

FREMONT DEVELOPMENT SITE

3617 WOODLAND PARK AVE N
SEATTLE, WA 98102

- WOODLAND PARK AVENUE NORTH
- SUPERIOR FREMONT/WALLINGFORD LOCATION
- NC2-75 (M1) ZONING
- 6,500 LOT SF

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 **WESTLAKE**
ASSOCIATES, INC.

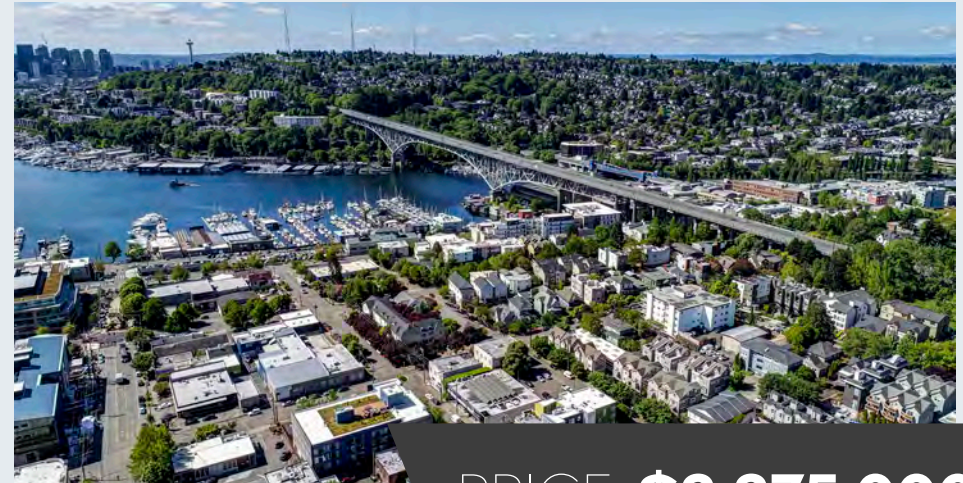


ASSET SUMMARY

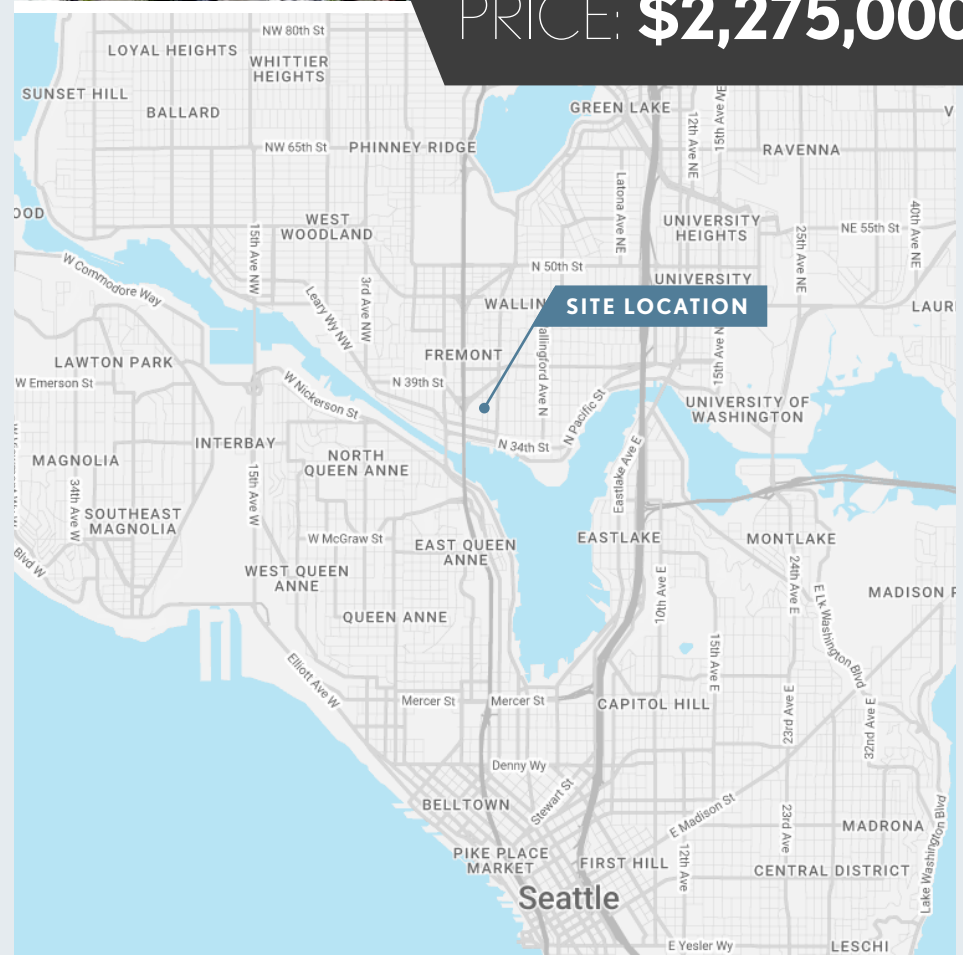
FREMONT/WALLINGFORD DEVELOPMENT SITE

Woodland Park Ave Site is in the heart of the urban core of Seattle. Located in the highly desirable and expanding Wallingford neighborhood. Just up the street from Gas Works park and the Burke Gilman trail, this location offers access to a tremendous amount of valuable Seattle attractions and activities as well as being in close proximity to the University Of Washington, South Lake Union, and Downtown, with quick access to HWY 99 and I-5, and on major bus routes.

With major employers in the neighborhood such as Google and Tableau, Brooks Running is adding 100,000 sf of office to its already existing footprint at its Global Headquarters (to be completed in 2025). The site offers great views down Woodland Park Ave over Lake Union and the lot runs from street (Woodland Park Ave N) to street (Albion PL N). There are no existing tenancies to manage and work through as the lot is delivered free of encumbrances and the previous structure has already been demolished. This site has possibilities for both market rate and affordable development.



