental units and new homes is expected to continue increasing. As they do in Manhattan and in the peninsular Bay Area, geographic and topographic barriers limit Seattle's land supply and concentrate demand in thriving urban villages and neighboring suburbs.

Over the last decade the Puget Sound region has outperformed the nation in employment, population, and personal income growth and enjoyed a commensurately low employment rate. A distinctly diverse, skilled, and educated workforce attracts high-profile corporations, both established and burgeoning, and the area has long been home to top-ranked research institutions.



The Submarket

The second fastest growing city in King County (surpassed only by Kirkland), Burien projects a population increase from 49,371 in 2015 to 57,317 in 2035. City leaders have forged shrewd alliances with the Port of Seattle, WSDOT, Highline College and private investors to support downtown redevelopment and generate economic growth. Burien prides itself on a Business Retention and Expansion (BRE) program, ensuring a low cost of doing business within the city, with a business and occupation tax rate less than half of Seattle's. Burien's pro-development stance is reinforced by the recent transition to MU-1 zoning, designed to stimulate mixed-use corridors and transit-oriented growth. This zoning change further enhances the city's reputation as a hub for innovation, encouraging dynamic developments that blend housing, business, and urban convenience. For developers and property owners constructing a new building, design review is conducted in-house, rather than in public committees, thus saving valuable time in the permitting process.



