

LAKE CITY OPPORTUNITY

11033 - 11045 LAKE CITY WAY NE
SEATTLE, WA 98125

 **WESTLAKE**
ASSOCIATES, INC.

Please do not disturb Tenant

PRICE: \$1,125,000

ASSET SUMMARY

LAKE CITY

ADDRESS	11033-11045 LAKE CITY WAY NE SEATTLE, WA 98125
COUNTY	King
APN#	890250-0029 890250-0031
ZONING	NC3-55 (M) - Neighborhood Commercial
LAND AREA	13,850 SF 0.31 AC
\$/SF LAND	\$81 / SF
CURRENT USE	Lina's Tires
CAP RATE	7.52%



03 ASSET SUMMARY

LAKE CITY

LAKE CITY OPPORTUNITY

Westlake Associates, Inc. is pleased to exclusively list for sale this Lake City neighborhood opportunity located at 11033-45 Lake City Way NE, Seattle, WA 98125. The site is comprised of two contiguous parcels of land totaling 13,850 SF and located within the NC3-55 (M) zoning overlay. The property has two standalone buildings; a 2,100 SF service garage and a mobile office building.

The entire property is currently leased to a single tenant on a month-to-month agreement. The tenant would consider a long-term lease. There is opportunity for an investor, developer, or owner-user.

Please do not disturb Tenant. Contact Listing Broker.



04 ZONING

NC3-55 (M)

Larger pedestrian-oriented shopping districts that provide a wide range of goods and services to the surrounding neighborhood and a larger community or region. Compatible uses include housing, offices, and business support services. Characterized by intense pedestrian activity, varied business and lot sizes, and good transit service.

Typical Land Uses:

Supermarkets, restaurants, offices, hotels, clothing shops, business support services, and residences that are compatible with the area's mixed-use character.

Building Types:

Single purpose commercial structures, office buildings, multi-story mixed-use and residential structures. Non-residential uses typically occupy the street frontage.

Street-Level Uses:

No limit on mix of residential and non-residential uses, except where P zones or other mapped areas limit residential presence at street level.

Maximum Size of Commercial Use:

No size limits for most uses; 25,000 sf for wholesaling, light manufacturing and warehouse uses.

Parking Location:

Parking must be located at the rear or side of a building, within a structure, or off-site within 800'. Parking between a building and a street is not allowed. Parking to the side of a building is limited to 60' of street frontage. Within a structure, street-level parking must be separated from the facade by another permitted use.