PRICE: **\$2,275,000**

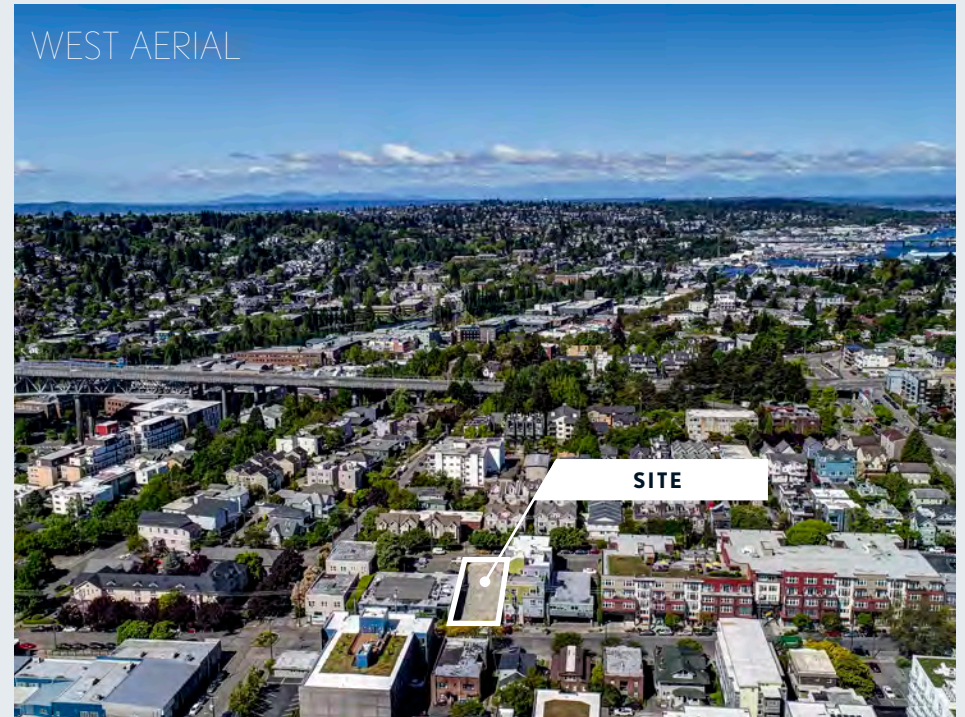


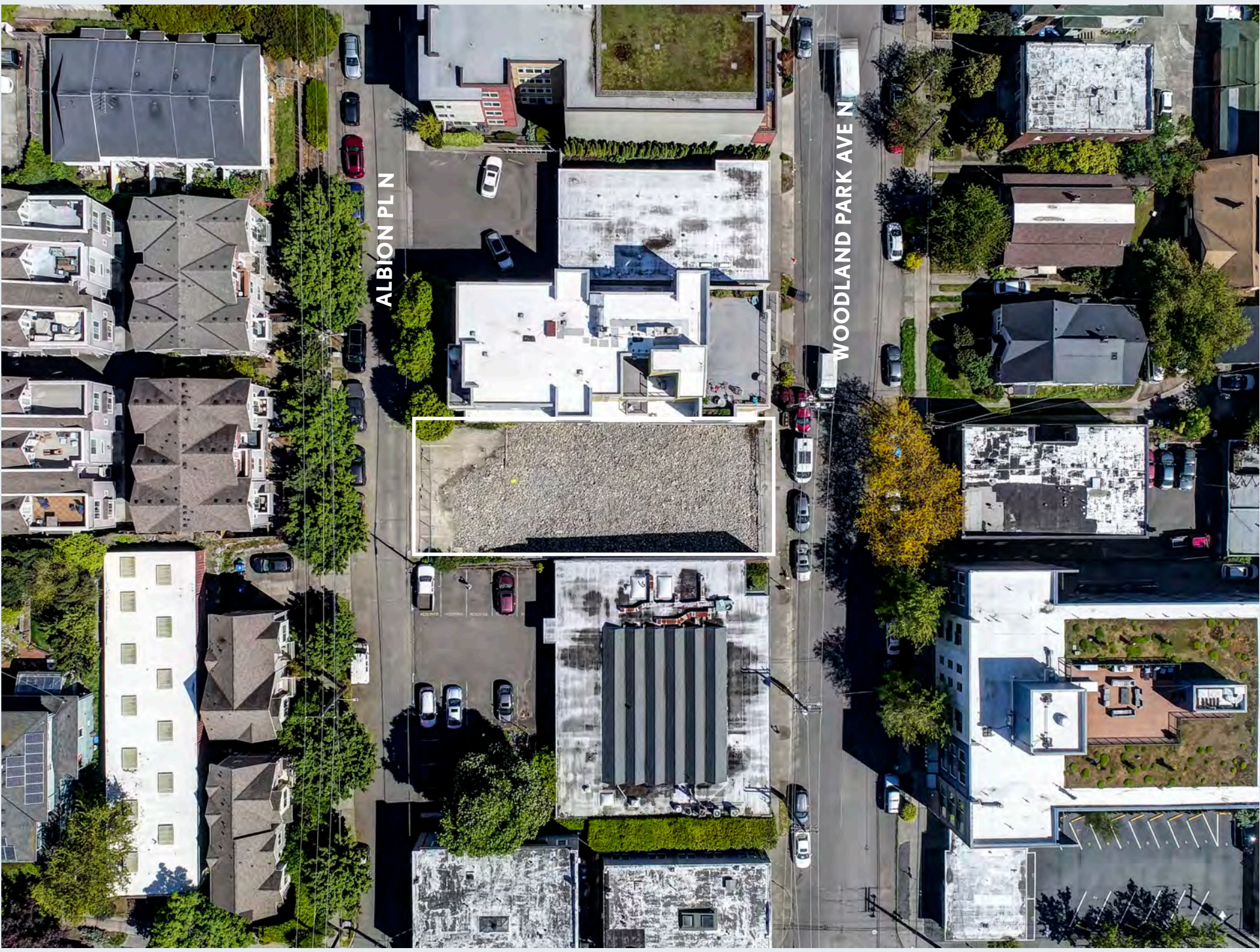
ADDRESS	3617-3619 WOODLAND PARK AVE N SEATTLE, WA 98103
COUNTY	King
MARKET	Seattle - Fremont
STYLE	Land
APN#	182504-9052
ZONING	NC2-75 (M1)
LOT SIZE	6,500 SF 0.15 AC
PRICE / LOT SF	\$350 / SF
HEIGHT LIMIT	75'
MAXIMUM FAR	5.5
EXISTING IMPROVEMENTS	None

INVESTMENT HIGHLIGHTS

FREMONT/WALLINGFORD DEVELOPMENT SITE

- Superior Location Fremont / Wallingford
- Through Lot Runs From Street to Street
- “Gravel Clean” - Previous Structures Demolished
- LIHTC - Located in Difficult Development Area (DDA)
- 6,500 Square Foot Lot Zoned NC2-75 (M1)
- One Block from Stone Way Retail Corridor
- 3 Blocks from North Lake Union & Close to Gas Work Park
- Easy Access to Highway-99 & Interstate-5
- Walk Score: 94 - Walker’s Paradise





ALBION PLN

WOODLAND PARK AVE N



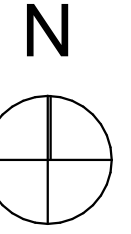
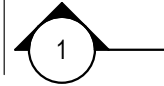
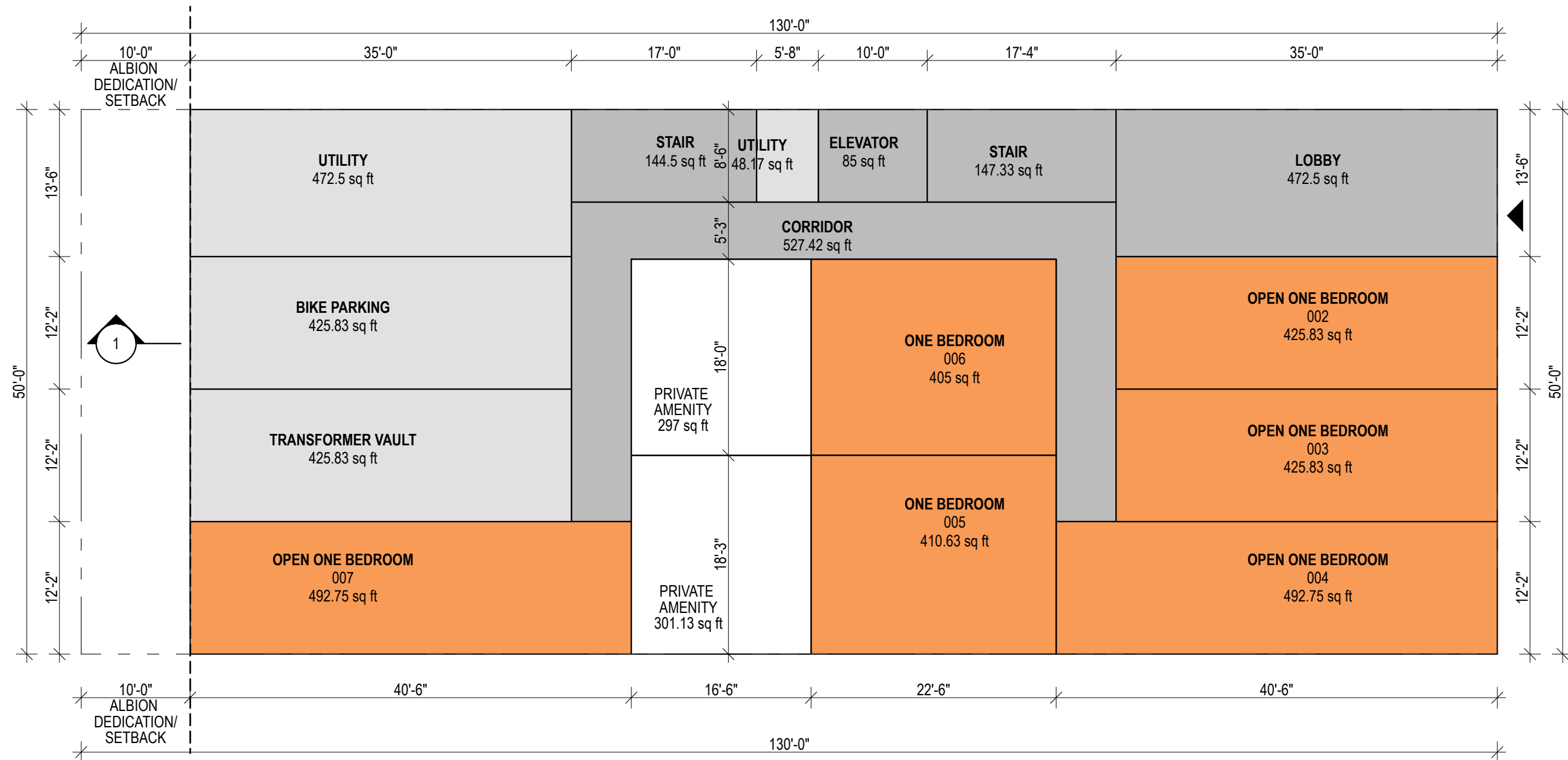
STONE WAY N

WOODLAND PARK AVE N

ALBION PL N

DEVELOPMENT FEASIBILITY

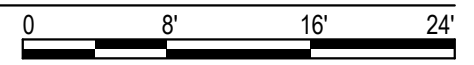
Woodland Park Avenue -
3617 Woodland Park Ave N