Transit Times to Major Employment Nodes

22 MINUTES

15 MINUTES

17 MINUTES

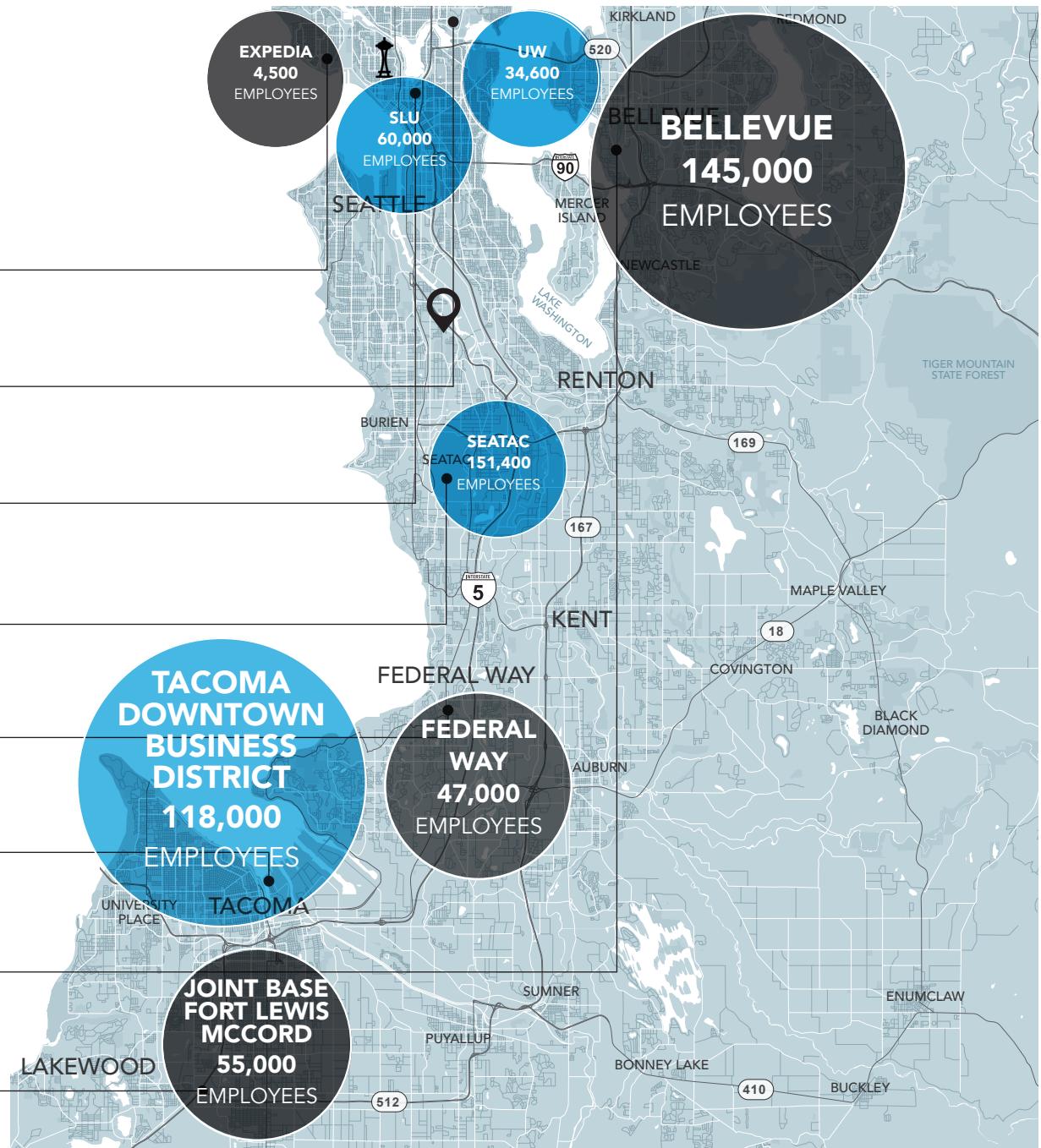
8 MINUTES

8 MINUTES

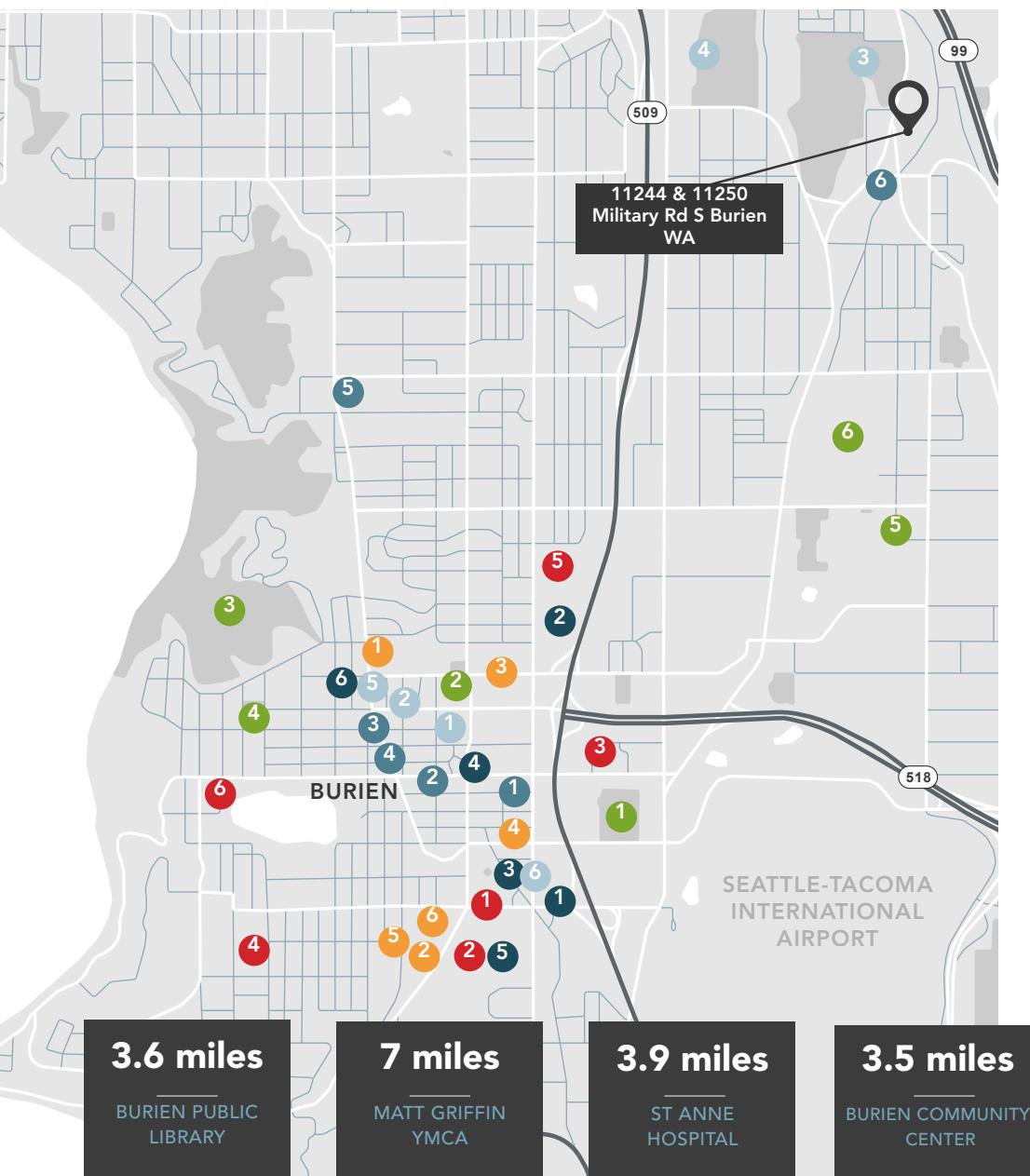
30-40 MINUTES

20 MINUTES

40-50 MINUTES



Neighborhood Amenities



Restaurants, Cafes & Bars

- 1. Burien Fish House
- 2. Bakery Nouveau
- 3. Taqueria La Estacion
- 4. Taqueria el Rinconsito
- 5. Birreria Tijuana
- 6. Amazonia Cafe

Grocery / Shopping

- 1. PCC Community Market
- 2. Trader Joe's
- 3. Fred Meyer
- 4. Red Apple
- 5. CVS
- 6. Walgreens

Parks

- 1. Lakewood Park
- 2. Cesar Chavez Park
- 3. Duwamish Waterway Park
- 4. Rainier Beach Playfield
- 5. Seathurst Park
- 6. North SeaTac Park & Ball Fields

Fitness

- 1. Planet Fitness
- 2. InUlrane fitness
- 3. LA Fitness
- 4. Reconnect Fitness
- 5. Rainier Golf & Country Club
- 6. Glen Acres Golf Club

Medical

- 1. SeaMar Burien Medical Clinic
- 2. St Anne Hospital/CHI Franciscan
- 3. Kaiser Permanente Burien
- 4. Sound Integrated Health
- 5. Northwest Pain Management & Rehab
- 6. Highline Medical Group

Schools

- 1. Three Tree Montessori School
- 2. Sylvester Middle School
- 3. Highline High School
- 4. Gregory Heights Elementary
- 5. Kennedy Catholic High School
- 6. St. Francis of Assisi School

[View Interactive Map](#)

11244 & 11250 MILITARY RD S, BURIEN WA



Brooklyn on the Sound

A young city (incorporated 1993), Burien nevertheless boasts a rich history. Continuously inhabited by Nisqually, Duwamish, Puyallup and other Coast Salish peoples for 6000 years before the coming of White settlers in the 1850s, the Highline area (which includes White Center, Burien, Normandy Park, SeaTac and parts of Des Moines) nurtured a prosperous and advanced non-agricultural civilization for hundreds of generations. The land's first inhabitants fished, hunted, gathered cranberries from the plentiful bogs, built cedar canoes and longhouses, and created sophisticated artifacts. The first settlers were loggers; reminders of their work can still be seen in the massive stumps of first-generation cedars and Douglas firs in Seahurst Park. Later residents farmed the land or journeyed from Seattle for the weekend, at a time when transportation was mostly maritime. Over time, with the advent of the automobile, the construction of highways, the rise of aeronautical giant Boeing, and national and local demographic changes, Highline saw an influx of new denizens from all walks of life. They continue to come – to work at SeaTac Airport or Boeing, or to escape Seattle's inflated real estate, gridlocked roads and faster pace of life.





The Highline Heritage Museum preserves and celebrates this history, in the picturesque mid-century setting of downtown Burien, surrounded by independent businesses and innovative eateries. “In suburban Seattle, downtown Burien is on the rise,” declared the New York Times in 2018, “thanks in part to several outposts of popular Seattle spots.” These include Bakery Nouveau, consistently ranked among the best French bakeries on the West Coast, which established its flagship branch in Burien in 2018, complete with an enormous chocolate-maker reminiscent of Willy Wonka. Smarty Pants Garage, another spinoff of a Seattle original, serves giant hoagies and “creative” Bloody Marys. Catch an indie movie while you sip a cocktail at the beloved subterranean Tin Theatre; shop for local pottery at Sitka Living and collectible Matchbox cars at the Electric Train Shop; order the salmon tacos with mango salsa at the classic Burien Fish House; join the Jane Austen book club at the remarkably successful Page 2 Books. Quirky and laid-back, Burien’s thriving business district caters to every taste. A slew of excellent Mexican restaurants has recently put Burien on the map as a destination for regional Mexican cooking. For home cooks, the recently completed southernmost branch of the Puget Sound chain PCC Natural Markets provides fresh, local, organic ingredients ready for any culinary adventure.