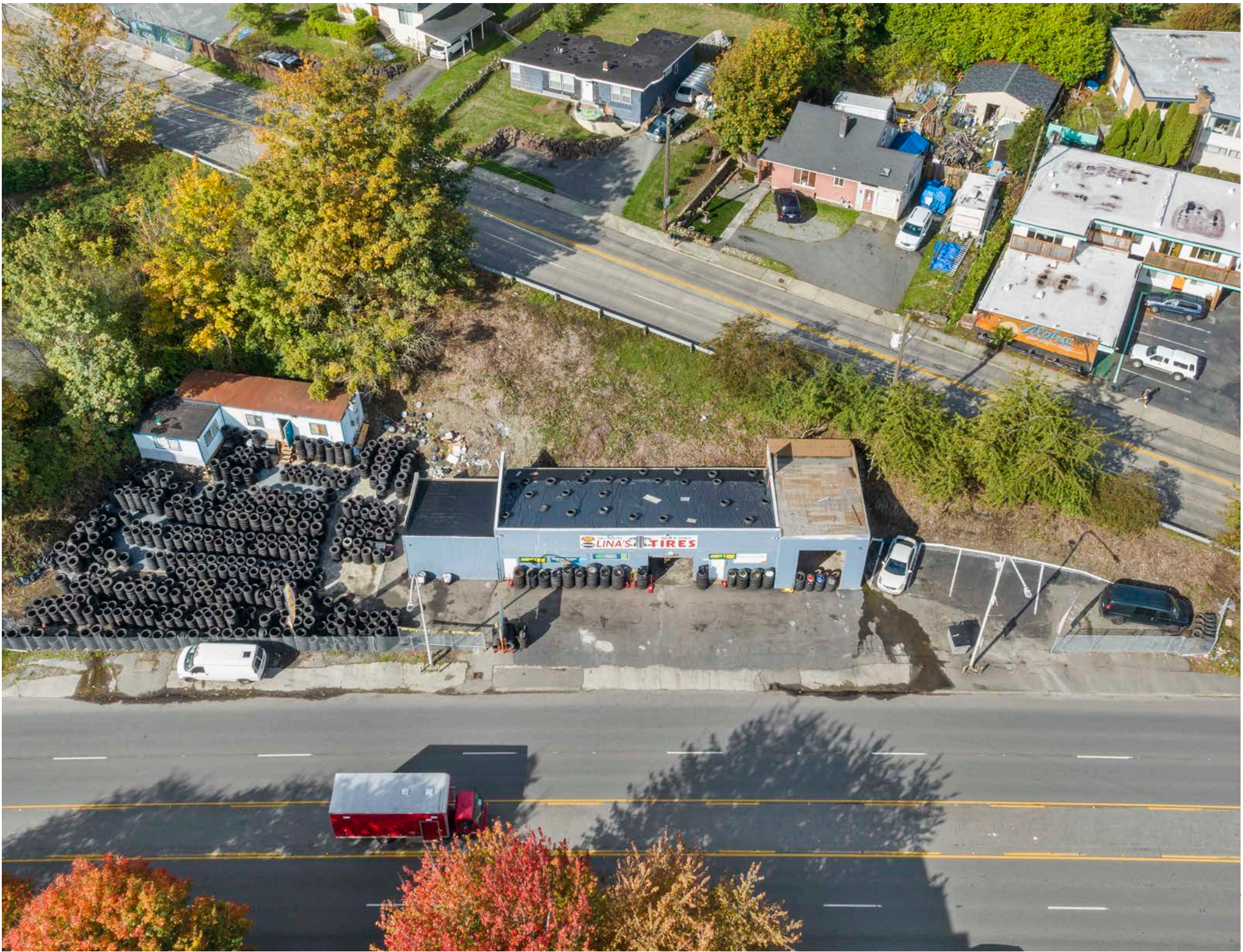
Parking Access:

Parking access must be from the alley, if feasible. If alley access infeasible, street access with limited curb cuts may be allowed.

Height Limit:
55'