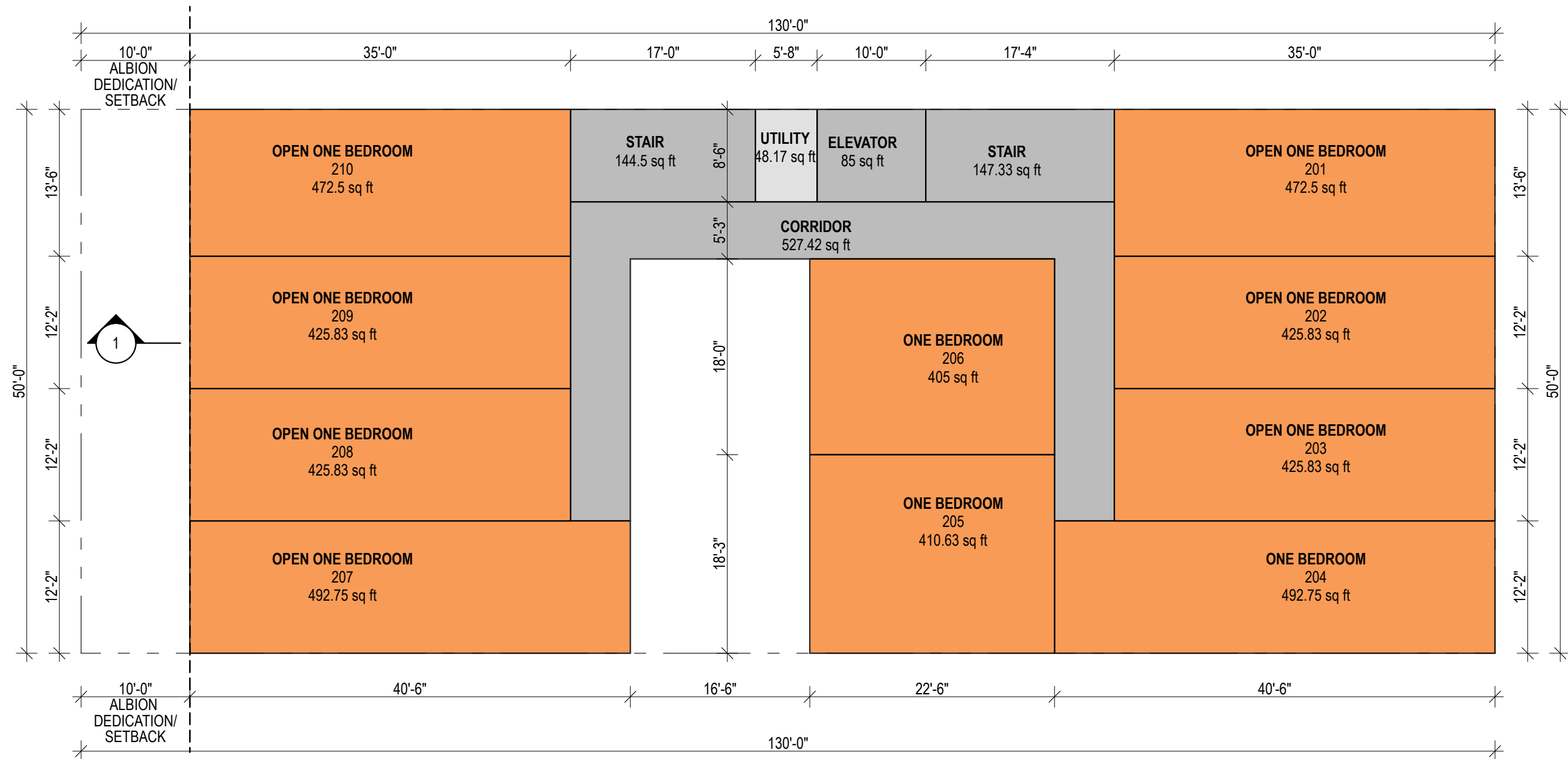


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GROUND FLOOR/BASEMENT

SCALE: 3/32" = 1'-0"

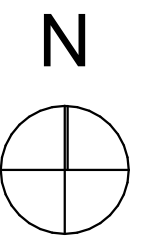
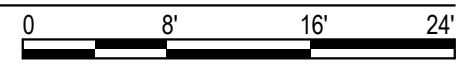


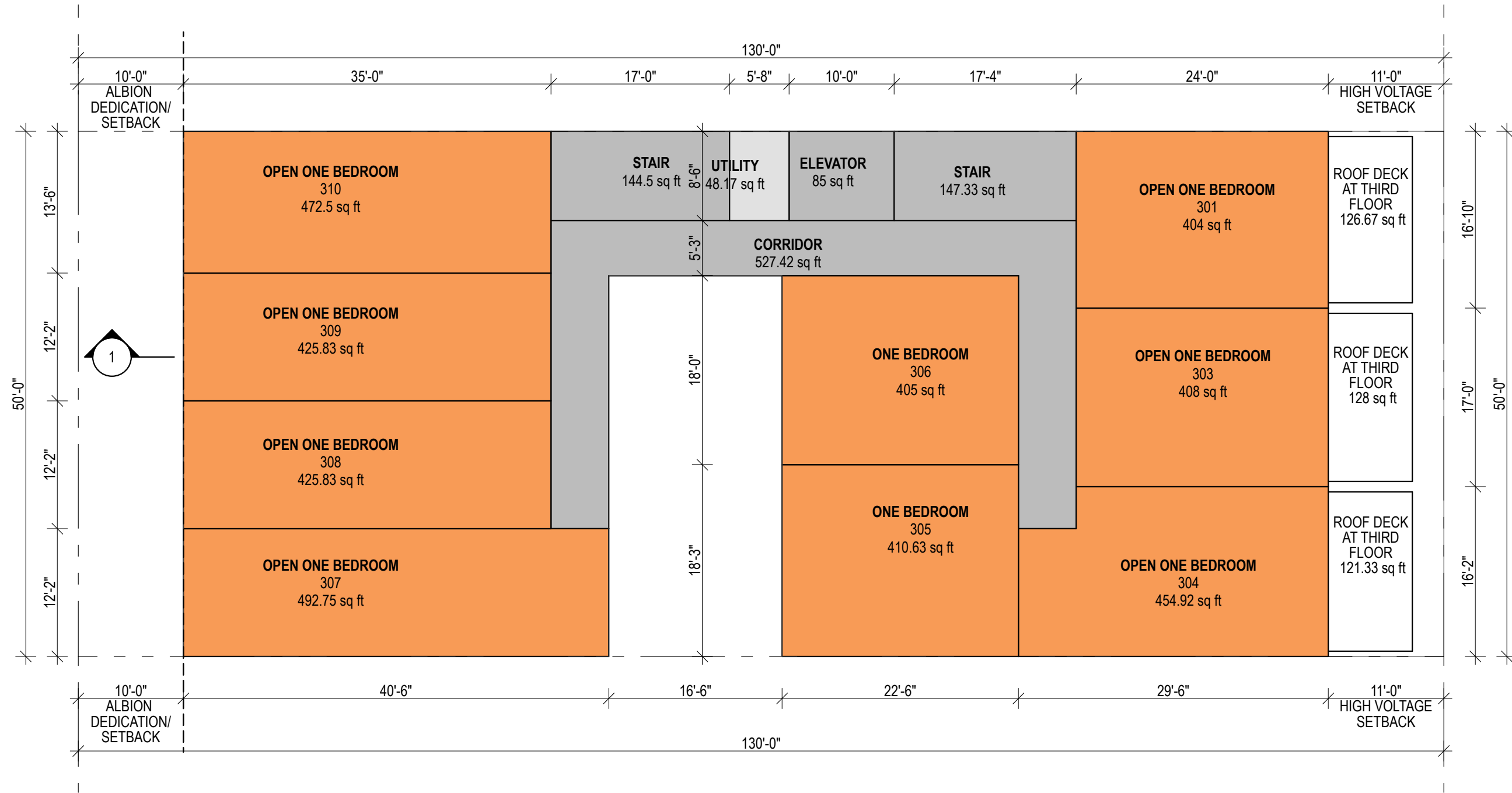


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SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

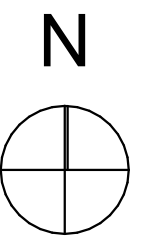
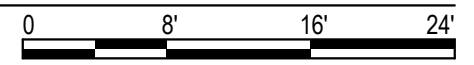