Burien offers the delights of nature as well. The jewel of Burien’s park system, 178-acre Seahurst Park boasts a 2000-foot saltwater beach, miles of trails and a wildlife habitat with eagles, herons, woodpeckers, pheasants and owls. Hike or picnic in the park – or try scuba diving off Three Tree Point south of Seahurst, sacred to Coast Salish peoples.



A FORGOTTEN CONNECTION

Military Road and The American Civil War: A Forgotten Connection

In 1857 the US Congress, at the urging of then Secretary of War Jefferson Davis, approved \$35,000 for the construction of a road to move men and supplies between Fort Steilacoom (near present-day Tacoma) and a planned fort near Bellingham. Army personnel and local guides surveyed the densely forested terrain and constructed a narrow route that meandered from one lake to another, to provide refueling spots for horse-drawn buggies. Among the junior officers posted in Washington Territory and involved in the construction of Military Road were Ulysses Grant, Philip Sheridan, George McClellan and George Pickett. 1860 saw the completion of Steilacoom-Seattle portion of the road – and the election of Abraham Lincoln as President. When war broke out the following year, Grant, Sheridan and McClellan assumed posts in the Union Army, Grant eventually rising to the rank of General, while Pickett, a Southerner, joined the Confederate Army. The US Secretary of War, Jefferson Davis, became President of the Confederacy. As you travel up and down your part of Military Road, consider that Ulysses Grant might have mapped it for you!





18 Minutes to Downtown Seattle

11250 Military Rd S

Historic Military Road Investment and Development Site

Demographics

Demographics

RADIUS 

1 MILE

3 MILE

5 MILE

Population

2029 Projection	10,658	134,342	290,319
2024 Estimate	10,628	133,328	288,716
2020 Census	10,973	134,290	293,844

Growth 2024 - 2029	0.28%	0.76%	0.56%
Growth 2020 - 2024	-3.14%	-0.72%	-1.75%

Households by Marital Status

Married	1,383	18,791	45,258
Married No Children	821	10,938	26,935
Married w/Children	563	7,852	18,324

2024 Population by Education

8,433**104,633****229,571**

Some High School, No Diploma	1,474 17.48%	17,720 16.94%	27,535 11.99%
High School Grad (Incl Equivalency)	1,952 23.15%	21,451 20.50%	41,787 18.20%
Some College, No Degree	2,329 27.62%	28,739 27.47%	59,392 25.87%
Associate Degree	806 9.56%	9,567 9.14%	19,180 8.35%
Bachelor Degree	1,359 16.12%	19,081 18.24%	53,019 23.09%
Advanced Degree	513 6.08%	8,075 7.72%	28,658 12.48%

RADIUS 	1 MILE	3 MILE	5 MILE
2024 Worker Travel Time to Job			
2024 Worker Travel Time to Job	5,320	67,489	141,196
<30 Minutes	2,988 56.17%	34,466 51.07%	72,320 51.22%
30-60 Minutes	1,771 33.29%	26,075 38.64%	55,606 39.38%
60+ Minutes	561 10.55%	6,948 10.30%	13,270 9.40%
2020 Households by HH Size			
	4,076	48,415	112,502
1 - Person Households	1,265 31.04%	13,184 27.23%	32,029 28.47%
2 - Person Households	1,196 29.34%	14,601 30.16%	36,485 32.43%
3 - Person Households	617 15.14%	7,938 16.40%	17,826 15.85%
4 - Person Households	459 11.26%	6,232 12.87%	14,039 12.48%
5 - Person Households	282 6.92%	3,339 6.90%	6,403 5.69%
6 - Person Households	138 3.39%	1,623 3.35%	3,038 2.70%
7 - Person Households	119 2.92%	1,498 3.09%	2,682 2.38%
2024 Average Household Size	2.60	2.60	2.50
2024 Households by HH Income			
	3,904	47,714	109,525
<\$25,000	513 13.14%	7,181 15.05%	15,424 14.08%
\$25,000 - \$50,000	708 18.14%	8,315 17.43%	15,496 14.15%
\$50,000 - \$75,000	823 21.08%	7,754 16.25%	15,570 14.22%
\$75,000 - \$100,000	612 15.68%	5,358 11.23%	11,226 10.25%
\$100,000 - \$125,000	318 8.15%	5,512 11.55%	12,771 11.66%
\$125,000 - \$150,000	398 10.19%	3,926 8.23%	8,851 8.08%
\$150,000 - \$200,000	324 8.30%	4,884 10.24%	12,048 11.00%
\$200,000+	208 5.33%	4,784 10.03%	18,139 16.56%
2024 Avg Household Income	\$90,477	\$101,778	\$119,776
2024 Med Household Income	\$72,582	\$77,832	\$93,422

RADIUS 	1 MILE	3 MILE	5 MILE
2024 Occupied Housing	3,904	47,713	109,523
Owner Occupied	1,919 49.15%	23,615 49.49%	58,671 53.57%
Renter Occupied	1,985 50.85%	24,098 50.51%	50,852 46.43%
2020 Housing Units	4,259	52,011	120,156
1 Unit	2,185 51.30%	32,219 61.95%	76,552 63.71%
2 - 4 Units	374 8.78%	3,488 6.71%	7,941 6.61%
5 - 19 Units	805 18.90%	7,776 14.95%	15,184 12.64%
20+ Units	895 21.01%	8,528 16.40%	20,479 17.04%
2024 Housing Value	1,918	23,616	58,671
<\$100,000	65 3.39%	553 2.34%	1,352 2.30%
\$100,000 - \$200,000	65 3.39%	561 2.38%	1,009 1.72%
\$200,000 - \$300,000	132 6.88%	1,150 4.87%	1,899 3.24%
\$300,000 - \$400,000	358 18.67%	2,560 10.84%	4,140 7.06%
\$400,000 - \$500,000	403 21.01%	4,492 19.02%	7,700 13.12%
\$500,000 - \$1,000,000	862 44.94%	12,888 54.57%	33,363 56.86%
\$1,000,000+	33 1.72%	1,412 5.98%	9,208 15.69%
2024 Median Home Value	\$90,477	\$101,778	\$119,776

Historic Military Road Investment and Development Site
Development

Development Potential

Up to 22 new apartment homes or a mixed-use development, with potential for sweeping views of the Cascades and the Seattle Skyline, could be constructed on this well-located property with easy access to arterial routes and urban amenities. The City of Burien's pro-development policies and recent zoning update to MU-1 significantly expand development possibilities, now allowing for mid-rise residential, ground-floor retail, office space, and live/work units. This change aligns with Burien's vision for transit-oriented growth, increasing the site's long-term value and versatility.

