

Prime Bellevue Development Site

1606 Bellevue Way SE
Bellevue, WA

Four parcels on 77,000 sf of land

67,000 sf zoned
neighborhood business

10,000 sf zoned
residential single family

Up to 32,000 sf of proposed
multi family and retail

390 ft of Bellevue Way frontage

Currently two commercial
tenants and a rental house

Build your village around
Chace's Pancake Corral

Environmental reports available

Never before offered for sale

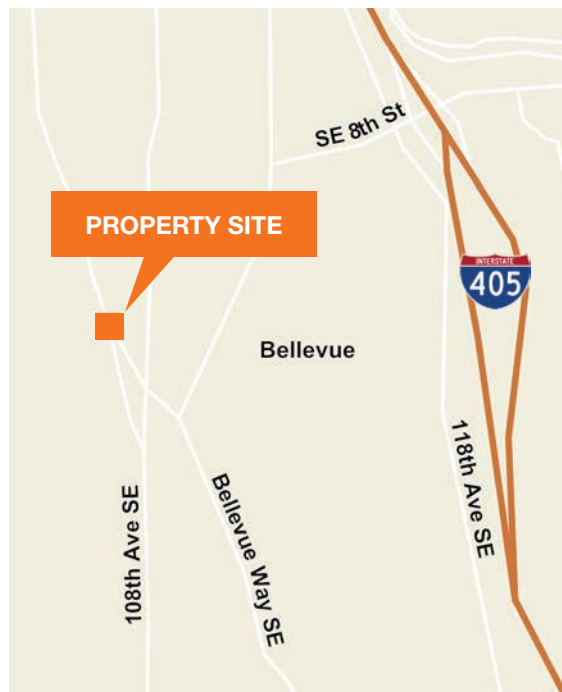
Mass yield study available

\$3,450,000 purchase price

Call for offers



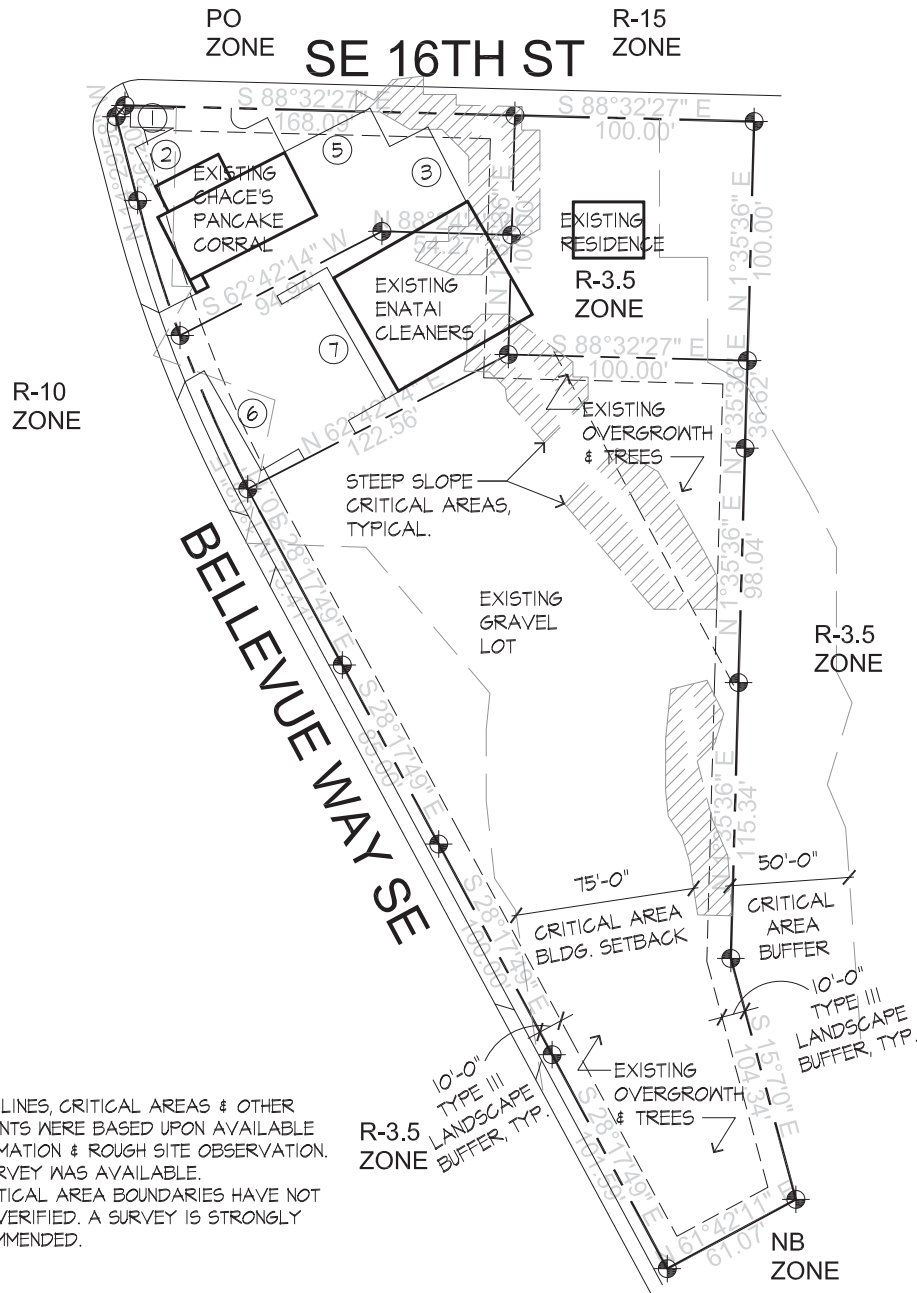
Location



Contact

Kurt Sorensen
206.296.9607
kurts@kiddermathews.com

Bellevue Development Site Plan



NOTES:
 1. LOT LINES, CRITICAL AREAS & OTHER ELEMENTS WERE BASED UPON AVAILABLE INFORMATION & ROUGH SITE OBSERVATION. NO SURVEY WAS AVAILABLE.
 2. CRITICAL AREA BOUNDARIES HAVE NOT BEEN VERIFIED. A SURVEY IS STRONGLY RECOMMENDED.



Contact

Kurt Sorensen
 206.296.9607
 kurts@kiddermathews.com
 kiddermathews.com

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Bellevue Development Site Data

PROJECT ADDRESS:	1606 BELLEVUE WAY SE BELLEVUE, WA 98004			
AUTHORITY:	CITY OF BELLEVUE			
TAX PARCEL NO:	5326100070, 5326100071, 5326100075 & 5326100125			
ZONING:	NB / R-3.5			
TRANSITION AREA:	YES (ADJACENT RESIDENTIAL)			