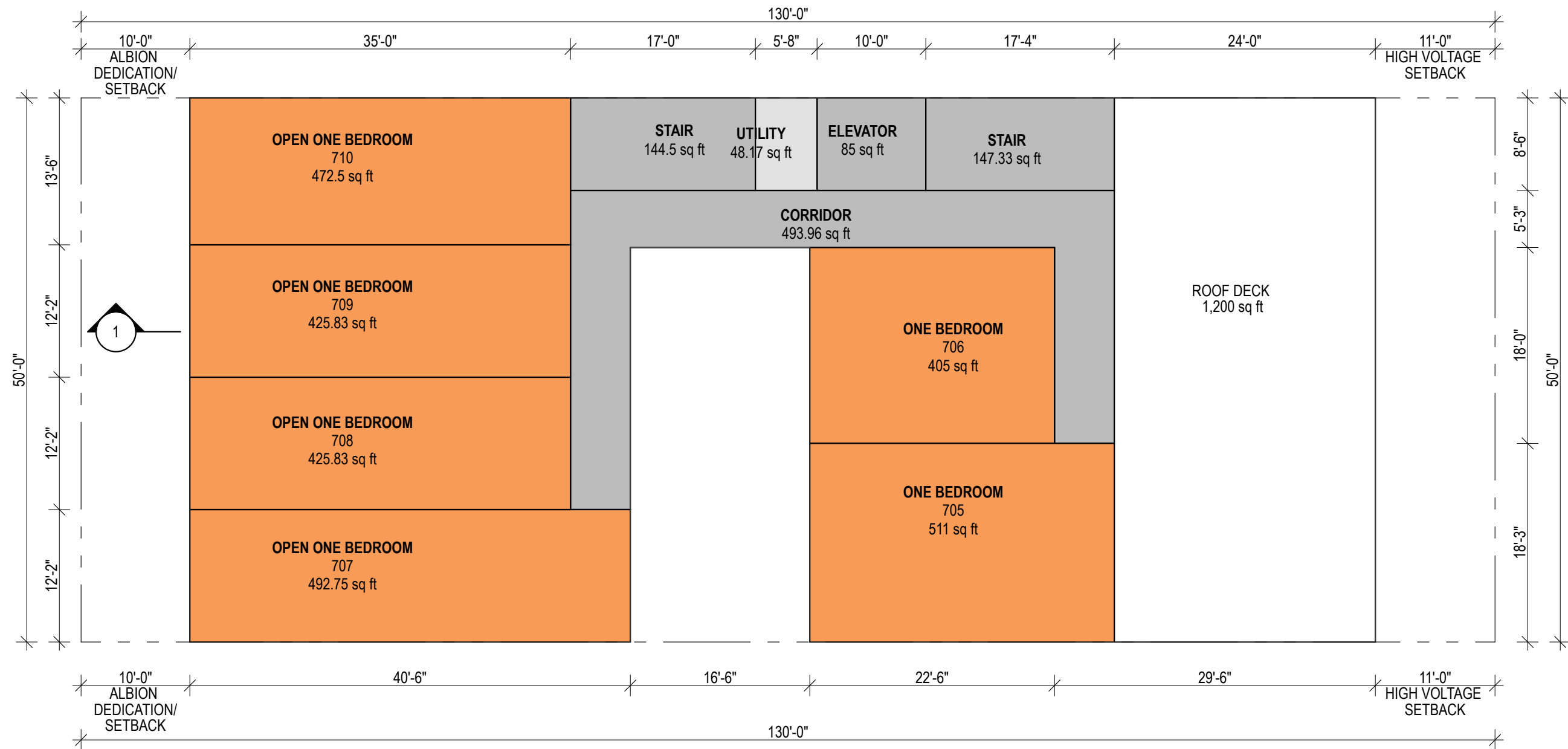


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THIRD FLOOR PLAN

SCALE: 3/32" = 1'-0"

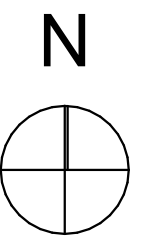
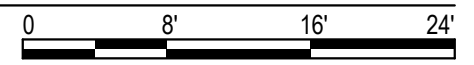


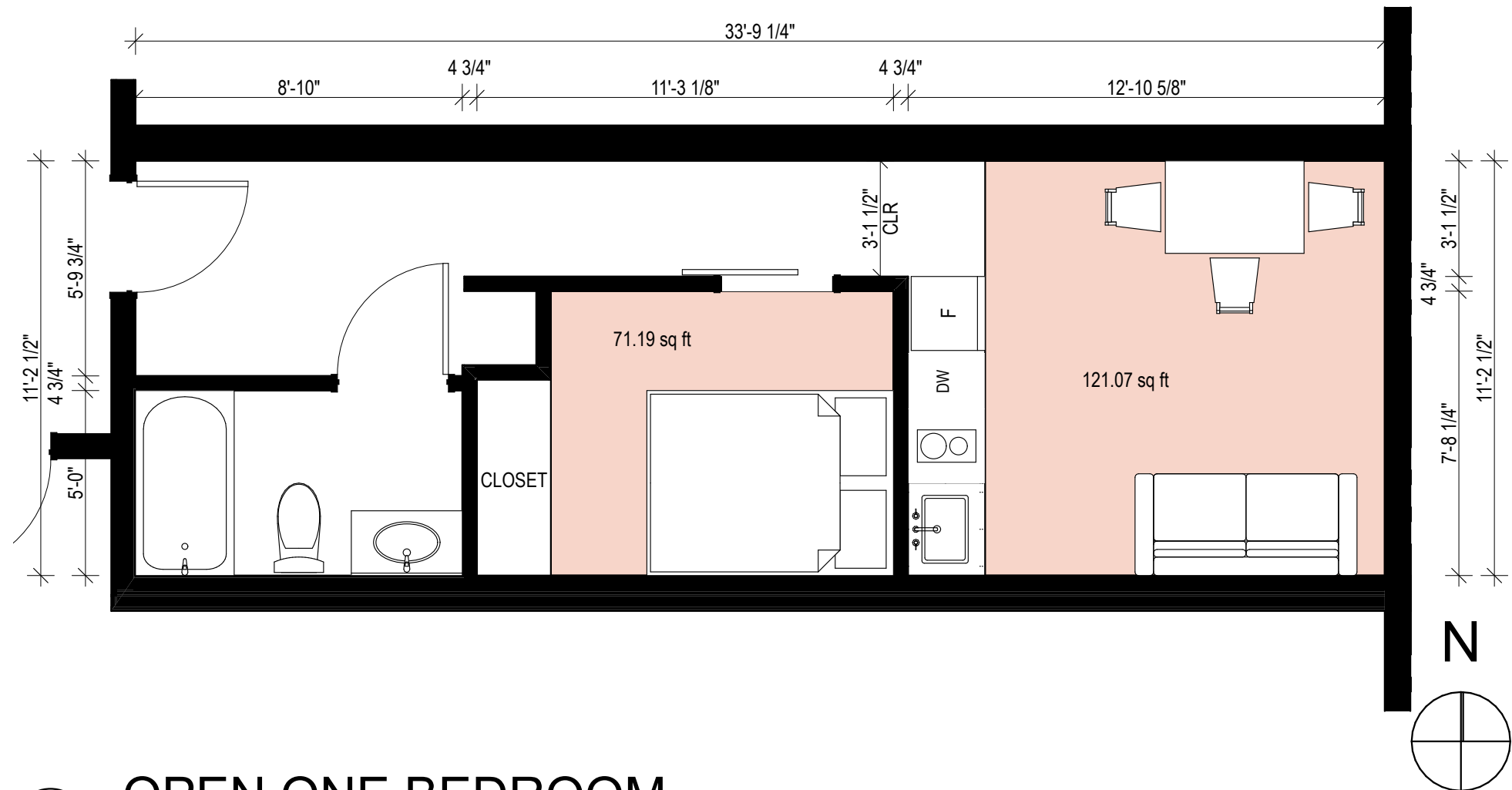
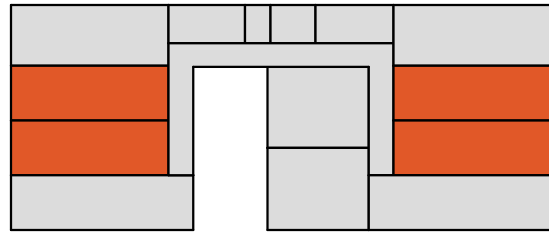


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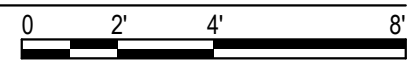
SEVENTH FLOOR

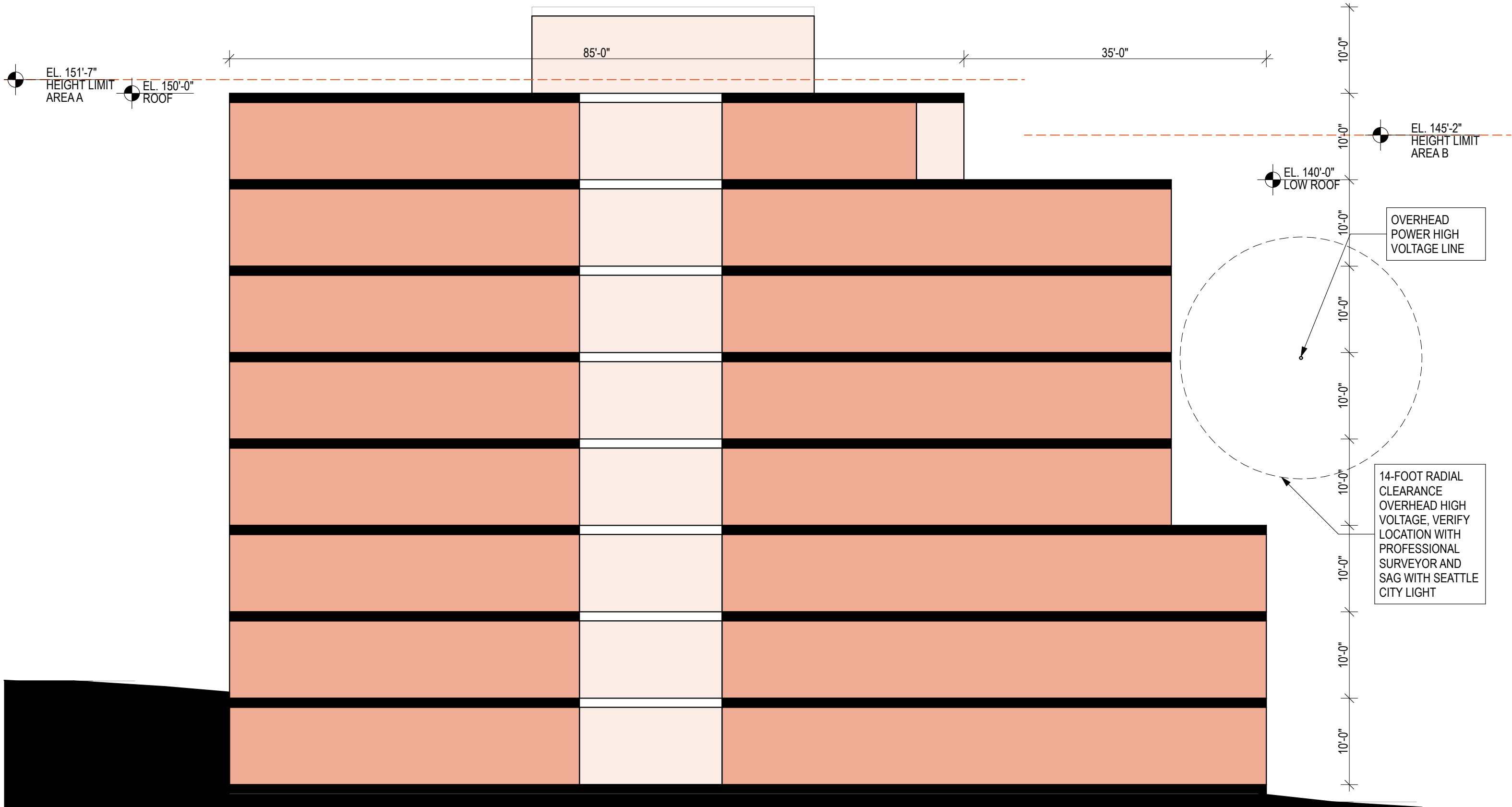
SCALE: 3/32" = 1'-0"



