

# HOWARD'S AUTOMOTIVE

# AUTO REPAIR

14701 BOTHELL WAY NE

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14701 Bothell Way NE | Seattle, WA 98155

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### OFFERING SUMMARY

<b>SALE PRICE</b>	<b>\$820,000</b>
PRICE / SF	\$336.06
PRICE / LOT SF	\$141.28
PARCEL #	156810-0580
BLDG SF	2,440 SF
YEAR BUILT	1948
LOT SIZE	5,804 SF   0.13 AC
USE	Garage, Service Repair
SUBMARKET	Shoreline

### PROPERTY HIGHLIGHTS

- First time on the market opportunity
- 6-Bay Doors between street frontage and rear of building
- Ideal for an Owner-User, or an Investor willing to update and lease
- CB (Community Business) Zoning
- WA-522 / Bothell Way NE frontage has a combined average daily vehicle count of 46,000

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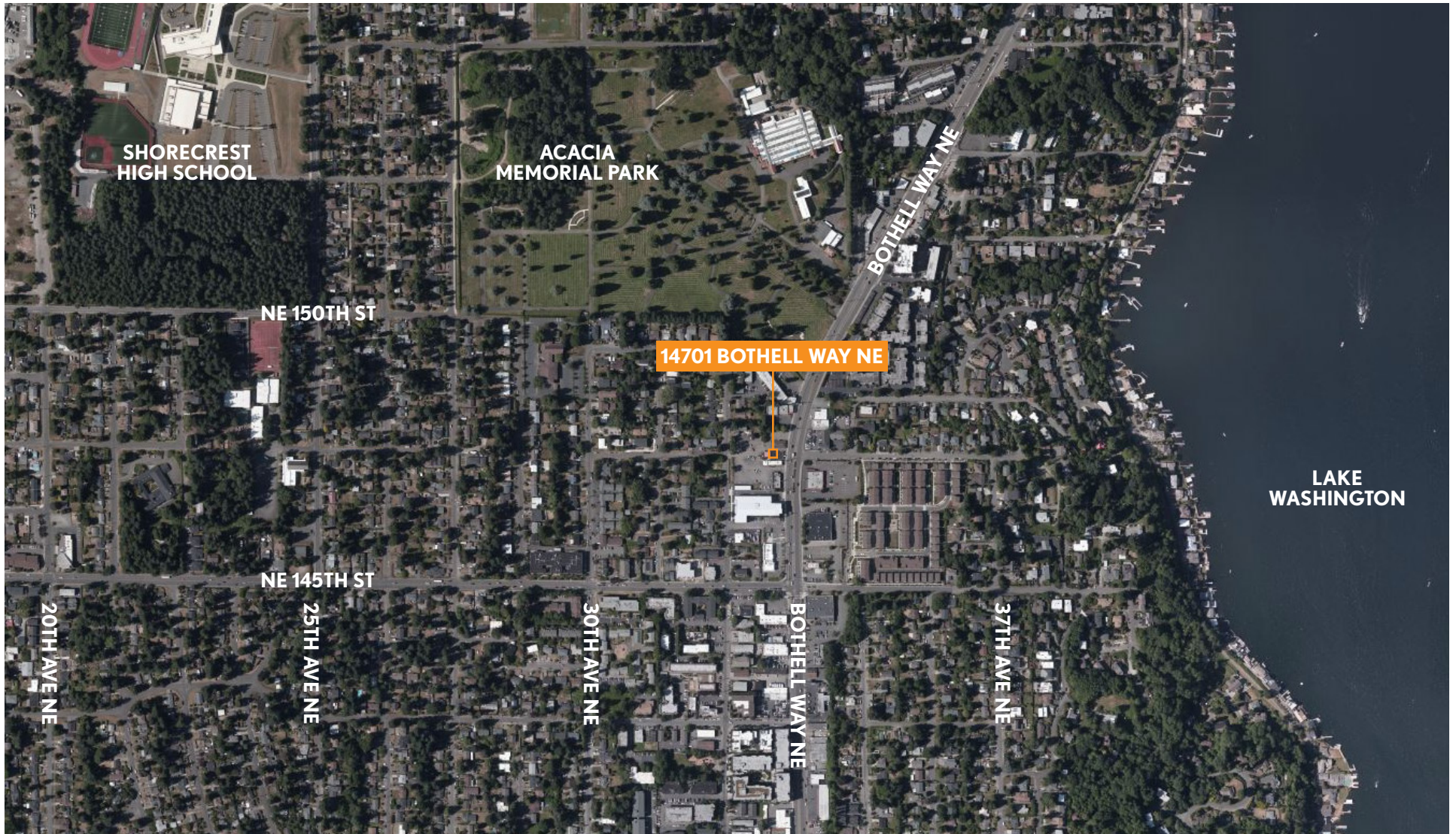
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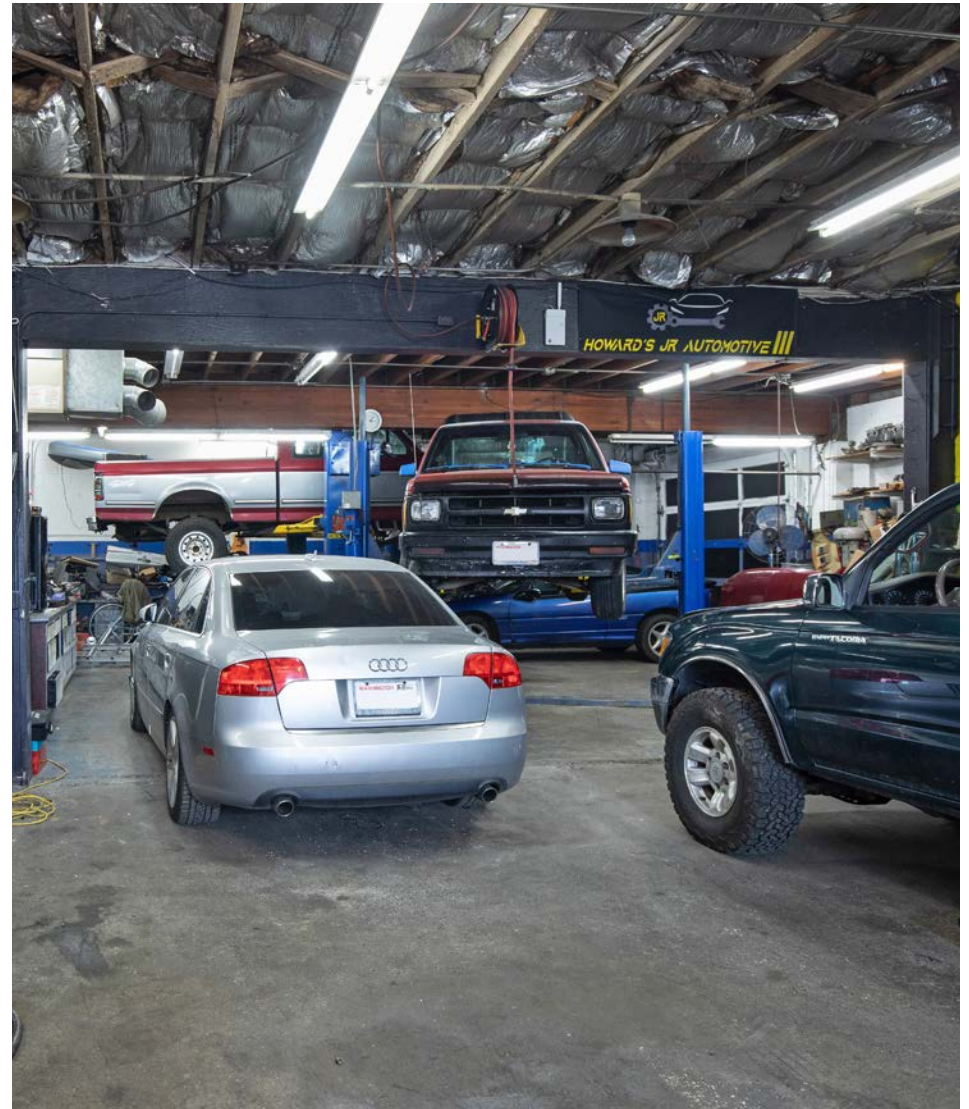
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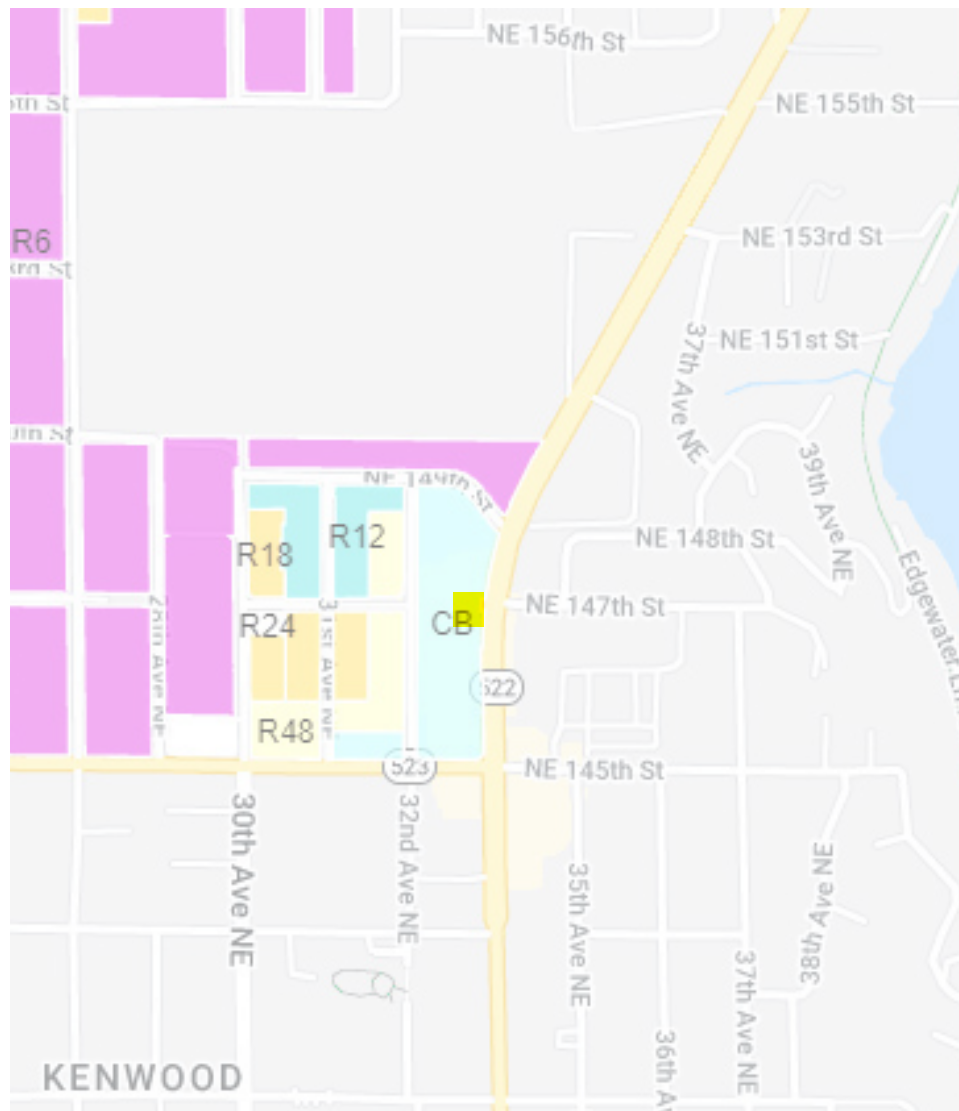
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## CB, City of Shoreline

