



WESTLAKE
ASSOCIATES, INC.

HARBOR AVENUE DEVELOPMENT SITE

WEST SEATTLE

HARBOR AVENUE SW
SEATTLE, WA 98126



DOWNTOWN SEATTLE

ELLIOT BAY

HARBOR AVE
DEV. SITE

EXECUTIVE SUMMARY

HARBOR AVE DEVELOPMENT SITE

Westlake Associates, Inc. is pleased to exclusively offer for sale the Harbor Avenue Development Site. Currently vacant, this approximately 5,150 square foot lot located in the Alki Beach community offers the perfect site for an exciting new development project that captures the essence of Seattle with breathtaking views. The wonderful location and site characteristics can be leveraged to develop luxury housing with incredible views of Elliot Bay and the Seattle Skyline as well as convenient access to everything that makes Seattle spectacular.

ADDRESS	S OF 2171 HARBOR AVE SW SEATTLE, WA 98126
COUNTY	King
MARKET	West Seattle
STYLE	Vacant Land
APN#	927520-0260
PRICE / LOT SF	\$87 / SF
ZONING	C1-55 (M)
LOT SIZE	5,150 SF 0.12 AC
HEIGHT LIMIT	55'
EXISTING IMPROVEMENTS	None



PRICE: **\$450,000**

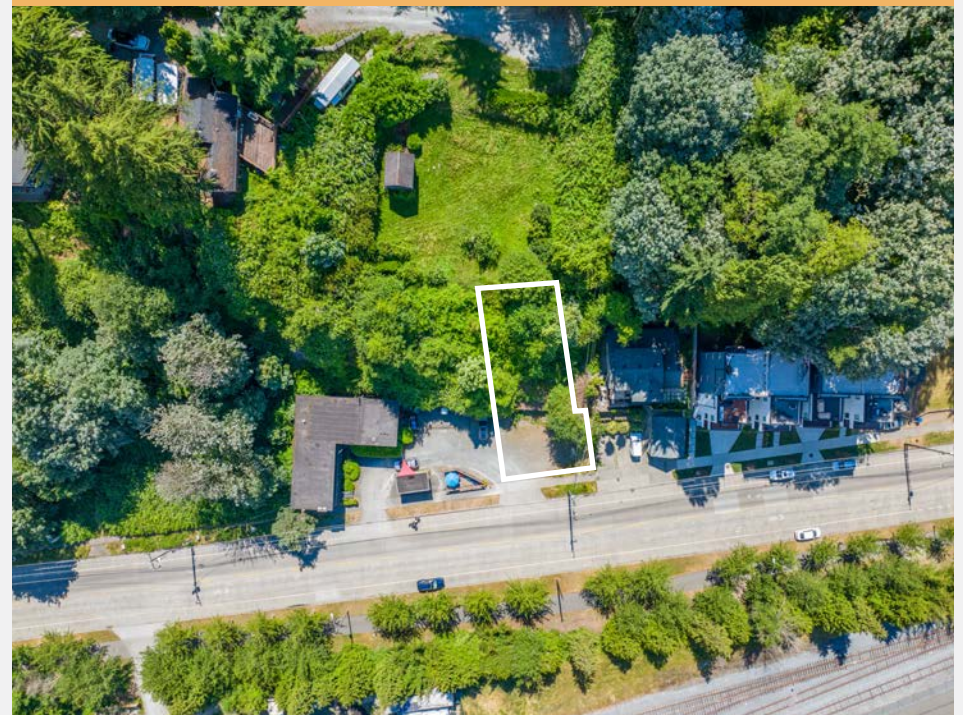


Property Outlines are approximate and are for illustration purposes only.

INVESTMENT HIGHLIGHTS

HARBOR AVE DEVELOPMENT SITE

- UNIQUE & DESIRABLE ALKI BEACH LOCATION
- POTENTIAL ELLIOT BAY AND SEATTLE SKYLINE VIEWS
- OPPORTUNITY TO DEVELOP HIGH-DEMAND, LIVE/WORK TOWNHOMES OR A MIXED-USE COMMERCIAL BUILDING
- 5,150 SQFT. LOT ZONED C1-55 (M)
- FLEXIBLE COMMERCIAL ZONING
- CLOSE TO WATER TAXI & PUBLIC TRANSPORTATION OPTIONS
- OWNER FINANCING WITH 50% DOWN AVAILABLE TO QUALIFIED BUYER
- ADJACENT TOWNHOMES SOLD FOR BETWEEN \$1,450,000 - \$1,500,000