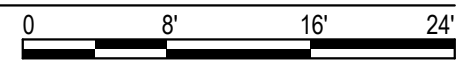


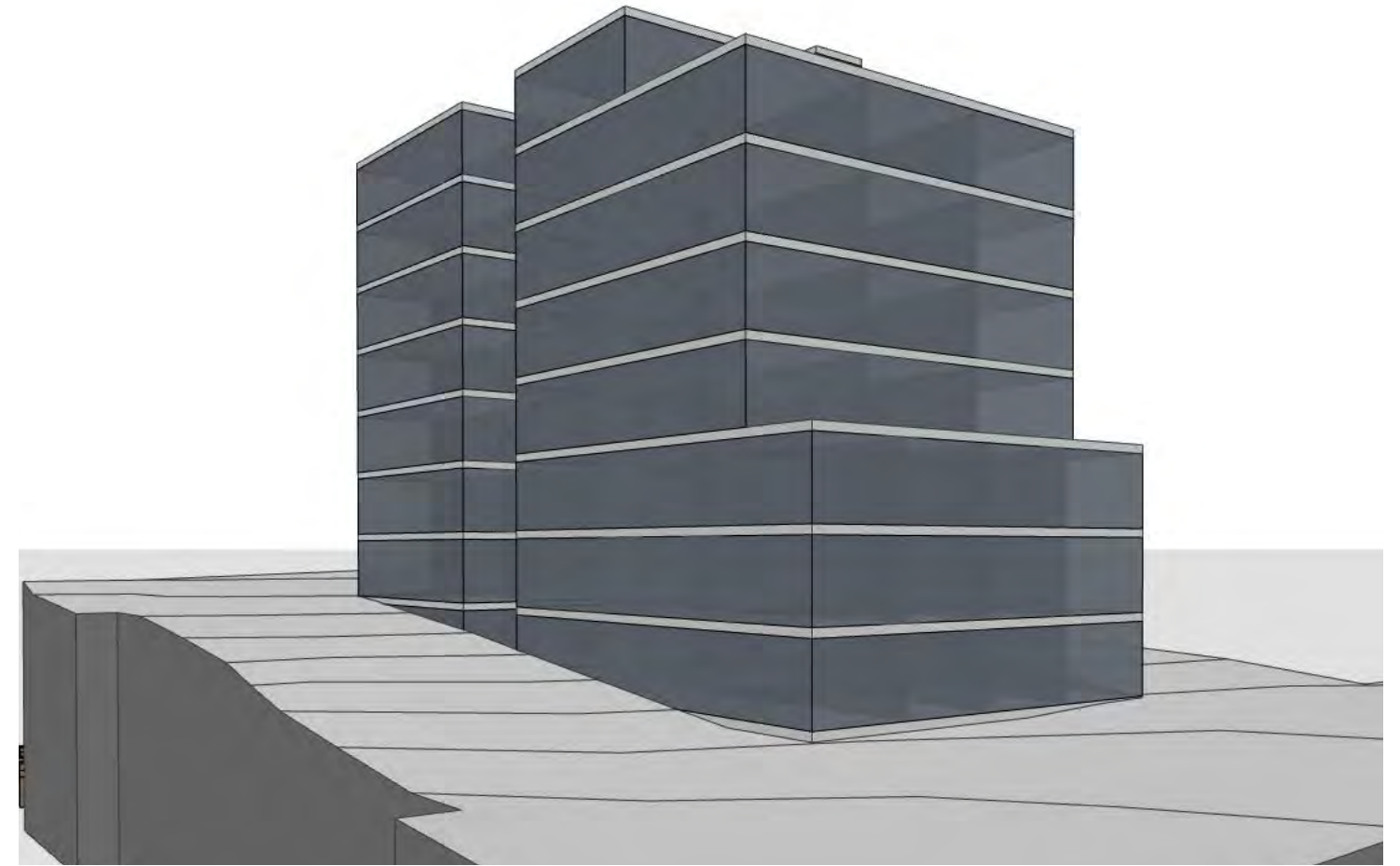
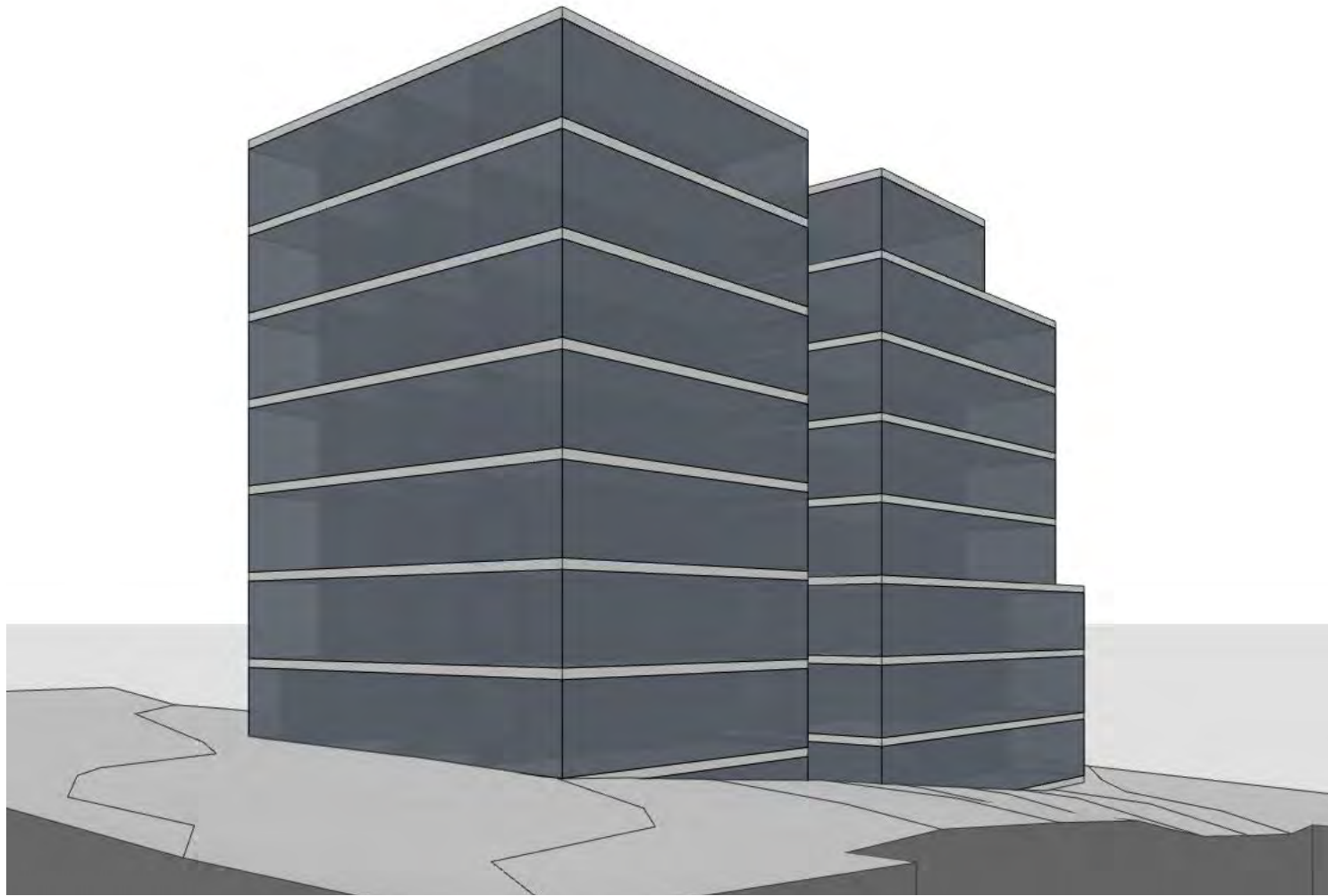
1 OPEN ONE BEDROOM
SCALE: 1/4" = 1'-0"