Learn more about Zoning [HERE](#)

### COMMUNITY BUSINESS

The purpose of the community business zone (CB) is to provide location for a wide variety of business activities, such as convenience stores, retail, personal services for the local community, and to allow for apartments and higher intensity mixed-use developments.

#### Height Limit

Conditional

#### Setbacks

Minimum 30 feet from all adjacent commercially zoned properties and 50 feet from all adjacent residentially zoned properties. Minimum of 30 feet from any public right-of-way.

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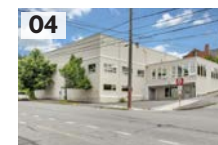
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	SALES COMPARABLES	SALE DATE	PRICE	BLDG SF	LOT SF	\$ / BLDG SF	\$ / LOT SF
01	<b>21231 66TH AVE W</b> Lynnwood	07/16/2021	\$1,550,000	5,033	10,890	\$307.97	\$142.33
02	<b>1114-1124 N 97TH ST</b> Seattle	12/23/2020	\$2,330,000	7,275	9,583	\$320.27	\$243.14
03	<b>9615 MIDVALE AVE N</b> Seattle	12/16/2020	\$2,185,000	5,992	10,001	\$364.65	\$218.48
04	<b>14720 AURORA AVE N</b> Seattle	08/30/2018	\$1,200,000	3,764	10,890	\$318.81	\$110.19
05	<b>10228 FISCHER PL NE</b> Seattle	11/15/2019	\$1,550,000	5,065	23,823	\$306.02	\$65.06
<b>AVERAGES</b>						<b>\$323.55</b>	<b>\$155.84</b>
<b>SUBJECT PROPERTY</b>			<b>\$820,000</b>	<b>2,440 SF</b>	<b>5,804 SF</b>	<b>\$336.06</b>	<b>\$141.28</b>



	LEASE COMPARABLES	LEASED SF	LEASE TYPE	START DATE	\$/SF/YR
01	<b>12730 28TH AVE NE</b> Seattle	4,478	NNN	06/01/2019	\$15.00
02	<b>21231 66TH AVE W</b> Lynnwood	5,035	NNN	11/01/2019	\$16.25
03	<b>14045 MIDVALE AVE N</b> Seattle	8,000	NNN	11/01/2020	\$15.00
04	<b>7100 ROOSEVELT AVE NE</b> Seattle	7,694	NNN	06/01/2021	\$15.50
<b>AVERAGES</b>					<b>\$15.45</b>