Per preliminary feasibility studies by Build LLC prior to the zoning change in January 2025 and a land survey, three potential options include the construction of a townhome development, an 18-unit apartment, or a 22-unit mixed-use complex with residential and commercial elements.

The property also lies in a federally designated HUBZone area, offering an excellent

opportunity for a long-term tenant Government Contractor or an Owner/User Government Contractor seeking HUBZone location status.

Address	11244 & 11250 Military Rd S
List Price	\$785,000
Municipality	Burien
County	King
Combined Lot Size	34,163 SF
Zoning	MU-1
2021 Property Taxes	\$7,079



Option 1 – 12 Townhomes

Construct 12 spacious three-bedroom 2,000-SF townhomes each including a two-car garage.

PROPOSED TOWNHOUSE INFO

(12) Townhouses proposed in this option.

Each townhouse contains:

- 2-car garage: 20' x 20'
- 3-beds, 3.5 baths
- 2,000-SF of conditioned space
- 3 exterior balconies

This exceptional tree can only be removed if it limits the site's constructable building coverage to less than 85% per BMC 19.15.

Without this tree, 2 more townhouses would fit. $12/14 = 86\%$.

$86\% > 85\%$, therefore the tree cannot be removed.

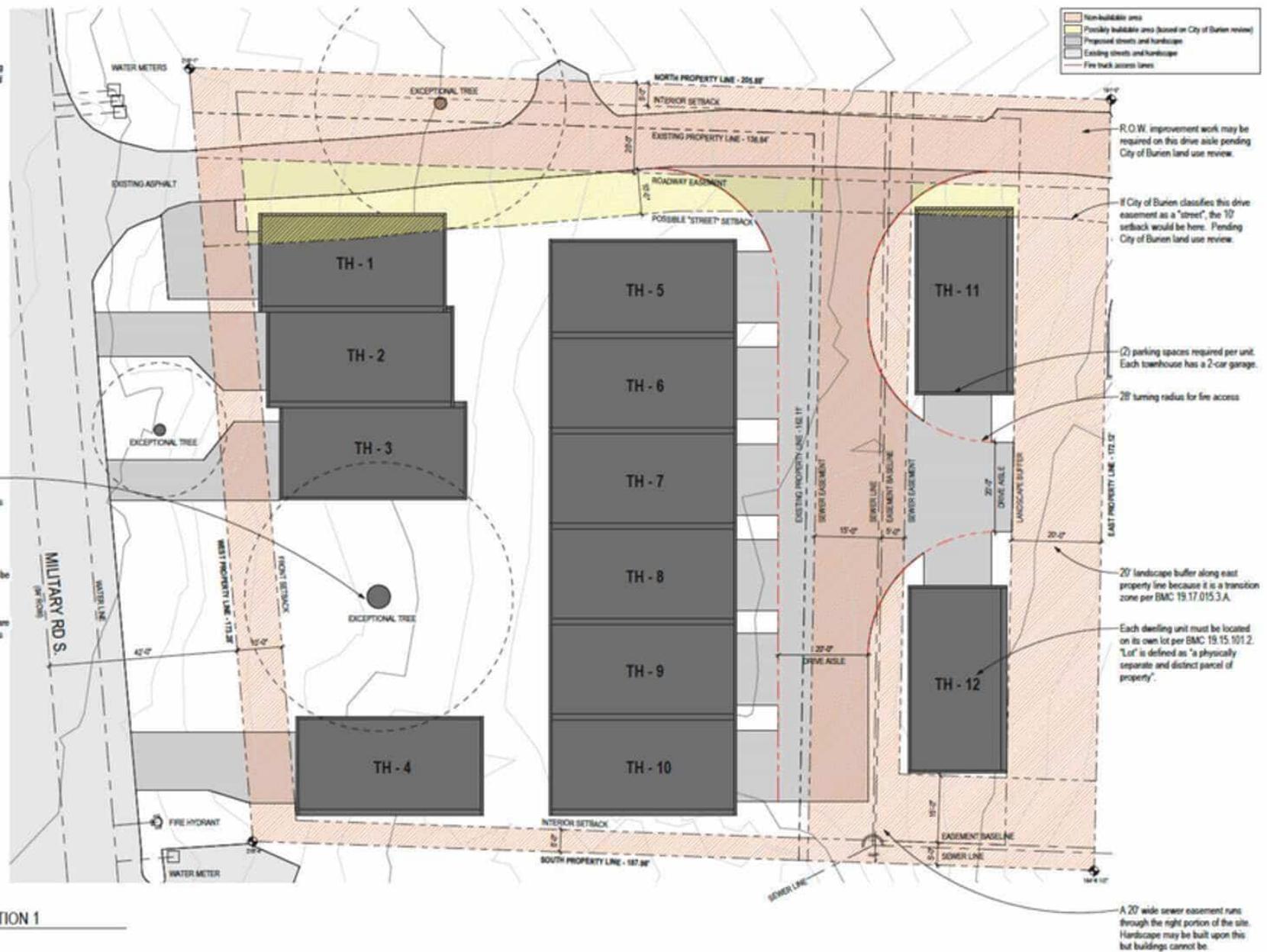
"NOTE" Only "Exceptional" trees are being shown on this site plan. There are over 45 non-Exceptional trees on this site.



The buyer is encouraged to explore specific development paths with professionally undertaken feasibility studies.

The property lies in a federally designated HUBZone area, offering an excellent opportunity for a long-term tenant Government Contractor or an Owner/User Government Contractor seeking HUBZone location status.