LOCATION HIGHLIGHTS

WEST SEATTLE

- AMAZING ALKI BEACH / WEST SEATTLE LOCATION
- VIEWS OF DOWNTOWN SEATTLE, ELLIOT BAY, & CASCADE MOUNTAINS
- OPPORTUNITY TO DEVELOP HIGH-DEMAND, LIVE/WORK TOWNHOMES OR A MIXED-USE COMMERCIAL BUILDING
- EASY WALK TO SALTY'S OR MARINATION FOR GREAT FOOD & DRINKS
- ACROSS THE STREET FROM JACK BLOCK PARK AND ALKI TRAIL LEADING AROUND THE BEACH
- EASY ACCESS TO THE ADMIRAL BUSINESS DISTRICT, ALASKA JUNCTION, AND MORGAN JUNCTION
- CLOSE TO SCHOOLS: THE ANDOVER SCHOOL, LAFAYETTE ELEMENTARY, MADISON MIDDLE SCHOOL AND WEST SEATTLE HIGH SCHOOL
- CLOSE TO THE WATER TAXI, WEST SEATTLE BRIDGE AND OTHER PUBLIC TRANSPORTATION OPTIONS
- 10 MINUTES TO SEATTLE CBD VIA WEST SEATTLE BRIDGE
- GREAT LOCATION TO ACCESS SEAHAWKS, SOUNDERS AND MARINER GAMES AT LUMEN FIELD AND T-MOBILE PARK VIA PASSENGER FERRY

SITE AMENITIES & DEMOGRAPHICS

WHAT'S NEARBY



SCHOOLS AND SERVICES

- Alki Beach
- West Seattle High School
- Schmitz Preserve Park
- Hamilton Viewpoint Park
- Madison Middle School
- Alki Elementary
- West Seattle Golf Course
- Seattle Fire Station 36
- West Seattle Water Taxi Pier
- Hiawatha Playfield



RETAIL

- Metropolitan Market
- Safeway
- PCC Community Market
- QFC
- East Street Record
- Whole Foods Market
- West Seattle Nursery
- Rite Aid
- Trader Joe's
- Westside Bicycle



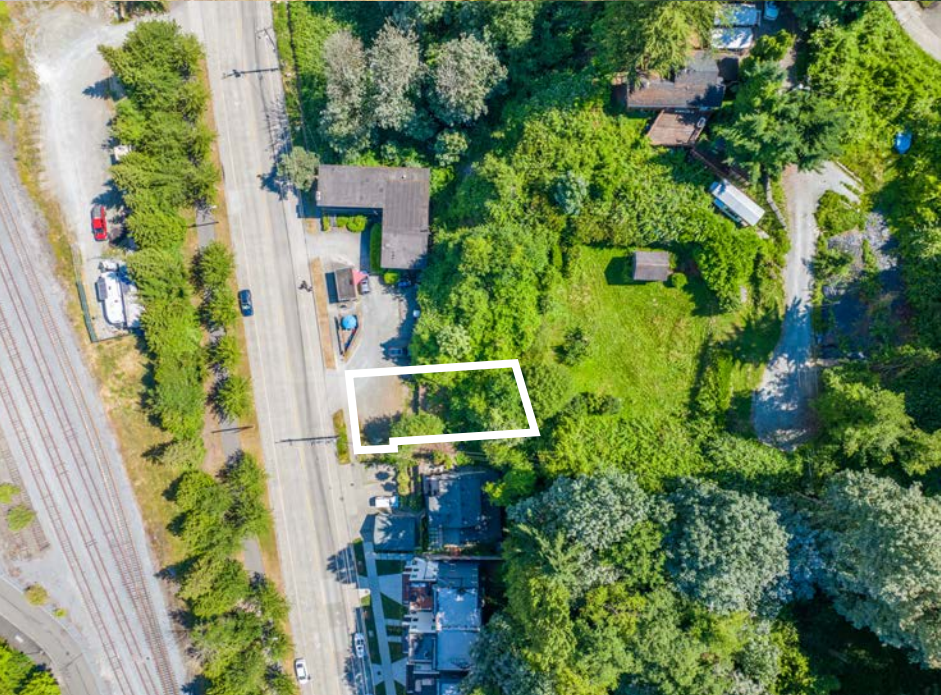
FOOD AND DRINK

- West Bay Coffee & Smoothie
- Salty's on Alki
- Marination Mai Kai
- Unwind Cafe
- Chelan Cafe
- Luna Park Cafe
- Ounces Taproom & Beer
- Uptown Espresso
- Mioposto Pizzeria
- Arthur's
- The NOOK
- Spring House Thai Kitchen
- Admiral Pub
- Mission Cantina
- New Leaf Bistro
- Otter on the Rocks
- Starbucks
- Gyro Heroes
- Bebob Waffle Shop