FAR:
3.75





DOWNTOWN SEATTLE

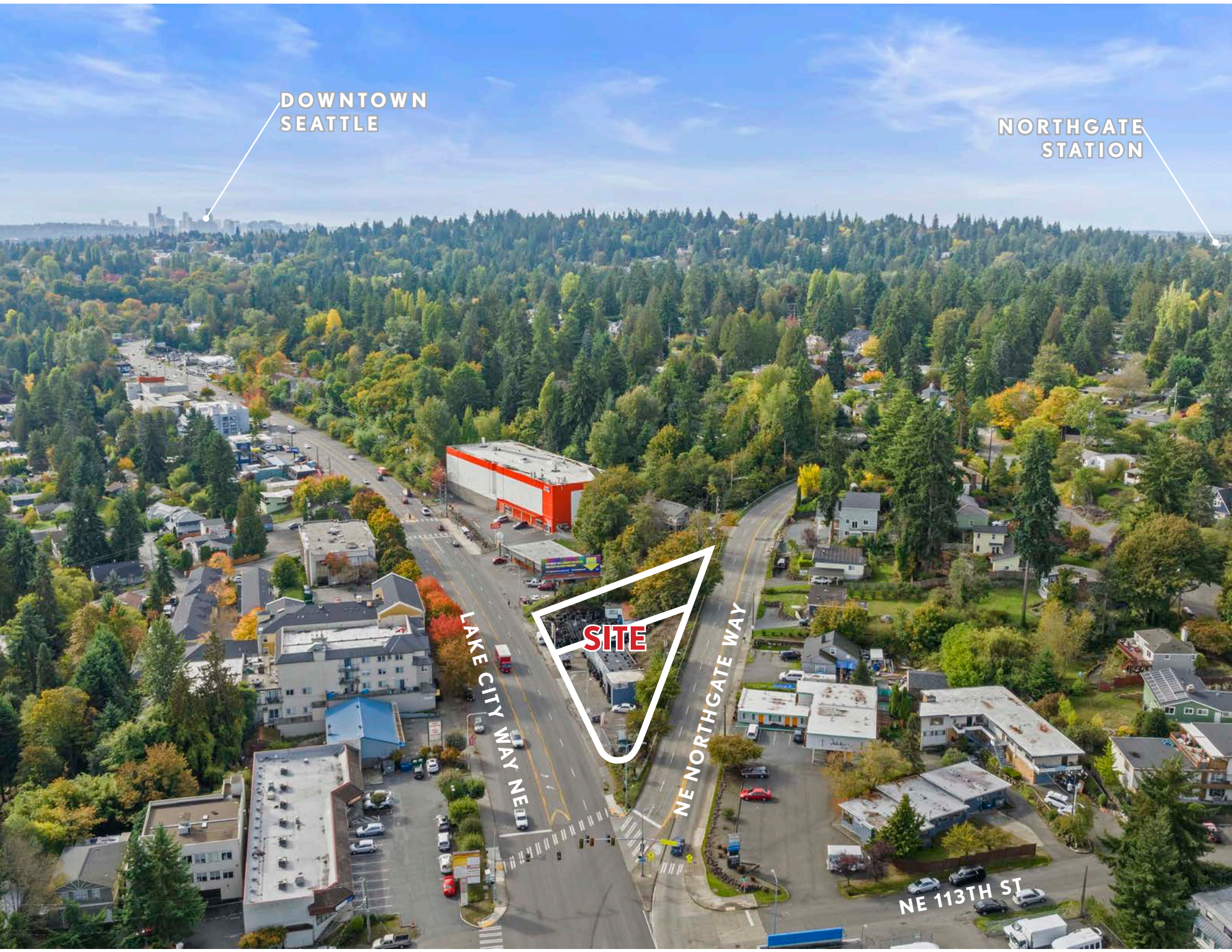
NORTHGATE STATION

SITE

LAKE CITY WAY NE

NE NORTHGATE WAY

NE 113TH ST



JUANITA

KIRKLAND

MAGNUSON
PARK

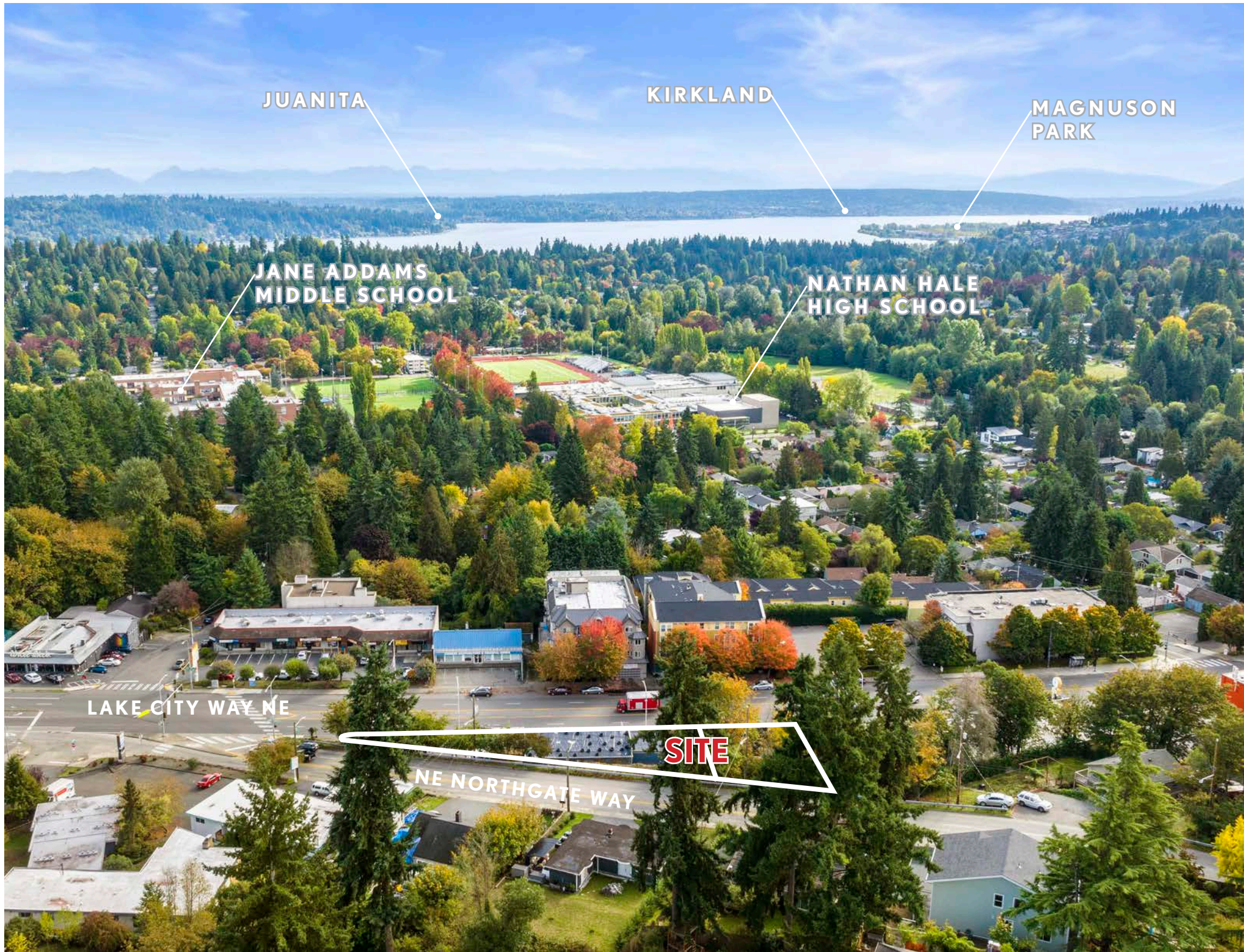
JANE ADDAMS
MIDDLE SCHOOL

NATHAN HALE
HIGH SCHOOL

LAKE CITY WAY NE

NE NORTHGATE WAY

SITE



SITE AMENITIES & DEMOGRAPHICS

WHAT'S NEARBY



SCHOOLS AND SERVICES

- Nathan Hale High School
- Jane Addams Middle School
- Meadowbrook Community Ctr
- John Rogers Elementary
- Victory Creek Park
- Northgate Station
- North Seattle College
- UW Medical Center NW
- Seattle Public Library - Lake City
- Seattle Fire Station 39



RETAIL

- QFC
- TJ Maxx
- Best Buy
- Target
- Petco
- Grocery Outlet
- Fred Meyer
- Barnes & Noble
- Nordstrom Rack
- Safeway



FOOD AND DRINK

- Manna Teriyaki
- Kelly Cannoli
- Chicka Latte
- Taco Time
- Wendy's
- Dick's Drive-In
- Lil' Tiger Ice Cream
- Jalisco Mexican
- The Breakfast Club
- Thai One On
- Panda Express
- Pho An
- Beyond the Bowl
- Mount & Bao
- Toyoda Sushi
- Elliott Bay Public House
- Chipotle
- Chawlas2 Seattle
- Seatango Argentine Bakery
- Bangkok99

POPULATION

	1-MILE	5-MILE	10-MILE
Total Population	25,553	429,191	1,226,944
Growth 2023 - 2028 (est.)	-0.36%	0.67%	2.13%
Median Age	39.7	38.9	39.3

HOUSEHOLDS & INCOME

	1-MILE	5-MILE	10-MILE
Total Households	11,300	185,344	542,562
Median HH Income	\$96,346	\$109,986	\$113,755
Renter Occupied Housing	51.57%	47.46%	50.10%