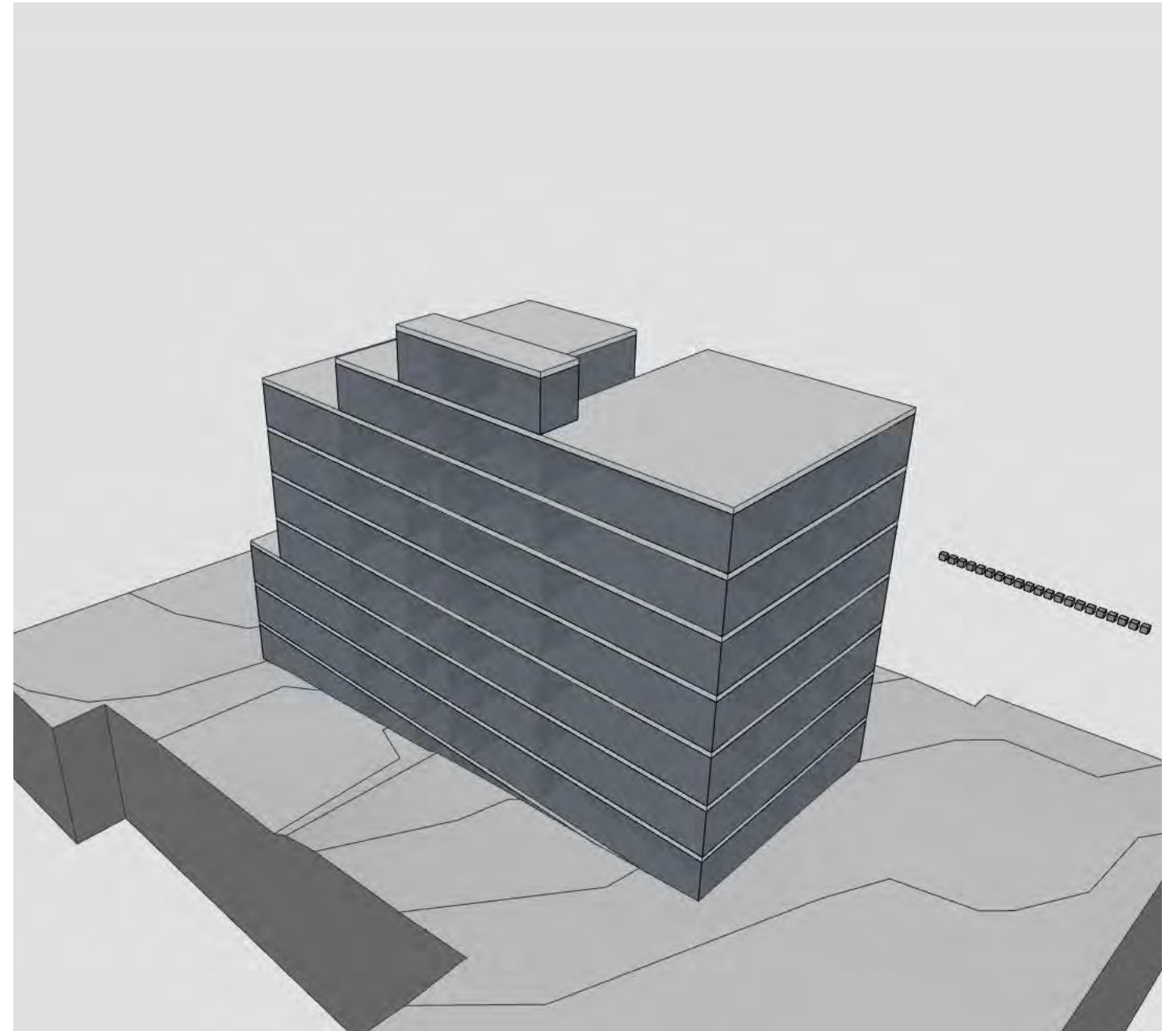
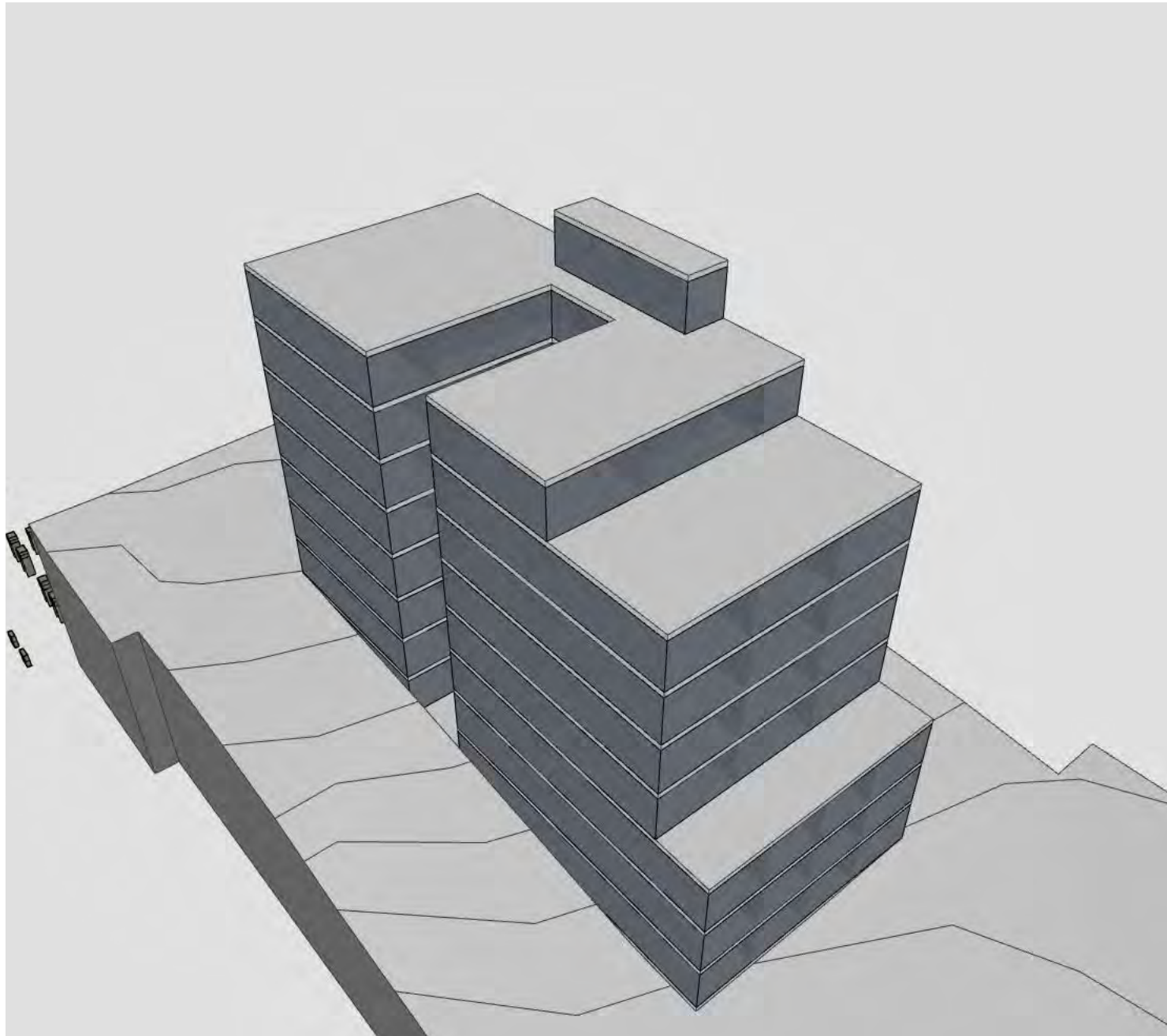
1 LONGITUDINAL SECTION
 SCALE: 3/32" = 1'-0"





2 VIEW FROM ALBION PL N LOOKING NE
 SCALE: 1/16" = 1'-0"
 0 8' 16' 32'

1 VIEW FROM WOODLAND PARK AVE N LOOKING NW
 SCALE: 1/16" = 1'-0"
 0 8' 16' 32'



2 AERIAL FROM WOODLAND PARK AVE N LOOKING NW
 SCALE: 1/16" = 1'-0"
 0 8' 16' 32'

1 AERIAL FROM ALBION PL N LOOKING SE
 SCALE: 1/16" = 1'-0"
 0 8' 16' 32'

ALT 2 - FAR AREA		
		FAR
FAR AREA	GROUND FLOOR/BASEMENT	2,892.28
FAR AREA	FIRST FLOOR	5,192.37
FAR AREA	SECOND FLOOR	5,192.37
FAR AREA	THIRD FLOOR	4,653.60
FAR AREA	FOURTH FLOOR	4,653.60
FAR AREA	FIFTH FLOOR	4,653.60
FAR AREA	SIXTH FLOOR	4,653.60
FAR AREA	SEVENTH FLOOR	3,478.10
FAR AREA	ROOF/PENTHOUSE	236.68
		35,606.20 ft²