POPULATION	1-MILE	5-MILE	10-MILE
Total Population	11,150	388,088	978,634
Growth 2023 - 2028 (est.)	-0.11%	2.13%	1.31%
Median Age	43.9	39.5	39.0

HOUSEHOLDS & INCOME	1-MILE	5-MILE	10-MILE
Total Households	5,143	189,000	435,175
Median HH Income	\$158,707	\$110,374	\$110,335
Renter Occupied Housing	38.2%	61.2%	52.9%

PHOTOS



ZONING OVERVIEW

C1-55 (M): COMMERCIAL 1

Auto-oriented commercial areas that provide a range of retail and services to the surrounding neighborhoods and the larger community or region. Characterized by large parcels that favor automobile access over pedestrian and transit.

Typical Land Uses

Large supermarkets, building supplies and household goods, auto sales and repairs, and apartments.

Building Types

A variety of commercial building types and site layouts including one-story commercial structures with surface parking, and multi-story office or residential buildings.

Street-level Uses

Same as NC1 zone. Non-residential uses may be required at street-level on street-facing facades. Residential uses may be limited to 20% of the street-level, street-facing facade.

Street-level Non-residential Design

Transparency is required along 60% of a street-facing facade between 2-8' above the sidewalk. Non-residential uses greater than 600 square feet (sf)

at street level must have an average depth of 30' and a minimum depth of 15', and have a minimum height of 13'.

Street-level Residential Design

Same as NC1 zone. Residential uses must contain at least one visually prominent pedestrian entry. Dwelling units must be at least 4' above or 4' below sidewalk grade, or 10' back from a sidewalk, with some exceptions.

Maximum Size of Commercial Use

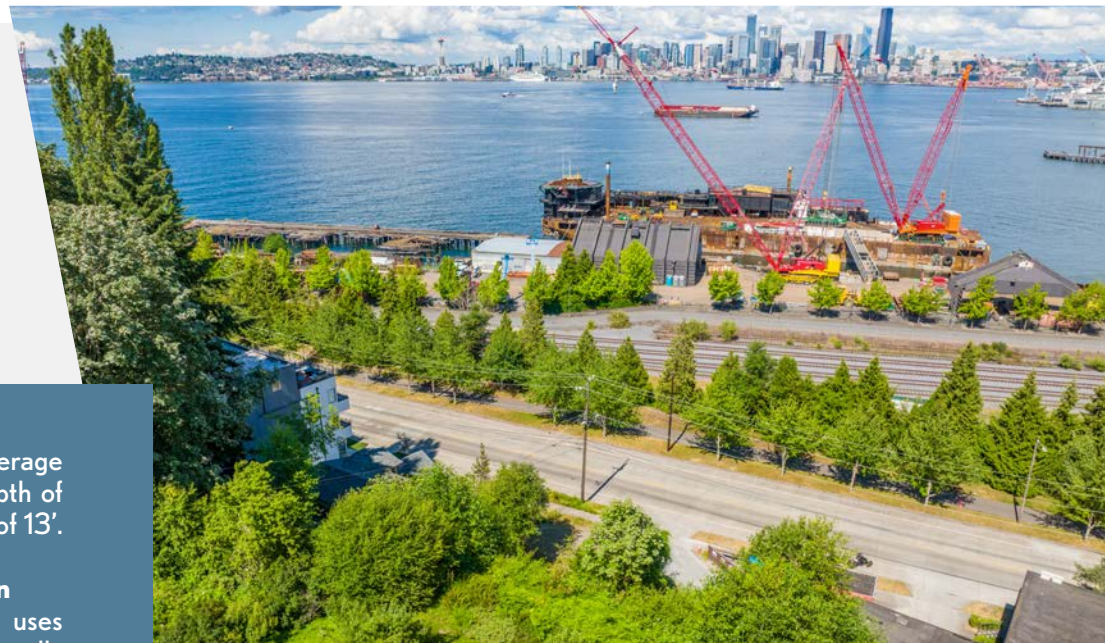
No size limits for most uses; 25,000-40,000 sf for warehouse and wholesale showroom uses; 35,000 sf or size of lot, whichever is greater, for office uses.

Parking Location

When a development contains a residential use or is across a street from a residential zone, it must meet NC1 zone standards. Otherwise, no restrictions.

Parking Access

When a development contains a residential use, includes a P designation, or is across a street from a residential zone, it must meet NC1 zone standards.



HARBOR AVENUE DEVELOPMENT SITE

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