

FOR SALE

7613 Greenwood Avenue N, Seattle WA 98103



Prime Greenwood Avenue Location

Possible redevelopment*, investment or owner-user opportunity in highly-visible location on Greenwood Avenue North in North Seattle.

+/- 4,971 Building/Land

Zoning: NC2-40



Tiffini Connell

(206) 283-5212

www.wccommercialrealty.com

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

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UNENCUMBERED

Building is currently vacant. Prior tenant was a Porsche auto-body repair shop for many years.

WELL-LOCATED

The Greenwood area is a fast-growing main corridor linking residents and visitors south to Greenlake and downtown Seattle, west to Ballard, and east to the University of Washington. With nearly a dozen new mixed use and residential projects either underway, recently completed or planned, the area is fast-becoming a prime in-City hub to live, work and play.

RARE OPPORTUNITY

The property potentially provides a rare opportunity for the following considerations: scrape and redevelop the property*; owner-user for retail, auto-body or general commercial uses; or as an investment property by leasing the existing building in an area with stable market rent potential.

*In the immediate area, there is some precedent for rezoning, such as the project at 7009 Greenwood Ave N which was rezoned to NC2-55 (M) and permits were issued in January 2019.



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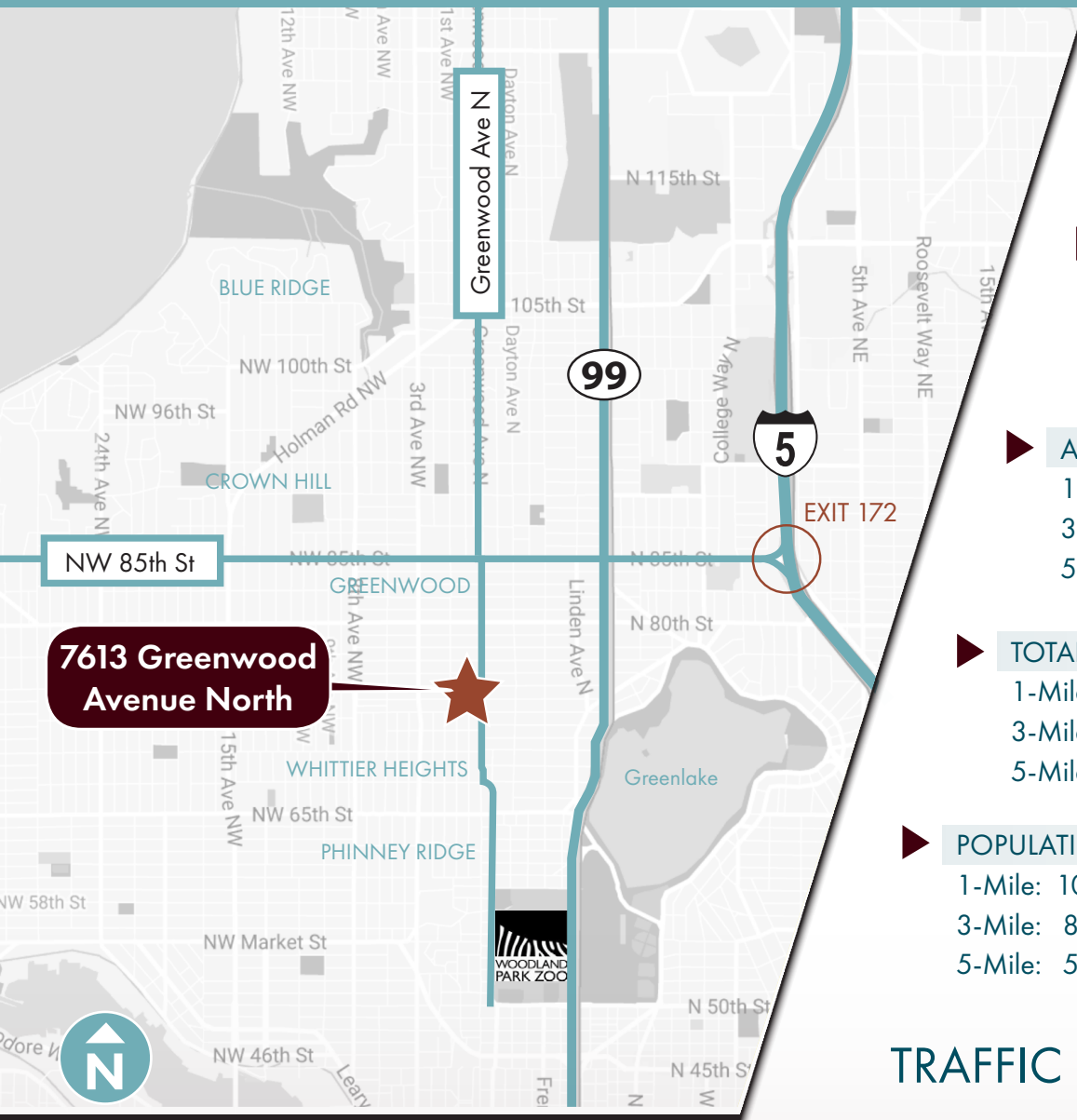
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DEMOGRAPHICS

TOTAL POPULATION

1-Mile: 32,598
3-Mile: 241,482
5-Mile: 440,902

AVERAGE HOUSEHOLD INCOME

1-Mile: \$127,207
3-Mile: \$119,440
5-Mile: \$124,966

TOTAL DAYTIME EMPLOYEES

1-Mile: 6,805
3-Mile: 115,056
5-Mile: 268,876

POPULATION DENSITY (PER SQ. MI.)

1-Mile: 10,342.15
3-Mile: 8,512.68
5-Mile: 5,595.34

TRAFFIC COUNTS



12,000+

Vehicles per Day
(0.26 miles away at NW 80th
St & 3rd Ave NW)



93

Walk Score
"Walker's Paradise"



75

Bike Score
"Very Bikeable"



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AERIAL



CBA ICSC
POWERBROKER
2018 Top Broker Award

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