



**WESTLAKE**  
ASSOCIATES, INC.

BOEING FIELD  
**LAND  
ASSEMBLAGE**

6272 STANLEY AVENUE S  
SEATTLE, WA 98108

PRICE: **\$1,999,990**

**KING COUNTY  
INTERNATIONAL AIRPORT -  
BOEING FIELD**

**AIRPORT WAYS**

**ELLIS AVE S**

**3 PARCEL SITE  
SEATTLE, WA 98108**

**S ALBORO PL**

**S BAILEY ST**

**CARLTON AVE S**



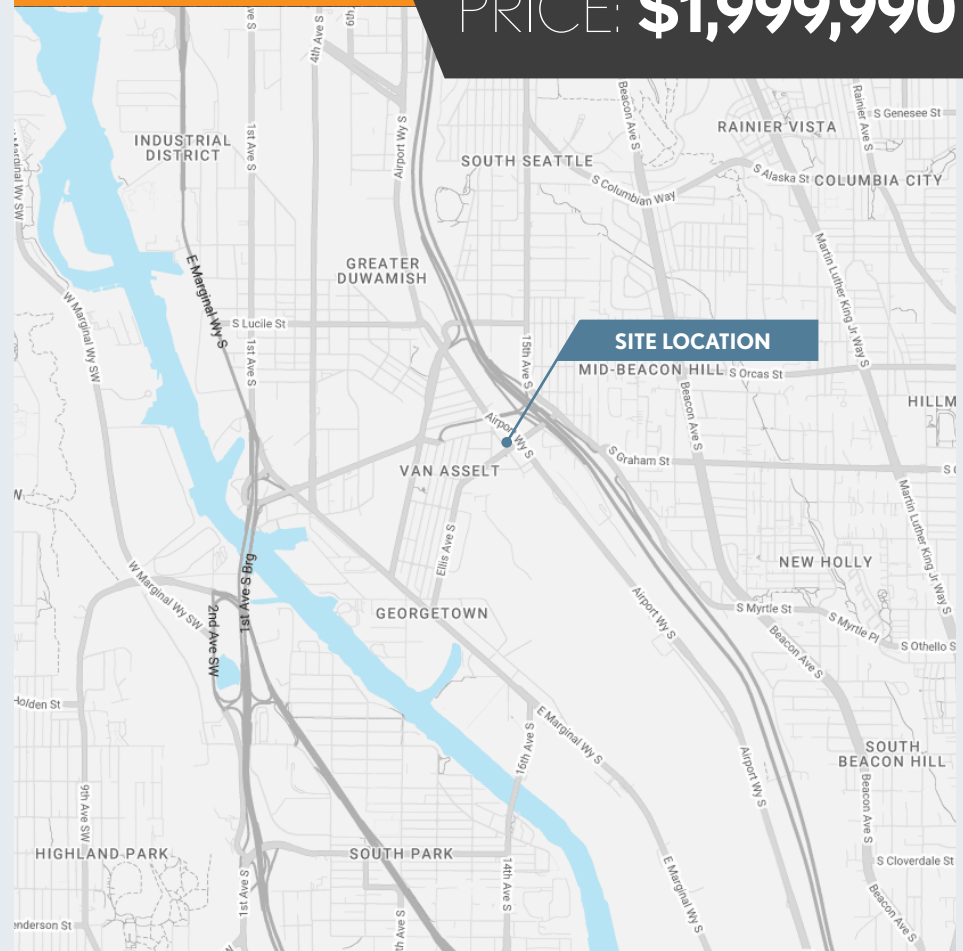
# ASSET SUMMARY

BOEING FIELD ASSEMBLAGE

<b>ADDRESS</b>	<b>6272 STANLEY AVE S</b> SEATTLE, WA 98108
<b>COUNTY</b>	King
<b>MARKET</b>	Georgetown
<b>STYLE</b>	Vacant Commercial Lot
<b>APN#</b>	700620-0600 700620-0602 700620-0604
<b>ZONING</b>	C2-55 (M)
<b>TOTAL LOT SIZE</b>	14,513 SF   0.33 AC
<b>PRICE</b>	\$1,999,990
<b>PRICE PER LOT SF</b>	\$138



PRICE: **\$1,999,990**



# INVESTMENT HIGHLIGHTS



## UNIQUE REDEVELOPMENT OPPORTUNITY

- 14,513 Square Foot Corner Lot
- Zoned C2-55 (M)
- Flexible Zoning allows for a multitude of uses, either Commercial or Residential
- Paid for and Permitted Plans for Nine Townhomes on Two North Lots
- Immediate Highway access to I-5 both directions and Airport Way S
- Part of the up and coming, fast growing, Georgetown area
- 2-minute drive to Boeing Field and across the street from the North End
- 12-minute drive to Sea Tac Airport & 16-minutes to Central Business District



# PARCEL MAP



# ZONING

## C2-55 (M) | COMMERCIAL 2

Auto-oriented commercial areas that provide a range of non-retail businesses to the larger community or region. Compatible uses include manufacturing and warehousing. Characterized by larger parcels that favor automobile access over pedestrian and transit, which may be adjacent to industrial zones.