This study utilizes Bunien's current land use code and building code provisions but has not yet been reviewed by the authority having jurisdiction. Codes to be verified during design and permitting - all designs and allowances are pending approval by the City of Bunien.



The buyer is encouraged to explore specific development paths with professionally undertaken feasibility studies.

The property lies in a federally designated HUBZone area, offering an excellent opportunity for a long-term tenant Government Contractor or an Owner/User Government Contractor seeking HUBZone location status.

Option 2 – 18 Apartments

Construct a three-story, 13,500-SF, 18-unit apartment complete with 33 parking stalls and a generous amenity space centered around the property's exceptional tree

PROPOSED BUILDING INFO

- (18) Apartment units proposed in this option
- ~13,500-SF if circulation hallways are conditioned
- ~10,750-SF if circulation hallways are unconditioned
- (2) interior stair locations
- No elevator
- Mail room, bike storage room, solid waste room

APARTMENT UNIT INFO

Each apartment contains:

- 1 bed, 1 bath
- ~560-SF of conditioned space
- ~60-SF exterior balcony
- Washer/dryer

This exceptional tree can only be removed if it limits the site's constructable building coverage to less than 85% per BMC 19.15. An alternate site design would need to be demonstrated in order to prove that this tree is limiting building coverage to less than 85%.

NOTE Only "Exceptional" trees are being shown in this view. There are over 45 non-Exceptional trees on this site.

By keeping the tree, City of Bunen may allow an additional 10' of building height and reduce the required parking count on the site.



The buyer is encouraged to explore specific development paths with professionally undertaken feasibility studies.

The property lies in a federally designated HUBZone area, offering an excellent opportunity for a long-term tenant Government Contractor or an Owner/User Government Contractor seeking HUBZone location status.

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The property lies in a federally designated HUBZone area, offering an excellent opportunity for a long-term tenant Government Contractor or an Owner/User Government Contractor seeking HUBZone location status.

Option 3 –22 Apartments

Construct a four-story, 4,400 SF, 22-unit apartment building with rooftop deck, ground-level amenity space, and 33 parking stalls.

PROPOSED BUILDING INFO

- (22) Apartment units proposed in this option
- ~16,500-SF if circulation hallways are conditioned
- ~13,100-SF if circulation hallways are unconditioned
- (2) interior stair locations
- Roof deck amenity area
- No elevator
- Mail room, bike storage room, solid waste room

APARTMENT UNIT INFO

- Each apartment contains:
- 1-bed, 1-bath
- ~560-SF of conditioned space
- ~60-SF exterior balcony
- Washer/dryer



The buyer is encouraged to explore specific development paths with professionally undertaken feasibility studies.

The property lies in a federally designated HUBZone area, offering an excellent opportunity for a long-term tenant Government Contractor or an Owner/User Government Contractor seeking HUBZone location status.

This study utilizes Burien's current land use code and building code provisions but has not yet been reviewed by the authority having jurisdiction. Codes to be verified during design and permitting - all designs and allowances are pending approval by the City of Burien.

This "exceptional" tree can only be removed if it can be proven that keeping it reduces the site's buildable capacity to less than 85%.

By keeping the tree, City of Burien may allow an additional 10' of building height and reduce the required parking count on the site.

Outdoor amenity area: 3,980-SF
- Must have a minimum size of 800 square feet and minimum width and depth of 25 feet.

- Shall not be used for driveways, parking, or other vehicular use.
- Shall not be located in the required front setback or in an exterior setback abutting a single family residential zone.

City of Burien may require vehicular access to parking lot from Military Rd S here - to be determined in land use review.



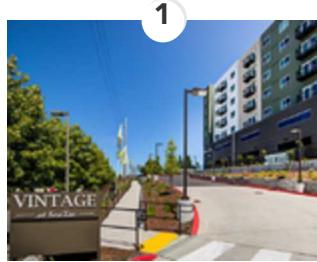
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Historic Military Road Investment and Development Site

Rent & Sale Comparables

Apartment Rent Comparables - Affordable



Vintage at Seatac

21212 International Blvd
Seatac, WA 98198

Year Built	2020	Year Built	2019	Year Built	2018
Lot SF.....	N/A	Lot SF.....	N/A	Lot SF.....	29,185
# of Units.....	170	# of Units.....	181	# of Units.....	119
Rent / Unit.....	\$1,275	Rent / Unit.....	\$1,659	Rent / Unit.....	\$1,427
Avg Unit SF.....	626	Avg Unit SF.....	1,169	Avg Unit SF.....	620
Rent / SF.....	\$2.93	Rent / SF.....	\$2.93	Rent / SF.....	\$2.93
Zoning.....	N/A	Zoning.....	N/A	Zoning.....	DC



