

**15501 MIDVALE
AVENUE NORTH
SHORELINE, WA 98133**

**AURORA CORRIDOR
TRANSIT ORIENTED
DEVELOPMENT SITE**

FOR SALE



WCCR

West Coast Commercial Realty

FOR SALE



Blake Taylor

(206) 283-5212
www.wccommercialrealty.com

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DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

This Shoreline development site is a 10,204 square foot undeveloped lot directly across 155th Street from the Safeway and one property (Arco Gas Station) from Aurora Avenue N corridor. As part of the gateway to the Aurora Square Community Renewal Area, the lot is zoned for Mixed Business (MB) which encourages the development of vertical and/or horizontal mixed-use buildings or developments along the Aurora Avenue and Ballinger Way corridors. Over the past 10 years, the City of Shoreline has undertaken numerous policy and programmatic steps to ensure the centrally-located Shoreline Place (formerly the Sears-anchored Aurora Square shopping center) experiences a revitalization fully matching its potential. The long-awaited first redevelopment project at Shoreline Place is the 330-Unit Trammel Crow Alexan Shoreline Apartments which is slated for completion July 2021. The state is also investing in this area with WSDOT renovating its headquarters there and welcoming an additional 200 State Department of Ecology workers. Over the course of 10-20 years, the keystone former Sears property at the center of the area will be redeveloped as a \$400-million, mixed-use urban village of 3 new city blocks framed by a network of new, tree-lined streets, 75,000 square feet of retail and 1,400 apartments. As key portions of the Shoreline Place Community Renewal Area (CRA) begin to enter redevelopment, the popular Farmer's Market is also growing. Conceived as "Phase Zero" of Shoreline Place, the Market has become a small but important institution in the fabric of the Shoreline area community and a reliable source of growing revenue for Puget Sound area farmers, artisans, and entertainment. Shoreline looks forward to its incoming Light Rail Shoreline South/ 148th Station and Shoreline North/ 185th Station opening for service in 2024.



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SAFEWAY

ALEXAN
SHORELINE



15501 MIDVALE AVE N
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Shoreline
Place

Aurora Ave N

Midvale Ave N

N 155th St

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PROPERTY SUMMARY AND CONDITIONS:

Lot Size (SF): 10,024

Zoning: Mixed Business (MB)

Assessor's Parcel Number: 688590-0055



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DRIVE TIMES: from 15501 Midvale Ave N

to Downtown Seattle → 16 minutes
to Everett → 22 minutes
to Tacoma → 45 minutes



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