### Typical Land Uses:

Warehouses and wholesale, research and development, and manufacturing uses. Residential uses are allowed as an Administrative Conditional Use if specific criteria are met.

### Building Types:

A variety of building types and site layouts, including single-story warehouse or manufacturing structures with surface parking and loading areas, and multi-story buildings containing office or other non-retail uses.

### Street-Level Uses:

Street-level uses must be non-residential, unless Administrative Conditional Use criteria are met. When a development includes a residential use, it must meet NC1 zone standards.

### Maximum Size of Commercial Use:

No size limits for most uses; 35,000 sf or size of lot, whichever is greater, for office uses.

### Parking Location:

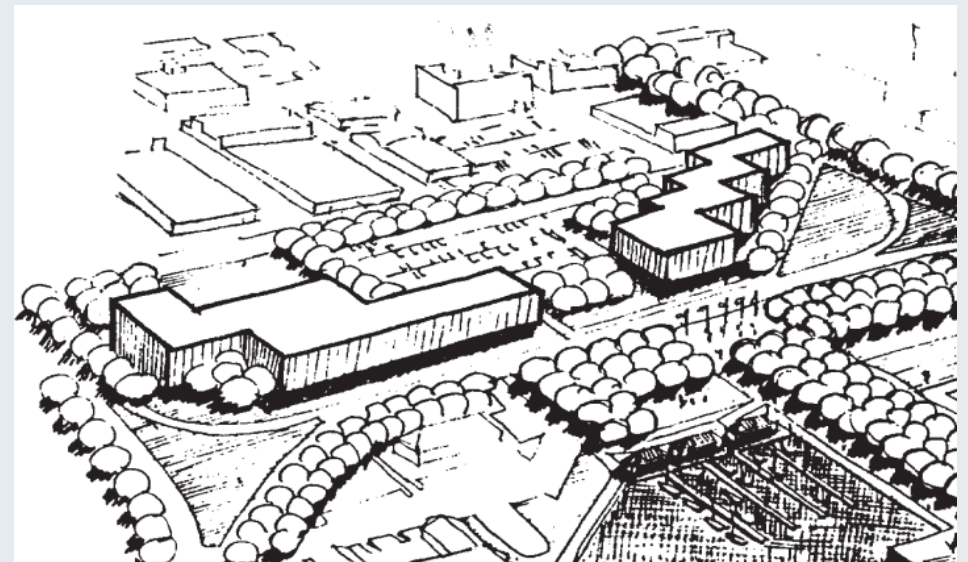
When a development contains a residential use or is across a street from a residential zone, it must meet NC1 zone standards. Otherwise, no restrictions.