09

LAKE CITY

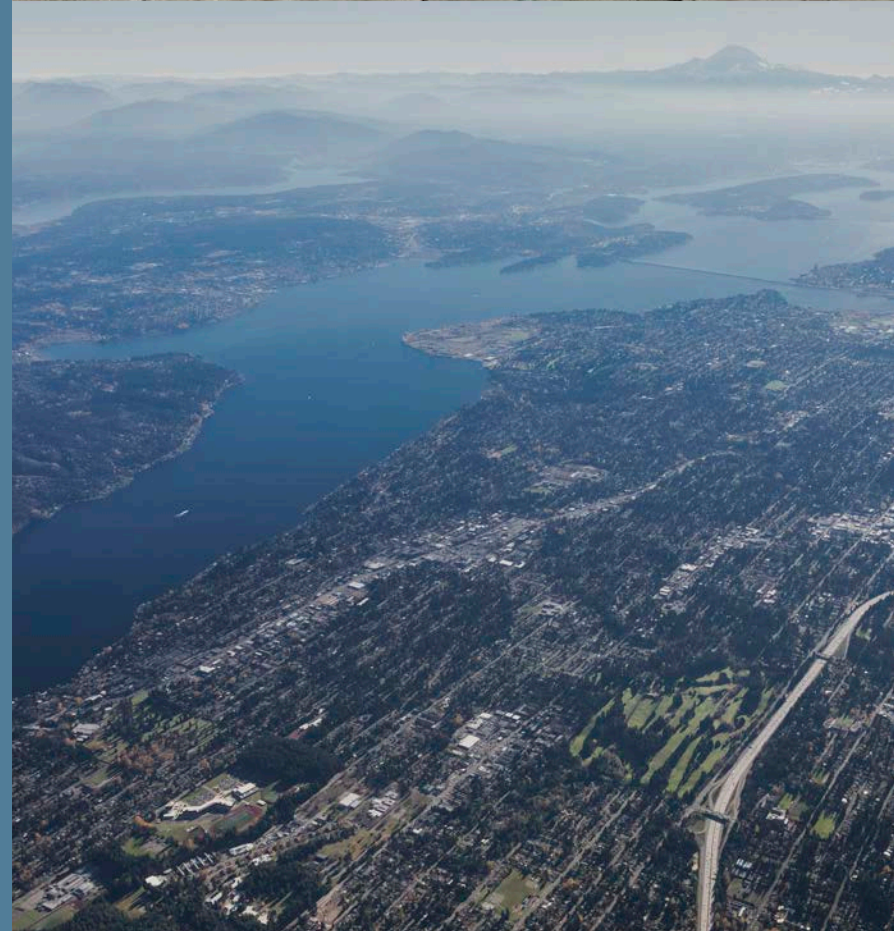
LAKE CITY is a district in the northeast region of Seattle that comprises several smaller neighborhoods: Victory Heights, Meadowbrook, Matthews Beach, Cedar Park, and Olympic Hills. Lake City is bordered on the north by Lake Forest Park, on the east by Lake Washington, on the south by Wedgwood and View Ridge, and on the west by Northgate.

The area is known for its many used car sale lots, but has much more to offer than just a deal on an automobile. The main street, Lake City Way, is home to diverse dining options and businesses. And there are lots of parks for the outdoor-minded, including Matthews Beach, which has the largest freshwater swimming beach in the city. Housing-wise, you'll find newly built condos and apartments mixed with single-family homes. Compared to other neighborhoods in Seattle, Lake City has relatively low housing costs. This makes it a great choice for those looking to buy or rent a home without breaking the bank. There are a variety of housing options available in Lake City, including apartments, townhouses, and single-family homes. This ensures that there is something for everyone in terms of housing options.

Lake City has a vibrant and welcoming community that makes it a great place to live. The neighborhood has a strong sense of community, with many residents participating in local events and activities. This creates a friendly and inclusive environment where residents can feel at home. Additionally, Lake City has several community organizations, such as the Lake City Neighborhood Alliance and the Lake City Chamber of Commerce. These organizations work to improve the neighborhood and bring residents together.

Finally, Lake City's growing business district is another benefit for its residents. Over the past few years, the neighborhood has seen an increase in new businesses, including restaurants, cafes, and shops. This has helped to create a vibrant and dynamic business district that provides residents with plenty of options for shopping and dining. Additionally, the growth of the business district has helped to create new job opportunities for residents.

Lake City's location is another benefit for its residents. The neighborhood is located in the northeast part of Seattle, making it easily accessible from other parts of the city. Additionally, Lake City is located near several major highways, including I-5 and Highway 522. This makes it easy for residents to commute to work or travel to other parts of the city.



LAKE CITY OPPORTUNITY

MATTHEW WEBER

PRINCIPAL | BROKER

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