Waterview Crossing

21800 Pacific Hwy S
Des Moines, WA 98198

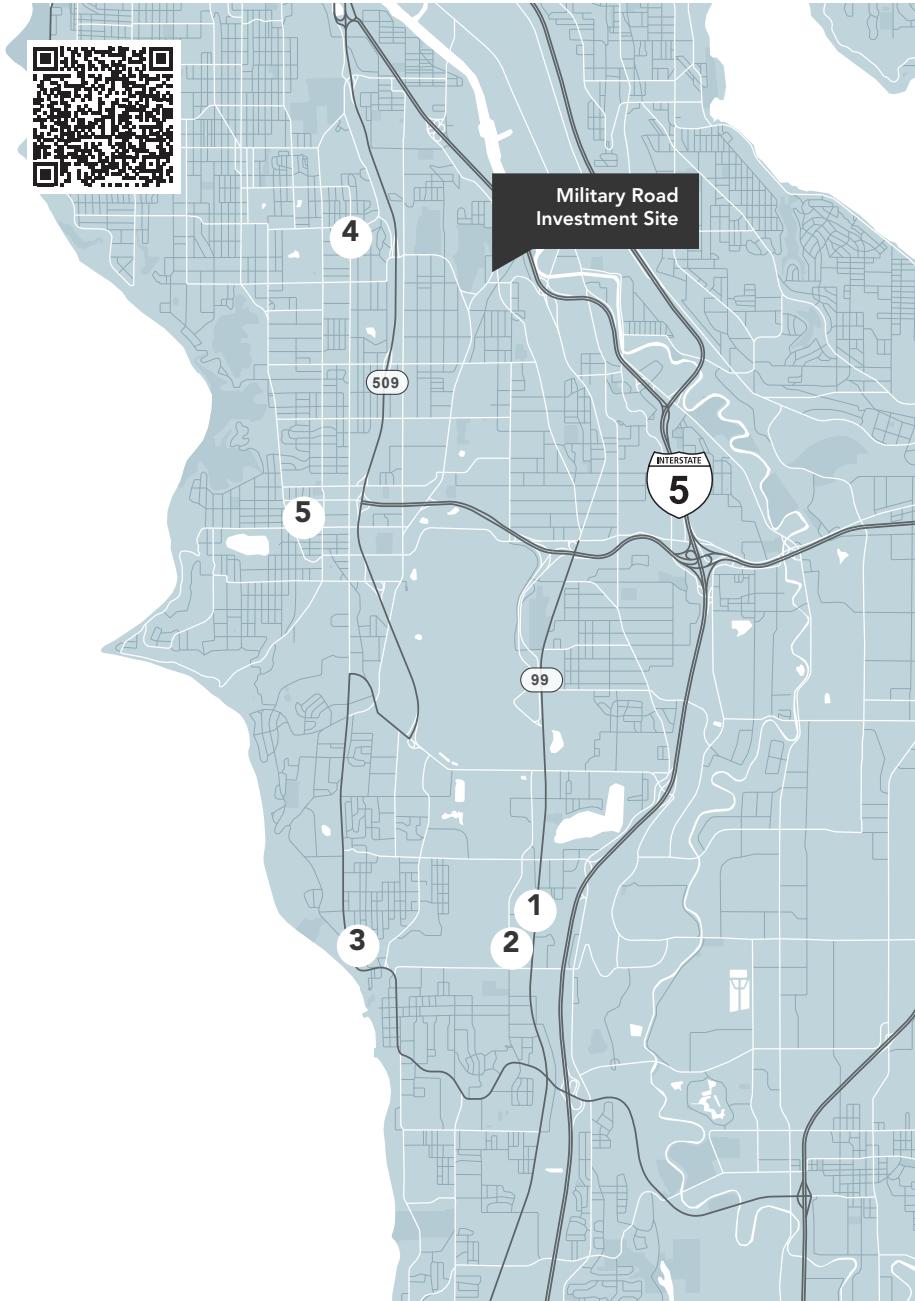
Year Built	2020	Year Built	2019	Year Built	2018
Lot SF.....	N/A	Lot SF.....	N/A	Lot SF.....	29,185
# of Units.....	170	# of Units.....	181	# of Units.....	119
Rent / Unit.....	\$1,275	Rent / Unit.....	\$1,659	Rent / Unit.....	\$1,427
Avg Unit SF.....	626	Avg Unit SF.....	1,169	Avg Unit SF.....	620
Rent / SF.....	\$2.93	Rent / SF.....	\$2.93	Rent / SF.....	\$2.93
Zoning.....	N/A	Zoning.....	N/A	Zoning.....	DC



Adriana Senior Apts

22525 7th Ave S
Des Moines, WA 98198

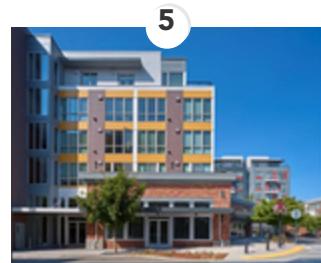
Year Built	2020	Year Built	2019	Year Built	2018
Lot SF.....	N/A	Lot SF.....	N/A	Lot SF.....	29,185
# of Units.....	170	# of Units.....	181	# of Units.....	119
Rent / Unit.....	\$1,275	Rent / Unit.....	\$1,659	Rent / Unit.....	\$1,427
Avg Unit SF.....	626	Avg Unit SF.....	1,169	Avg Unit SF.....	620
Rent / SF.....	\$2.93	Rent / SF.....	\$2.93	Rent / SF.....	\$2.93
Zoning.....	N/A	Zoning.....	N/A	Zoning.....	DC



Southside by Vintage

125 SW 112th Street
Seattle, WA 98146

Year Built	2018	Year Built	2017
Lot SF.....	285,754	Lot SF.....	N/A
# of Units.....	298	# of Units.....	229
Rent / Unit.....	\$1,527	Rent / Unit.....	\$2,248
Avg Unit SF.....	916	Avg Unit SF.....	767
Rent / SF.....	\$2.93	Rent / SF.....	\$2.93
Zoning.....	CBSO	Zoning.....	N/A



The Maverick

15045 5th Ave SW
Burien, WA 98166

Year Built	2018	Year Built	2017
Lot SF.....	285,754	Lot SF.....	N/A
# of Units.....	298	# of Units.....	229
Rent / Unit.....	\$1,527	Rent / Unit.....	\$2,248
Avg Unit SF.....	916	Avg Unit SF.....	767
Rent / SF.....	\$2.93	Rent / SF.....	\$2.93
Zoning.....	CBSO	Zoning.....	N/A

Apartment Rent Comparables - Market Rate



DubSea Apts

11060 16th Ave SW
Seattle, WA 98146

Year Built	2020	Year Built	2020
Lot SF.....	37,893	Lot SF.....	52,838
# of Units.....	39	# of Units.....	126
Rent / Unit.....	\$1,484	Rent / Unit.....	N/A
Avg Unit SF.....	814	Avg Unit SF.....	N/A
Rent / SF.....	\$1.82	Rent / SF.....	N/A
Zoning.....	N/A	Zoning.....	DC



Merrill Gardens

15020 5th Ave SW
Burien, WA 98116

Year Built	2020	Year Built	2020
Lot SF.....	52,838	Lot SF.....	12,600
# of Units.....	126	# of Units.....	28
Rent / Unit.....	N/A	Rent / Unit.....	\$1,600
Avg Unit SF.....	N/A	Avg Unit SF.....	779
Rent / SF.....	N/A	Rent / SF.....	\$2.05
Zoning.....	DC	Zoning.....	RM48



Ambaum Place Apts

12300 Ambaum Blvd SW
Seattle, WA 98146

Year Built	2020	Year Built	2020
Lot SF.....	12,600	Lot SF.....	12,600
# of Units.....	28	# of Units.....	28
Rent / Unit.....	\$1,600	Rent / Unit.....	\$1,600
Avg Unit SF.....	779	Avg Unit SF.....	779
Rent / SF.....	\$2.05	Rent / SF.....	\$2.05
Zoning.....	RM48	Zoning.....	RM48