### 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.

**Height Limit:**  
55'

**FAR:**  
3.75



# ZONING

## C2-55 (M) | COMMERCIAL 2

Table A for [23.47A.004](#)  
Uses in Commercial zones

Uses	Permitted and prohibited uses by zone <sup>1</sup>				
	NC1	NC2	NC3	C1	C2
<b>A. AGRICULTURAL USES</b>					
A.1. Animal husbandry	A	A	A	A	P
A.2. Aquaculture	10	25	P	P	P
A.3. Community garden	P	P	P	P	P
A.4. Horticulture	10	25	P	P	P
A.5. Urban farm <sup>2</sup>	P	P	P	P	P
<b>B. CEMETERIES</b>	X	X	X	X	X
<b>C. COMMERCIAL USES <sup>3</sup></b>					
C.1. Animal shelters and kennels	X	X	X	X	P
C.2. Eating and drinking establishments					
C.2.a. Drinking establishments	CU-10	CU-25	P	P	P
C.2.b. Restaurants	10	25	P	P	P
C.3. Entertainment uses					
C.3.a. Cabarets, adult <sup>4</sup>	X	P	P	P	P
C.3.b. Motion picture theaters, adult	X	X	X	X	X
C.3.c. <del>Panorams</del> , adult	X	X	X	X	X
C.3.d. Sports and recreation, indoor	10	25	P	P	P
C.3.e. Sports and recreation, outdoor	X	X	X <sup>5</sup>	P	P
C.3.f. Theaters and spectator sports facilities	X	25	P	P	P
C.4. Food processing and craft work <sup>2</sup>	10	25	25	P	P
C.5. Laboratories, <u>research</u> and development	10	25	P	P	P
C.6. Lodging uses	X <sup>6</sup>	CU-25 <sup>6</sup>	P	P	P
C.7. Medical services <sup>7</sup>	10 <sup>8</sup>	25	P	P	P
C.8. Offices	10	25	P	35 <sup>9</sup>	35 <sup>9</sup>
C.9. Sales and services, automotive					
C.9.a. Retail sales and services, automotive	10 <sup>10</sup>	25 <sup>10</sup>	P <sup>10</sup>	P	P
C.9.b. Sales and rental of motorized vehicles	X	25	P	P	P
C.9.c. Vehicle repair, major automotive	X	25	P	P	P
C.10. Sales and services, general <sup>2</sup>					
C.10.a. Retail sales and services, general <sup>2</sup>	10	25	P	P	P

Table A for [23.47A.004](#)  
Uses in Commercial zones

Uses	Permitted and prohibited uses by zone <sup>1</sup>				
	NC1	NC2	NC3	C1	C2
C.10.b. Retail sales, multipurpose	10 <sup>11</sup>	50	P	P	P
C.11. Sales and services, heavy					
C.11.a. Commercial sales, heavy	X	X	25	P	P
C.11.b. Commercial services, heavy	X	X	X	P	P
C.11.c. Retail sales, major durables	10	25	P	P	P
C.11.d. Retail sales and services, non-household	10	25	P	P	P
C.11.e. Wholesale showrooms	X	X	25	25	P
C.12. Sales and services, marine					
C.12.a. Marine service stations	10	25	P	P	P
C.12.b. Sales and rental of large boats	X	25	P	P	P
C.12.c. Sales and rental of small boats, boat parts and accessories	10	25	P	P	P
C.12.d. Vessel repair, major	X	X	X	S	S
C.12.e. Vessel repair, minor	10	25	P	P	P
<b>D. HIGH-IMPACT USES</b>	X	X	X	X	X
<b>E. INSTITUTIONS</b>					
E.1. Institutions not listed below	10	25	P	P	P
E.2. Major institutions subject to the provisions of <a href="#">Chapter 23.69</a>	P	P	P	P	P
E.3. Religious facilities	P	P	P	P	P
E.4. Schools, elementary or secondary	P	P	P	P	P
E.5. <a href="#">Child care</a> centers	P	P	P	P	P
<b>F. LIVE-WORK UNITS <sup>12</sup></b>	P	P	P	P	P
<b>G. MANUFACTURING USES</b>					
G.1. Manufacturing, light <sup>2</sup>	X	10	25	P	P
G.2. Manufacturing, general	X	X	X	P	P
G.3. Manufacturing, heavy	X	X	X	X	X
<b>H. PARKS AND OPEN SPACE</b>	P	P	P	P	P
<b>I. PUBLIC FACILITIES</b>					
I.1. Jails					
I.1.a. Youth Service Centers	X	X	P <sup>13</sup>	X	X