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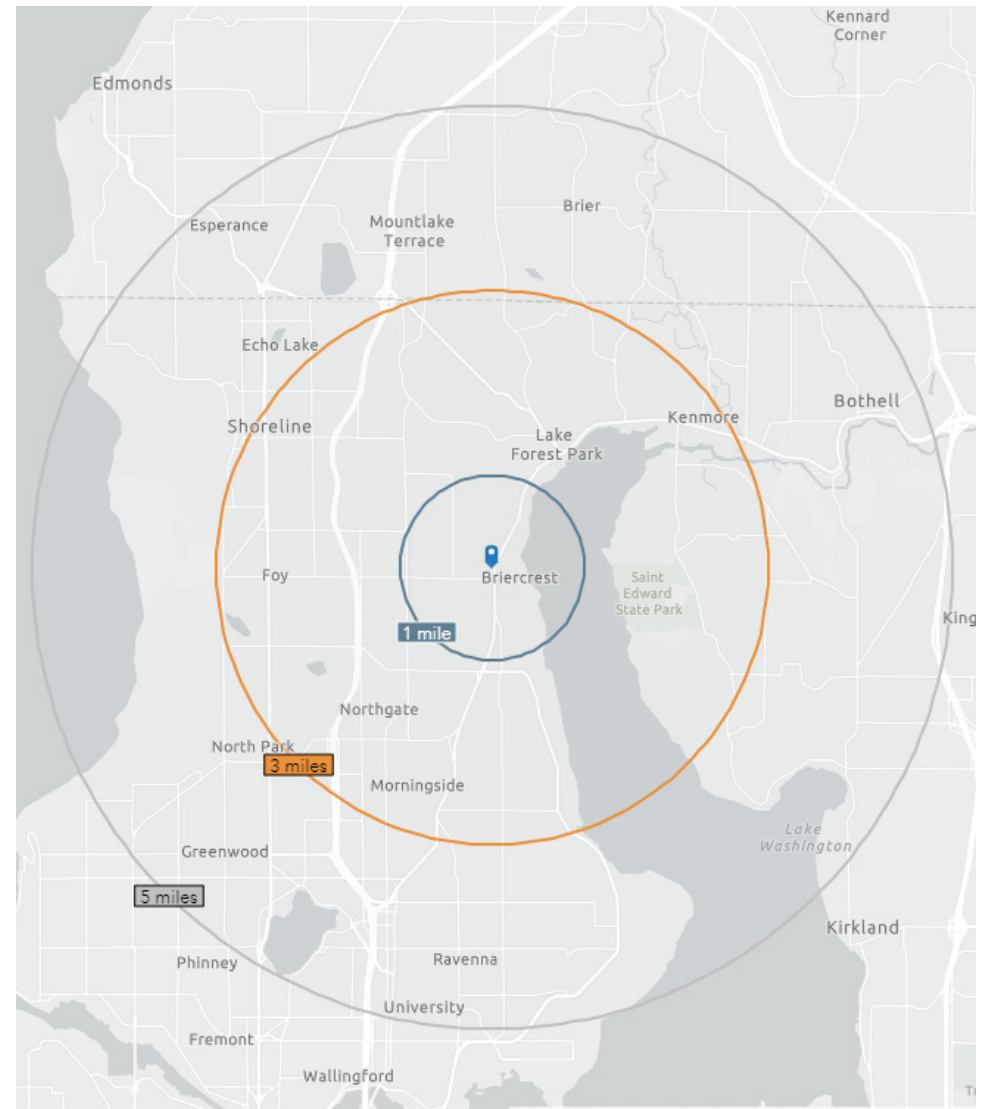
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,739	137,944	397,841
Median Age	39.9	41.7	39.9
Daytime Population	14,106	123,662	353,081

HH & INCOME	1 MILE	3 MILES	5 MILES
# of Households	7,016	59,493	168,968
Avg HH Income	\$106,980	\$123,136	\$136,651
% of Renters	49.5%	38.6%	38.0%
Tapestry Segments	Young & Restless Urban Chic City Lights	Urban Chic City Lights Pleasantville	Urban Chic Emerald City City Lights

BUSINESSES	1 MILE	3 MILES	5 MILES
Total Businesses	444	5,141	12,316
Total Employees	3,782	35,449	87,917



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### WHAT'S NEARBY

#### RETAIL

QFC  
Fred Meyer  
Shoreline Goodwill  
West Coast Self-Storage  
Walgreens  
Grocery Outlet  
Kilimanjaro Market  
Bartell Drugs

#### SERVICES

Seattle Fire Station 39  
Shorecrest High School  
Briarcrest Elementary  
Jackson Park Golf Course  
Acacia Memorial Park  
Lake City Branch - Public Library

#### FOOD & DRINKS

Brileys BBQ & Grill  
FloAnna's Diner  
Botteco Brazil  
Yu Shan Chinese  
Taco Bell  
McDonald's  
Nasai Teriyaki  
Starbucks  
Heaven Sent Fried Chicken