SITE AREA:	NB ZONE	=	67,002 SF (1.54 ACRES)	
	R-3.5 ZONE	=	10,000 SF (0.23 ACRES)	
	TOTAL	=	77,002 SF (1.77 ACRES)	
BUILDING SETBACKS:	NB ZONE			
	FRONT:	0'		
	REAR:	10' (LANDSCAPE SCREEN)		
	SIDE:	10' (LANDSCAPE SCREEN)		
	2 SIDE:	10' (LANDSCAPE SCREEN)		
	R-3.5 ZONE			
	FRONT:	20'		
	REAR:	25'		
	SIDE:	5'		
	2 SIDE:	15'		
	ALLOWED HEIGHT:	NB ZONE:	20'	
		R-3.5:	30' (FLAT) / 35' (RIDGE)	
	ALLOWED HEIGHT (MIXED USE W/ RESIDENTIAL COMPONENT):	NB ZONE:	30'	
	MAXIMUM LOT COVERAGE (BLDG):	NB ZONE:	35% (LESS CRITICAL AREA)	
	R-3.5 ZONE:	35% (LESS CRITICAL AREA)		
MAXIMUM IMPERVIOUS SURFACE:	NB ZONE:	80%		
	R-3.5 ZONE:	50%		
DWELLING UNITS PER ACRE:	NB ZONE:	15		
	R-3.5 ZONE:	3.5		
MIN. GREENSPACE PERCENTAGE OF FRONT YARD:	R-3.5 ZONE:	50%		
CRITICAL AREA:	STEEP SLOPE			
CRITICAL AREA BLDG SETBACK:	TOE OF SLOPE:	75'		
CRITICAL AREA BUFFER:	TOP OF SLOPE:	50'		
REQUIRED PARKING:	USES	MIN. REQUIRED	MAX. ALLOWED	
	RETAIL (< 15,000 NSF)	5.0 / 1,000 S.F.	5.5 / 1,000 S.F.	
	RESTAURANT (SIT DOWN)	14 / 1,000 S.F.	NO MAX.	
	RESTAURANT (W/TAKE OUT)	16 / 1,000 S.F.	NO MAX.	
	RESIDENTIAL			
	1 BEDROOM / STUDIO	1.2 / UNIT	NO MAX.	
	2 BEDROOM	1.6 / UNIT	NO MAX.	
	3 BEDROOM	1.8 / UNIT	NO MAX.	

Contact

Kurt Sorensen
 206.296.9607
kurts@kiddermathews.com
kiddermathews.com

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.