Alcove

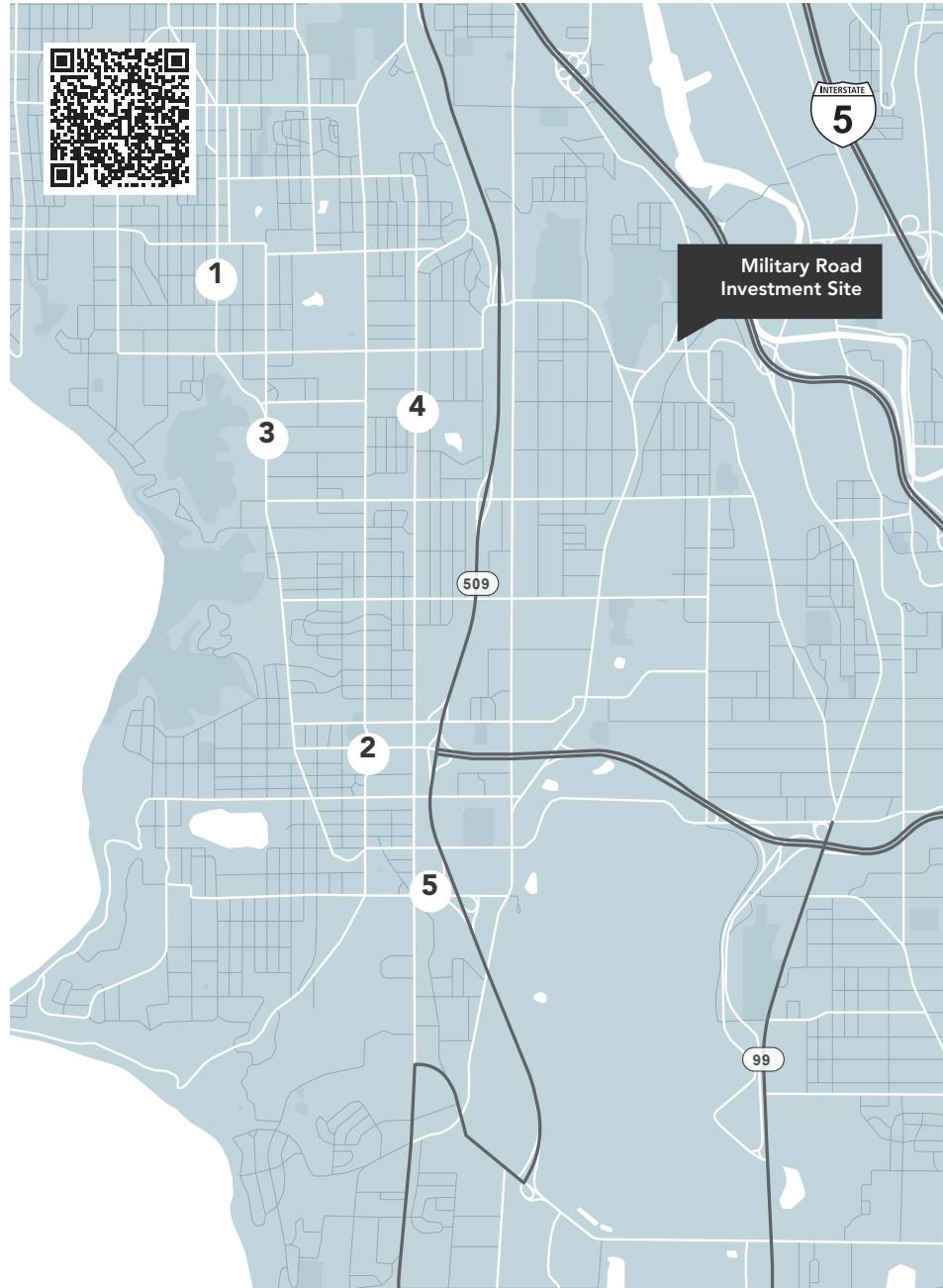
12037 1st Ave S
Seattle, WA 98168

Year Built	2020	Year Built	2020
Lot SF.....	18,600	Lot SF.....	94,525
# of Units.....	41	# of Units.....	46
Rent / Unit.....	\$1,525	Rent / Unit.....	\$1,957
Avg Unit SF.....	800	Avg Unit SF.....	1,337
Rent / SF.....	\$1.91	Rent / SF.....	\$1.46
Zoning.....	RM48	Zoning.....	CC-2

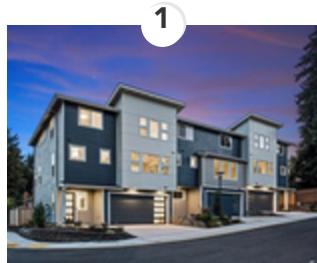


Miller Creek Court

215 S 162nd St
Burien, WA 98148



Townhouse Sales



14935 7th Pkwy S #6,
Burien 98148

Price \$790,000
Sale Date 02/22/24
Building SF 2,404
Year Built 2023
Price/SF \$329



121 1st Place SW #1,
Normandy Park 98166

Price \$780,000
Sale Date 04/30/24
Building SF 2,397
Year Built 2023
Price/SF \$325



12201 Des Moines Memorial
(Site #1) Dr S #A, Burien 98168

Price \$750,000
Sale Date 09/25/24
Building SF 2,096
Year Built 2024
Price/SF \$358



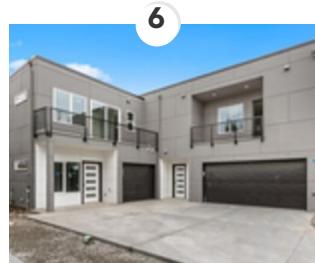
14831 7th Pkwy S #1,
Burien 98148

Price \$750,000
Sale Date 05/24/23
Building SF 2,164
Year Built 2022
Price/SF \$346