#### FOOD & DRINKS

Hellbent Brewing Company  
Bangkok Food Truck  
Generations Winery  
Aceituno's Mexican Food  
Toyoda Sushi  
Chipotle  
Sheridan Market  
Brother Barrel  
Mount & Bao  
Elliott Bay Public House  
Kafeeklatsch Seattle  
Beyond the Bowl  
Dick's Drive-In  
Panda Express  
2CThai Bistro  
Pho An  
Java Jane  
Subway  
Starbucks  
Burger King  
Black Pearl  
Touchdown's Sports Bar  
Taqueria Tonita  
MOD Pizza  
Lake Forest Bar & Grill  
Breakfast Club  
Lil' Tiger Ice Cream

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**MILES**

Downtown Seattle



8

**MILES**

Lynnwood



3

**MILES**

Northgate  
Transit/Retail



## PUGET SOUND

Set in the beautiful Pacific Northwest, the greater Seattle area is a national center for manufacturing, technology, services, international trade and tourism.

### MAJOR EMPLOYERS

Today some of the world's most recognizable Fortune 500 companies call Seattle home: Microsoft, Starbucks, Amazon, Nordstrom, Costco and REI. Other major companies in the area include Boeing, T-Mobile, Expedia, Boeing and Nintendo of America.

According to the Puget Sound Business Journal, technology companies are leading the way in employment growth in the Seattle MSA. As the home of Microsoft and Amazon, Seattle accounts for over 20% of the nation's software publishing employment. Microsoft is one of the top employers in the state with over 42,000 employees. Their World Headquarters, located in Redmond is over 10 million square feet.

The Puget Sound has become an international leader in innovative industries with organizations such as the Fred Hutchinson Cancer Research Center, the University of Washington Medical Center and the Bill and Melinda Gates Foundation. Healthcare employment is projected to continue to grow dramatically and Seattle has the 5th largest biotechnology Research and Development alliance between the University of Washington and the Fred Hutchinson Cancer Research Center.

The Puget Sound is one of the capitals of the aerospace industry anchored by Boeing, the

world's largest aerospace company, second-largest maker of large commercial jets, and second-largest global defense contractor. Boeing is one of the largest employers in the Puget Sound, employing approximately 80,000 in Washington.

Employment is expanding through the greater Seattle area. The Puget Sound region is projected to generate 1.2 million new jobs by 2040.

### INTERNATIONAL TRADE

Seattle has remained one of the most resilient cities due to its diverse industries, making it more attractive for new companies to relocate and expand in the area. The Port of Seattle, which also operates the Seattle-Tacoma International Airport, is a major gateway to Asia and cruises to Alaska. The Port of Seattle ranks as the 6th business seaport in the US, playing a key role in bringing international trade, transportation and travel to the Pacific Northwest.

### RECREATION

The region is known for its quality of life, arts, and outdoor lifestyle which helps attract an educated workforce. Numerous camping, hiking, winter sports, and recreational activities are located a short drive from the city. Seattle's main attractions include Pike Place Market, the Space Needle, and Seattle Center, home of the 1962 World's Fair. Seattle is home to a number of professional sports teams including the Seattle Seahawks, the Seattle Mariners, the Seattle Sounders FC soccer team, the Seattle Storm, WNBA team, and the Seattle Kraken.

## PUGET SOUND LARGEST EMPLOYERS



80,000  
Employees

JOINT BASE  
LEWIS-MCCHORD

56,000  
Employees



42,000  
Employees



25,000  
Employees



40,000  
Employees



20,000  
Employees



20,000  
Employees



10,000  
Employees



15,000  
Employees



King County  
13,000  
Employees



# About Westlake



## EXCLUSIVELY LISTED BY:

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Since 1975, Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound Region.

Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 40 year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

## **PROUD MEMBERS OF:**

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**Northwest Multiple Listing Services (NWMLS)**

**LoopNet National Listing Services**

**CoStar Commercial Real Estate Data & National Listing**

**Commercial Investment Real Estate (CREI)**

**Washington State Realtors Association (WSMA)**

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