ALT 2 FAR AREA EXEMPT		
		FAR
FAR AREA	GROUND FLOOR/BASEMENT	2,300.09
		2,300.09 ft²

TOTAL MAX FAR: 35,750 SF

ALT 2 RENT ROLL UNIT AREAS		
	ROOM NUMBER	GROSS AREA
ONE BEDROOM		
	005	410.63
	006	405.00
	101	472.50
	102	425.83
	103	425.83
	104	492.75
	105	410.63
	106	405.00
	107	492.75
	108	425.83
	204	492.75
	205	410.63
	206	405.00
	305	410.63
	306	405.00
	405	410.63
	406	405.00
	505	405.00
	506	410.63

ALT 2 RENT ROLL UNIT AREAS		
	ROOM NUMBER	GROSS AREA
	605	410.63
	606	405.00
	705	511.00
	706	405.00
		23
OPEN ONE BEDROOM		
	002	425.83
	003	425.83
	004	492.75
	007	492.75
	201	472.50
	202	425.83
	203	425.83
	207	492.75
	208	425.83
	209	425.83
	210	472.50
	301	404.00
	303	408.00
	304	454.92

ALT 2 RENT ROLL UNIT AREAS		
	ROOM NUMBER	GROSS AREA
	307	492.75
	308	425.83
	309	425.83
	310	472.50
	401	404.00
	403	408.00
	404	454.92
	407	492.75
	408	425.83
	409	425.83
	410	472.50
	501	404.00
	503	408.00
	504	454.92
	507	492.75
	508	425.83
	509	425.83
	510	472.50
	601	404.00
	603	408.00

ALT 2 RENT ROLL UNIT AREAS		
	ROOM NUMBER	GROSS AREA
	604	454.92
	607	492.75
	608	425.83
	609	425.83
	610	472.50
	707	492.75
	708	425.83
	709	425.83
	710	472.50
		43
		66

ALT 2 - GROSS AREA		
		GROSS AREA
GROUND FLOOR/BASEMENT		
	BIKE PARKING	425.83
	CORRIDOR	527.42
	ELEVATOR	85.00
	LOBBY	472.50
	ONE BEDROOM	815.63
	OPEN ONE BEDROOM	1,837.16
	STAIR	291.83
	TRANSFORMER VAULT	425.83
	UTILITY	520.67
		5,401.87 ft²
FIRST FLOOR		
	CIRCULATION/UTILITY	255.00
	CORRIDOR	527.42
	ELEVATOR	85.00
	ONE BEDROOM	3,551.12
	STAIR	291.83
	TRASH/UTILITY	643.33
	UTILITY	48.17
		5,401.87 ft²
SECOND FLOOR		
	CORRIDOR	527.42
	ELEVATOR	85.00
	ONE BEDROOM	1,308.38
	OPEN ONE BEDROOM	3,141.07
	STAIR	291.83
	UTILITY	48.17
		5,401.87 ft²

ALT 2 - GROSS AREA		
		GROSS AREA
THIRD FLOOR		
	CORRIDOR	527.42
	ELEVATOR	85.00
	ONE BEDROOM	815.63
	OPEN ONE BEDROOM	3,083.83
	STAIR	291.83
	UTILITY	48.17
		4,851.88 ft²
FOURTH FLOOR		
	CORRIDOR	527.42
	ELEVATOR	85.00
	ONE BEDROOM	815.63
	OPEN ONE BEDROOM	3,083.83
	STAIR	291.83
	UTILITY	48.17
		4,851.88 ft²
FIFTH FLOOR		
	CORRIDOR	527.42
	ELEVATOR	85.00
	ONE BEDROOM	815.63
	OPEN ONE BEDROOM	3,083.83
	STAIR	291.83
	UTILITY	48.17
		4,851.88 ft²
SIXTH FLOOR		
	CORRIDOR	527.42
	ELEVATOR	85.00
	ONE BEDROOM	815.63

ALT 2 - GROSS AREA		
		GROSS AREA
	OPEN ONE BEDROOM	3,083.83
	STAIR	291.83
	UTILITY	48.17
		4,851.88 ft²
SEVENTH FLOOR		
	CORRIDOR	493.96
	ELEVATOR	85.00
	ONE BEDROOM	916.00
	OPEN ONE BEDROOM	1,816.91
	STAIR	291.83
	UTILITY	48.17
		3,651.87 ft²
ROOF/PENTHOUSE		
	ELEVATOR	85.00
	STAIR	144.50
	UTILITY	48.17
		277.67 ft²
		39,542.67 ft²

ZONING OVERVIEW

NEIGHBORHOOD COMMERCIAL | NC2-75(M)

Moderately-sized pedestrian-oriented shopping areas that provide a range of goods and services to the surrounding neighborhoods. Compatible uses include housing and offices. Characterized by an attractive pedestrian environment, medium businesses and lot sizes, and moderate transit services.

Typical Land Uses

Medium-sized grocery stores, drug stores, restaurants, coffee shops, customer service offices, medical/dental facilities, and apartments.

Building Types

Single purpose commercial structures, 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.

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

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

25,000 sf for most uses; 50,000 sf for multipurpose retail sales facilities.

Parking Location

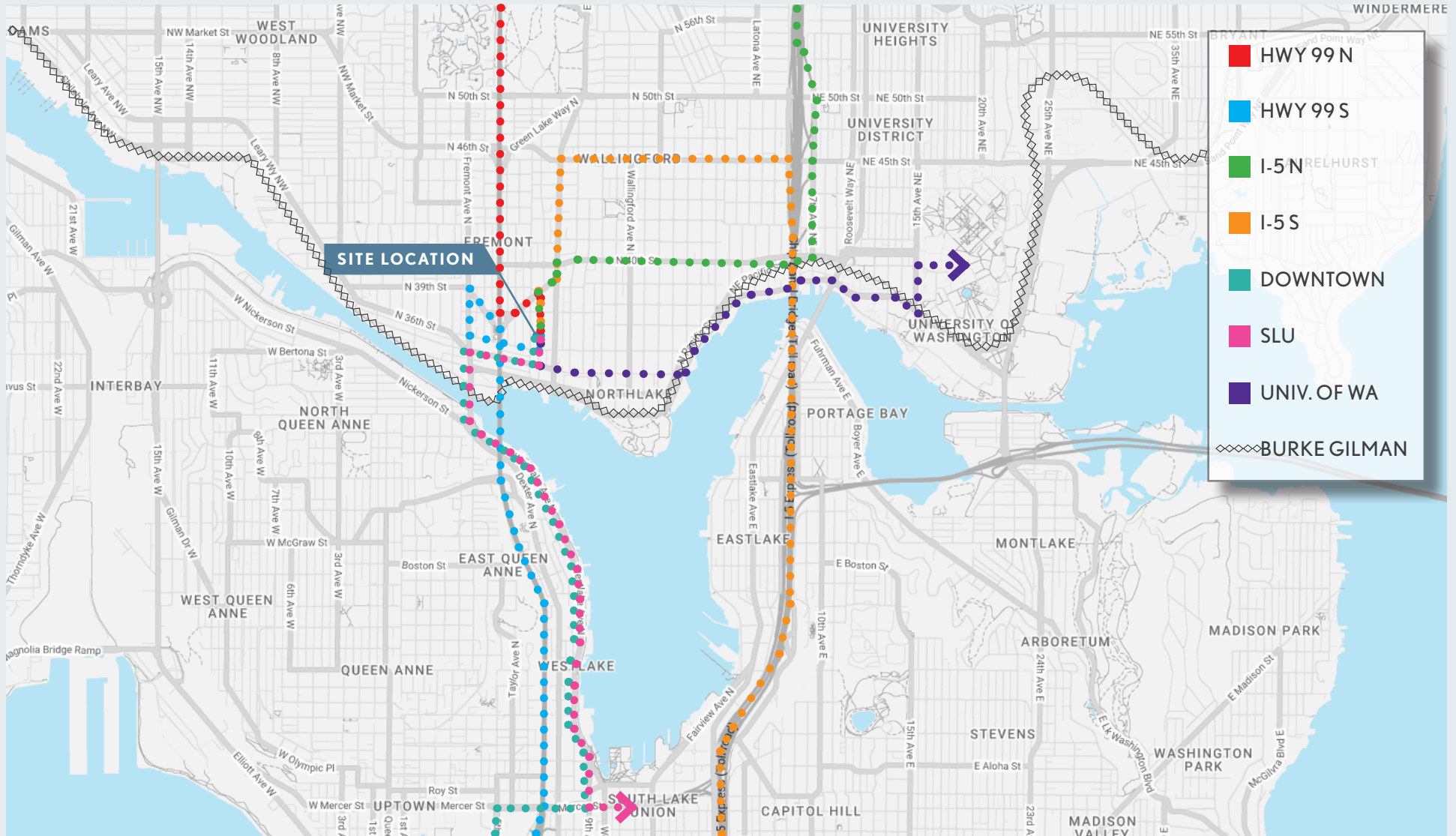
Parking must be located at the rear or side of a building, within a structure, or off-site within 800'. Parking between a building and a street is not allowed. Parking to the side of a building is limited to 60' of street frontage. Within a structure, street-level parking must be separated from the facade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