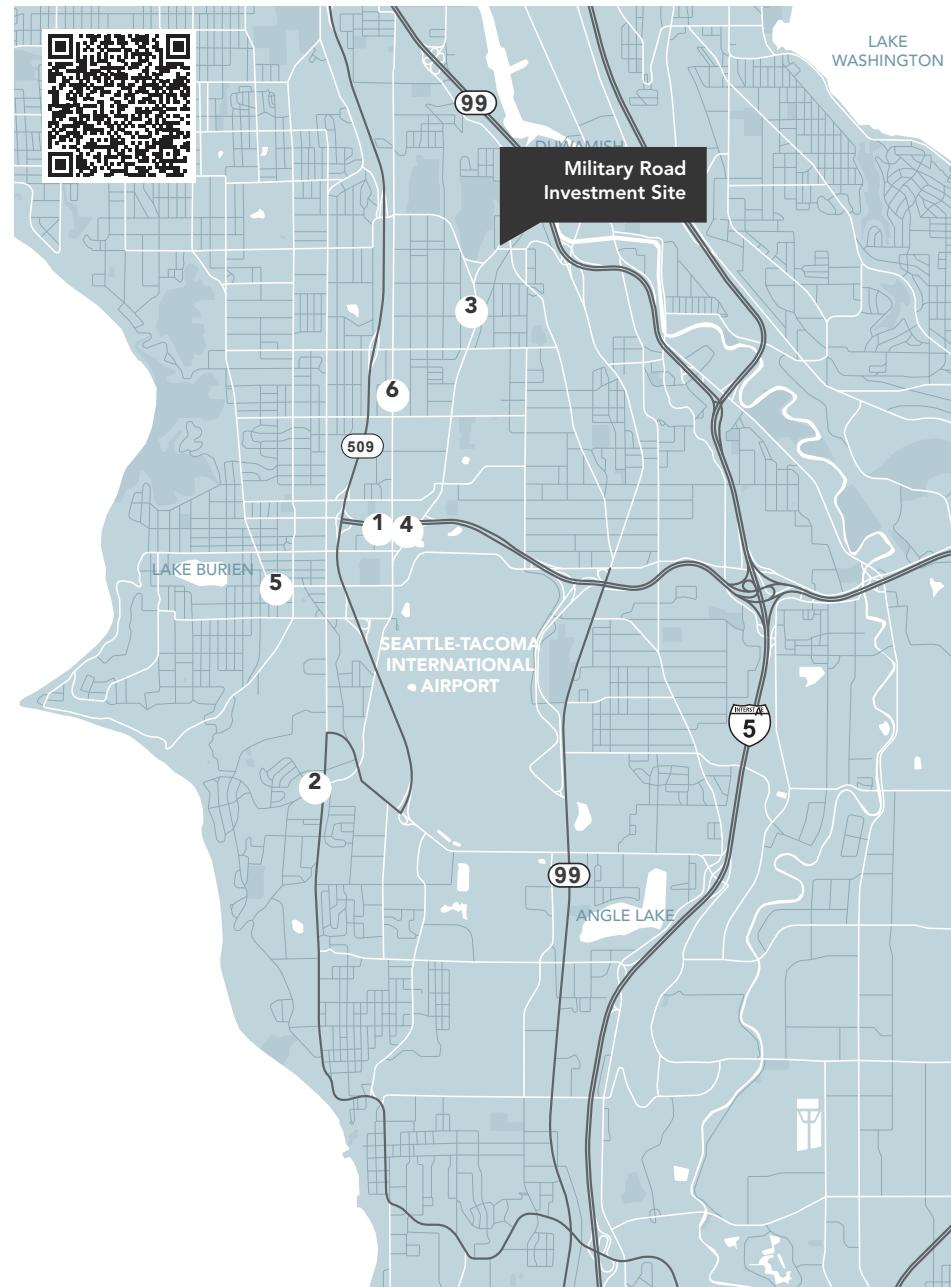
15612 8th Ave SW #107,
Burien 98166

Price \$700,000
Sale Date 12/22/22
Building SF 1,623
Year Built 2022
Price/SF \$431



13251 8th Ave S #1,
Burien 98168

Price \$679,950
Sale Date 04/07/23
Building SF 1,705
Year Built 2023
Price/SF \$398



Land Sale Comparables



11847 Glendale Way S,
Burien, WA 98168

Sale Price.....\$148,000
Lot SF.....8,400
Price / SF.....\$17
Zoned.....CC-2
Sale Date.....07/09/20



00000 Des Moines Memorial Dr S,
Burien, WA 98168

List Price.....\$960,000
Lot SF.....38,00
Price / SF.....\$25
Zoned.....RM 24
Sale Date.....11/06/24



11824 Des Moines Memorial Dr S,
Seattle, WA 98168

List Price.....\$615,000
Lot SF.....14,781
Price / SF.....\$41
Zoned.....RM 48
Sale Date.....10/31/24



1855 S 116th St,
Burien, WA 98168

Sale Price.....\$250,000
Lot SF.....9,060
Price / SF.....\$28
Zoned.....RM 18
Sale Date.....03/25/20



10100 Des Moines Memorial Dr S,
Seattle, WA 98168

Sale Price.....\$130,000
Lot SF.....8,225
Price / SF.....\$15
Zoned.....R6
Sale Date.....07/23/20



16220 Ambaum Blvd S,
Burien, WA 98148

Sale Price.....\$1,200,000
Lot SF.....43,981
Price / SF.....\$27
Zoned.....RS7000
Sale Date.....02/12/25





About Edward Krigsman

- Seasoned real estate professional with 20+ years of experience
- Educated at Brown University and Art Institute of Chicago
- Veteran real estate investor with a portfolio of nearly 50 residential units, currently developing 32-unit apartment building in Fremont
- Dedicated to clients
- Passionate about mentoring other brokers and investors

"Thoughtful, caring, thorough, reassuring and oh-so-knowledgeable"

(Zillow Review)

Tune in to Power of Place

Tune in to Power of Place Stories of the Pacific Northwest, a podcast hosted by Edward – illuminating Puget Sound landscapes and cityscapes through conversations with the inspiring people who shape, protect and celebrate them. Episode 58, "Silk Road & Cedar Shores" features Safa Jneidi & Iyad Alati, whose family history spans 400 years in Aleppo's Al-Madina Souq. Forced to flee in 2012, they journeyed from Turkey to Tukwila to Vashon Island, rebuilding life through Iyad's Syrian Grill. Their story reflects resilience, heritage, and the power of food to create a community.

 [Listen Here](#)

[ekreg.com](#)

Edward Krigsman

206.387.6789

edwardk@ekreg.com

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