# ZONING

## C2-55 (M) | COMMERCIAL 2

Table A for <a href="#">23.47A.004</a> Uses in Commercial zones					
Uses	Permitted and prohibited uses by zone <sup>1</sup>				
	NC1	NC2	NC3	C1	C2
I.1.b. All other jails	X	X	X	X	X
I.2. Work-release centers	CCU-10	CCU-25	CCU	CCU	CCU
<b>J. RESIDENTIAL USES <sup>14</sup></b>					
J.1. Residential uses not listed below	P	P	P	P	CU <sup>15</sup>
J.2. Caretaker's quarters	P	P	P	P	P
J.3. Congregate residence	X/P <sup>16</sup>	X/P <sup>16</sup>	P/X <sup>17</sup>	P/X <sup>17</sup>	P/X <sup>17</sup>
J.4. Low-income housing	P	P	P	P	P
<b>K. STORAGE USES</b>					
K.1. <a href="#">Mini-warehouses</a>	X	X	25	40	P
K.2. Storage, outdoor	X	X	X <sup>18</sup>	P	P
K.3. Warehouses	X	X	25	25	P
<b>L. TRANSPORTATION FACILITIES</b>					
L.1. Cargo terminals	X	X	X	S	P
L.2. Parking and moorage					
L.2.a. Boat moorage	S	S	S	S	S
L.2.b. Dry boat storage	X	25	P	P	P
L.2.c. Parking, flexible-use <sup>19</sup>	X	25	P	P	P
L.2.d.i. Park and ride facilities on surface parking lots <sup>20</sup>	X	CU-25	CU	CU	CU
L.2.d.ii. Park and ride facilities in parking garages	X	P <sup>21</sup>	P <sup>21</sup>	P <sup>21</sup>	P <sup>21</sup>
L.2.e. Towing services	X	X	X	P	P
L.3. Passenger terminals	X	X	25	P	P
L.4. Rail transit facilities	P	P	P	P	P
L.5. Transportation facilities, air					
L.5.a. Airports (land-based)	X	X	X	X	X
L.5.b. Airports (water-based)	X	X	X	X	S
L.5.c. Heliports	X	X	X	X	X
L.5.d. Helistops	X	X	CCU	CCU	CU
L.6. Vehicle storage and maintenance					
L.6.a. Bus bases	X	X	X	CCU	CCU
L.6.b. Railroad switchyards	X	X	X	X	X

Table A for <a href="#">23.47A.004</a> Uses in Commercial zones					
Uses	Permitted and prohibited uses by zone <sup>1</sup>				
	NC1	NC2	NC3	C1	C2
L.6.c. Railroad switchyards with a mechanized hump	X	X	X	X	X
L.6.d. Transportation services, personal	X	X	P	P	P
<b>M. UTILITY USES</b>					
M.1. Communication utilities, major <sup>22</sup>	X	X	X	CCU	CCU
M.2. Communication utilities, minor <sup>22</sup>	P	P	P	P	P
M.3. Power plants	X	X	X	X	X
M.4. Recycling	X	X	X	P	P/CU <sup>23</sup>
M.5. Sewage treatment plants	X	X	X	X	X
M.6. Solid waste management	X	X	X	X	X
M.7. Utility services uses	10	25	P	P	P
<b>KEY</b>					
A = Permitted as an accessory use only					
CU = Administrative Conditional Use (business establishment limited to the multiple of 1,000 square feet of any number following a hyphen, pursuant to <a href="#">Section 23.47A.010</a> )					
CCU = Council Conditional Use (business establishment limited to the multiple of 1,000 square feet of any number following a hyphen, pursuant to <a href="#">Section 23.47A.010</a> )					
P = Permitted					
S = Permitted in shoreline areas only					
X = Prohibited					
CU-25 = Conditionally permitted; use is limited to 25,000 square feet, pursuant to <a href="#">Section 23.47A.010</a>					
10 = Permitted, business establishments limited to 10,000 square feet, pursuant to <a href="#">Section 23.47A.010</a>					
20 = Permitted, business establishments limited to 20,000 square feet, pursuant to <a href="#">Section 23.47A.010</a>					
25 = Permitted, business establishments limited to 25,000 square feet, pursuant to <a href="#">Section 23.47A.010</a>					
35 = Permitted, business establishments limited to 35,000 square feet, pursuant to <a href="#">Section 23.47A.010</a>					
40 = Permitted, business establishments limited to 40,000 square feet, pursuant to <a href="#">Section 23.47A.010</a>					
50 = Permitted, business establishments limited to 50,000 square feet, pursuant to <a href="#">Section 23.47A.010</a>					



# SITE AMENITIES & DEMOGRAPHICS

WHAT'S NEARBY



## SCHOOLS AND SERVICES

- Ruby Chow Park
- King County International Airport Boeing Field
- Grover Cleveland STEM High School
- Georgetown Playfield
- WSDOT Corson Facility
- South Seattle College
- Maple Elementary School
- VA Puget Sound Health Care System
- Jefferson Park & Golf Course



## RETAIL

- Maruta Shoten
- Seattle Design Center
- Miller Paint
- Costco
- MacPherson's Produce
- The Home Depot
- Harbor Freight Tools
- Champion Party Supply
- OpenSquare Warehouse
- Bake Mark USA



## FOOD AND DRINK

- Hangar Cafe
- House of Smith Wines
- Mezzanotte
- El Pirata Tortas
- Ciudad
- Voi Ca Phe
- Deep Sea Sugar & Salt
- Great Notion Brewing
- All City Coffee
- Smarty Pants
- Jules Maes Saloon
- Fonda La Catrina
- Fran's Chocolates
- Star Brass Works Lounge
- Seattle Tavern & Pool Hall
- Lowrider Cookie Company
- The Corson Building
- Brother Joe
- Donburi Station
- Georgetown Liquor Co