ACCESS ROUTES



PROPERTY BLOCK SNAPSHOT

PROPERTY BLOCK SNAPSHOT

BOWMAN STONEWAY

Completed 2015
5-Story, 278 Unit Mixed-Use Building

VELO

Completed 2015
4-Story, 171 Unit Mixed-Use Building

3665 STONE WAY N

8-Story, 243 Unit Apartment Building

3652 WOODLAND PARK AVE N

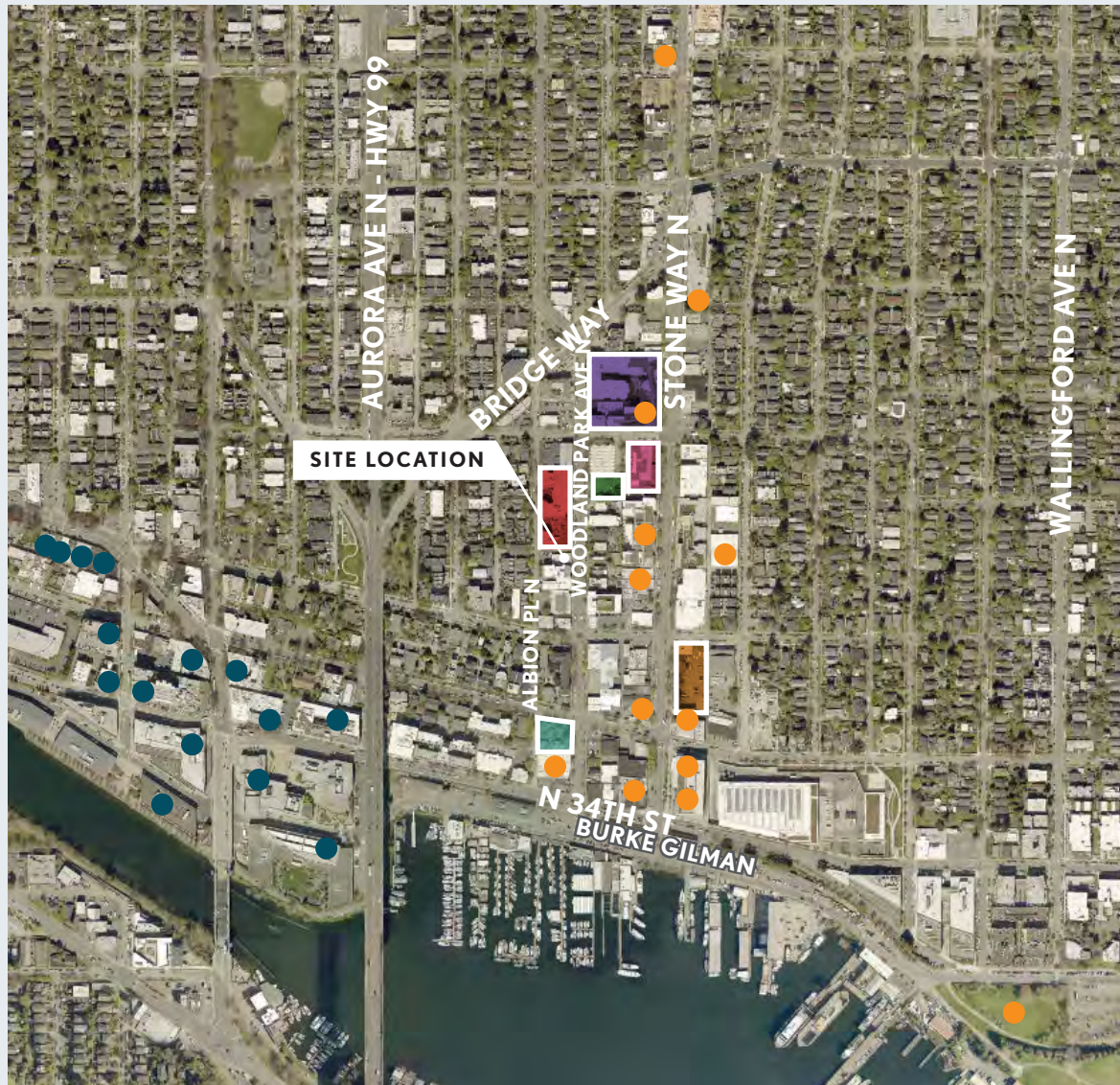
8-Story, 167 Unit Mixed-Use Building

3524 STONE WAY N

5-Story Office Building
Brooks Office Expansion

3421 WOODLAND PARK AVE N

8-Story, 130 Unit Mixed-Use Building



AMENITIES

● STONE WAY HIGHLIGHTS

- Brooks
- Burke Gilman
- Gas Works Park
- EVO
- Sea Wolf
- Tavolata
- Whale Wins
- Ooink Ramen
- Eltana
- Seattle Boulderling Project
- Fremont Brewing
- Velo Apartments
- Bowman Apartments
- Prescott Apartments
- Pagliacci Pizza

● FREMONT HIGHLIGHTS

- Fremont Bridge
- Tableau
- PCC
- ADOBE
- GOOGLE
- Schilling Cider House
- Milstead & Co
- Evergreens
- El Camino
- Red Star Taco
- High Dive
- The Barrel Thief
- SWeL
- Dreamland Bar
- Lucky's Pho

SITE AMENITIES & DEMOGRAPHICS

WHAT'S NEARBY



SCHOOLS AND SERVICES

- Seattle Public Utilities Transfer Station
- Gas Works Park
- Troll's Knoll Park
- Seattle Boulderling Project
- BF Day Elementary
- Wallingford Playfield
- Burke Gilman Trail
- Seattle Fire Station 9
- Fremont Canal Park
- UW Medical Center - Montlake



RETAIL

- Public Storage
- Urban Earth Nursery
- evo Seattle
- Brooks Sports
- All the Best Pet
- QFC
- PCC Community Market
- Walgreens
- Durn Good Grocery
- Bartell Drugs



FOOD AND DRINK

- Old Salt
- Manolin
- Sea Wolf Bakers
- My Friend Derek's
- Tavolata
- Ooink
- RoRo BBQ
- Pacific Inn Pub
- Fremont Brewing
- The Dock Sports Bar & Grill
- I Love Teriyaki
- Fiasco
- Joule
- The Whale Wins
- Art of the Table
- Aroom Coffee
- Tio Baby's
- Eltana
- Kamonegi
- Midnight Cookie Co

POPULATION	1-MILE	3-MILE	5-MILE
Total Population	34,530	513,187	1,149,745
Growth 2023 - 2028 (est.)	1.14%	1.73%	1.61%
Median Age	37.8	38.6	39.1

HOUSEHOLDS & INCOME	1-MILE	3-MILE	5-MILE
Total Households	16,754	248,905	511,291
Median HH Income	\$125,419	\$111,347	\$114,316
Renter Occupied Housing	60.05%	60.16%	51.34%

FREMONT & WALLINGFORD

FREMONT

ORIGINALLY A SEPARATE CITY and annexed to Seattle in 1891, Fremont is a neighborhood in Seattle named after the city in Nebraska of the same name. The neighborhood's main thoroughfares are Fremont and Aurora Avenues North (north and southbound) and North 46th, 45th, 36th, and 34th Streets (east and westbound). The Aurora Bridge carries Aurora Avenue (State Route 99) over the Ship Canal to the top of Queen Anne Hill, and the Fremont Bridge carries Fremont Avenue over the canal to the hill's base.

Located on the northern edge of the Lake Washington Ship Canal, Fremont is a neighborhood with a long history as a family-oriented, residential but working class area filled with idiosyncratic individuals. It's the self-proclaimed "Center of the Universe" and features a bohemian, offbeat lifestyle.

The neighborhood is often characterized by its quirky public art: the Troll under the Aurora Bridge who clasps a Volkswagen Bug; a seven-ton statue of Lenin that is perpetually for sale; a rocket built into the side of a building; and dinosaur topiaries that once graced the roof of Pacific Science Center.

The Fremont Sunday Market is a highlight for locals and visitors, with goodies such as wood oven-baked pizzas, fresh fruits or crepes. On sunny days, grab the makings for a picnic at PCC Natural Market, and enjoy it while watching kayakers glide down the Ship Canal.

While Fremont has historically been a working-class neighborhood, industry over time has shifted from sawmills and manufacturing to high-tech businesses. The neighborhood is home to campuses for Adobe Systems, Tableau, Google and many small tech companies. But Fremont's manufacturing sector is still in operation, which can be seen from the Burke Gilman Trail. The combination of manufacturing and tech has created a diverse community with a great mix of old and new architecture.

WALLINGFORD

INTERSECTING BOTH WALLINGFORD and University District is 45th Avenue, famous for its sidewalk cafes, restaurants and eclectic shops. Like its neighbor Fremont, Wallingford is a Mecca for carefully refurbished character buildings, such as the old Interlake School, which is now home to a tasteful assortment of stores and residences.

The 90-acre Woodland Park lies just north of Wallingford's northern border, and comprises the well-known Woodland Zoo as well as a miniature golf range, a picnic area and trails. The adjoining Green Lake Park is home to a 50,000-year-old glacial lake. Green Lake features a bathhouse, fishing pier and walking paths. All forms of motor-less boating are enjoyed on the lake, as well as bird and wildlife watching.

Gas Works Park, in South Wallingford, reflects this area's eclectic regard for the environment. Overlooking Lake Union, the 19-acre park is home to a former gas manufacturing plant that was closed down in 1956. The old compressor building and adjoining chimneys have been preserved as part of the recreational area. There is a children's park area, as well as a kite-flying hill on site.



BROKER CONTACT

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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.

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- + 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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