POPULATION	1-MILE	3-MILE	5-MILE
Total Population	10,074	134,036	403,413
Growth 2023 - 2028 (est.)	-0.11%	1.08%	1.52%
Median Age	40.5	38.7	38.4

HOUSEHOLDS & INCOME	1-MILE	3-MILE	5-MILE
Total Households	3,461	51,603	181,171
Median HH Income	\$99,595	\$98,595	\$105,053
Renter Occupied Housing	36.5%	48.1%	57.7%

## SOUTH SEATTLE

Seattle's South Park, Georgetown and Beacon Hill neighborhoods, squeezed in to the Duwamish valley, is surrounded on all sides by industrial traffic: bound by the Duwamish River and Interstate 5 on either side, and railroads to the north and Boeing Field to the south. Georgetown is one of Seattle's oldest neighborhoods and is lined with independent shops and restaurants in historic buildings. Coffee shops and galleries coexist with scrap metal businesses and railroad tracks, giving it an industrial hip vibe. It has a nice balance of industrial, retail, artist space and hipness that has given rise to a flourishing unique community.

Keeping with tradition, there are some great taverns in Georgetown; Jules Maes Saloon, and the Marco Polo Bar & Grill to name. And although the Rainier Brewery is no longer in operation, several new ones have cropped up like, Georgetown Brewery, Jellyfish Brewing Company, Machine House Brewery, Lowercase Brewing and many more, all within a few blocks from each other.

**INDUSTRIAL TURNS TRENDY** south of downtown, the SoDo and Industrial District neighborhoods boasts major sports stadiums, fun eats and urban breweries. This urban industrial district anchored by the city's standout sports is also home to a few hidden-away food spots. SODO Urbanworks is a one-stop shop for anyone who loves Washington wine; with on-site tasting rooms for both wine and whiskey flights. Best seen from the Link Light Rail and Metro Bus Routes, the SODO Track is a two-mile transit corridor of bold murals and unique art.

SoDo has been a mishmash ever since someone got the idea of filling in the tidal lands: rail yards and sawmills, meat packers and metal shops, a seaport, warehouses, a huge Hooverville during the Depression, the first Costco store, a giant Sears store and distribution center that later became the Starbucks headquarters, and sports stadiums. The one unwavering characteristic of the district has been the presence of eclectic, unlikely, and marvelous conglomerations of the entrepreneurial spirit and their contradictions.



# PUGET SOUND REGION

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, F5 Networks 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 57,000 employees. Their World Headquarters, located in Redmond is over 15 million square feet.

The Puget Sound has become a international leader in innovative industries with organizations such as the Fred Hutchinson Cancer Research Center, the University of Washington Medical Center and the 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, and the Seattle Kraken NHL teams.

# PUGET SOUND LARGEST EMPLOYERS



**80,000**  
Employees

JOINT BASE  
LEWIS-MCCHORD

**56,000**  
Employees



**58,000**  
Employees

UNIVERSITY of  
WASHINGTON

**50,000**  
Employees



**80,000**  
Employees



**20,000**  
Employees



**20,000**  
Employees



**10,000**  
Employees



**15,000**  
Employees



**King County**  
**13,000**  
Employees



**20,000**  
Employees



**15,000**  
Employees

# BROKER CONTACT

EXCLUSIVELY LISTED BY:



**MATTHEW RUGGLES LITTLE**

MANAGING BROKER | PRINCIPAL

**P 206.505.9422**

[little@westlakeassociates.com](mailto:little@westlakeassociates.com)



**TRAVIS KANNIER**

BROKER | PRINCIPAL

**P 206.505.9428**

[travisk@westlakeassociates.com](mailto:travisk@westlakeassociates.com)



**TYLER LITTLE**

BROKER

**P 206.428.9902**

[tyler.little@westlakeassociates.com](mailto:tyler.little@westlakeassociates.com)

©2024 WESTLAKE ASSOCIATES, INC. DISCLAIMER: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, and numbers are approximate. Parties must verify the information and bear all risk for any inaccuracies.

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 49 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:

- + COMMERCIAL BROKERS ASSOCIATION (CBA)
- + 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)



1200 WESTLAKE AVENUE N, SUITE 310  
SEATTLE, WASHINGTON 98109