

# Greenwood Owner/User or Redevelopment Opportunity

10528 GREENWOOD AVENUE N, SEATTLE, WA 98133

**FOR SALE: \$1,250,000**



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**High profile  
commercial/multifamily  
owner/user or  
redevelopment site**



# 10528 Greenwood Avenue North

## Greenwood Multifamily & Commercial Owner/User or Development Opportunity

NAI Puget Sound Properties is pleased to present an opportunity to purchase a prime development opportunity in Seattle's Greenwood neighborhood.

- Located near the NE corner of Greenwood Avenue N and N 105th Street in popular Greenwood
- Lot totals 7,200 SF
- Parcel Number: 891100-0355
- Existing buildings on site:
  - Retail building - 928 SF
  - Home/Studio/Office - 1,850 SF
- Current Zoning: C1-55 (M)
- Close proximity to future Link Light Rail Stations at Northgate (2021) and NE 145th Street (2023)
- Numerous retail amenities and new construction within walking distance
- Excellent access to I-5, Downtown Seattle, Shoreline area, Northgate, Green Lake and University of Washington
- List Price: \$1,250,000





The Lynnwood Link Extension is scheduled to open in 2024 providing an 28 min ride from Lynnwood to Downtown Seattle.

Future Link Extensions  
Current Link Route

The Northgate Link Extension is scheduled to open in 2021 providing an 8 min ride from U District to Westlake station.

The East Link Expansion is schedule to open in 2023 providing a 24 min trip from Westlake Station & downtown Bellevue.

SeaTac Airport Station 12 mins from Rainier Beach

# North Greenwood

Greenwood is a neighborhood in north central Seattle defined by Aurora Avenue N (Highway 99) to the east, N 105th Street to the north, 9th Avenue NW to the west and N 75th Street to the south.

**This vibrant neighborhood community is known for its numerous restaurants, coffee houses, bars, and boutiques.** Greenwood's prime location is well served by highways and bus lines, making for quick commutes to many of the region's top employers. Located 5.9 miles north of South Lake Union, Greenwood is just a short 17-minute drive by car or 30-minute bus ride. **With the delivery of the Northgate Link Light Rail station (only minutes away) on the horizon, Greenwood will experience an immediate increase in connectivity.** A trip from the Northgate Link Light Rail station to Westlake Station will only take 14 minutes. This light rail line will also connect riders to the University of Washington, Sea-Tac Airport and soon, the rail will extend over Lake Washington to the Eastside.

Greenwood Avenue N serves as a main transit corridor that also includes a mix of commercial businesses and properties, single-family homes, condominiums and apartments which combine to create its own unique neighborhood vibe.

The Greenwood Ave N & N 97th St bus stop is just down the street from 10528 Greenwood Ave N, and three major bus routes service this station. With over a dozen metro transit bus routes with regular nearby stops, **Greenwood serves as a prime location for quick access to all major employers, yet more affordable than the urban core.** The highly utilized Park and Ride in nearby Northgate, gives commuters easy access and further connects Greenwood to the rest of King County. Highway 99 and I-5 are the main arterials into downtown Seattle, a direct shot on either side of South Lake Union.

**Greenwood is situated between several major Seattle parks, providing wonderful outdoor experiences for locals looking for a getaway in the city.** Located to the northeast of the Greenwood neighborhood, is Carkeek Park which comprises over 216 acres including hiking trails, picnic areas and breathtaking views of Puget Sound and the Olympic Mountains. To the southeast, Green Lake Park is one of Seattle's busiest and beloved parks. Locals gather around the freshwater lake for a run, bike or jog along the 2.8-mile trail, games on the athletic fields and swimming or boating on the lake. Golden Gardens is a directly west of Greenwood on the Puget Sound and is most famous for the exceptional views of the Olympic Mountains.



## FOOD & DRINKS

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1. Taki's Mad Greek
2. McDonald's
3. Dick's Drive-In
4. Panda Express
5. Luisa's Mexican Grill
6. Bahn Town
7. Rickshaw Resturant
8. North Star Diner
9. Luna Azul
10. Kalia Indian Cuisine
11. Hummus Cafe
12. The Lodge Sports Grille
13. Chaco Canyon Organic Cafe
14. Taqueria Tequila
15. Thirsty Fish
16. The Alibi Room Greenwood
17. A1 Hop Shop 104
18. Voff Bark & Brew
19. Hounds Tooth Public House
20. Baranof
21. Gainsbourg
22. Coindexter's
23. Teacher's Lounge
24. The Cozy Nut Tavern
25. The Angry Beaver
26. The Yard Cafe
27. Starbucks (4)
28. Signature Coffee
29. Wild Mountain Cafe
30. Gourmet Latte
31. Turtle Coffee
32. The Stage Door
33. Chocolati Cafe
34. Preserve and Gather
35. Tim's Tavern
36. IHOP
37. Burgermaster
38. Taco Bell



## PARKS & RECREATION

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1. Direct Fitness LLC
2. Sandel Park
3. Whole Life Yoga
4. The Grinning Yogi
5. Title Boxing Club
6. Washington Karate
7. City Cycle
8. Ian Fitness
9. Baker Park on Crown Hill
10. Soundview Playfield
11. Piper's Orchard
12. Evergreen Washelli



## RETAIL

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1. Mud Bay
2. Fred Meyer
3. Safeway
4. Grocery Outlet
5. Petco
6. Bartell Drugs
7. Goodwill
8. QFC
9. T-Mobile
10. Lucky Dog Clothing
11. O'Reilly Auto Parts
12. Emeral City Smoothie
13. Home Depot
14. Ocean Greens

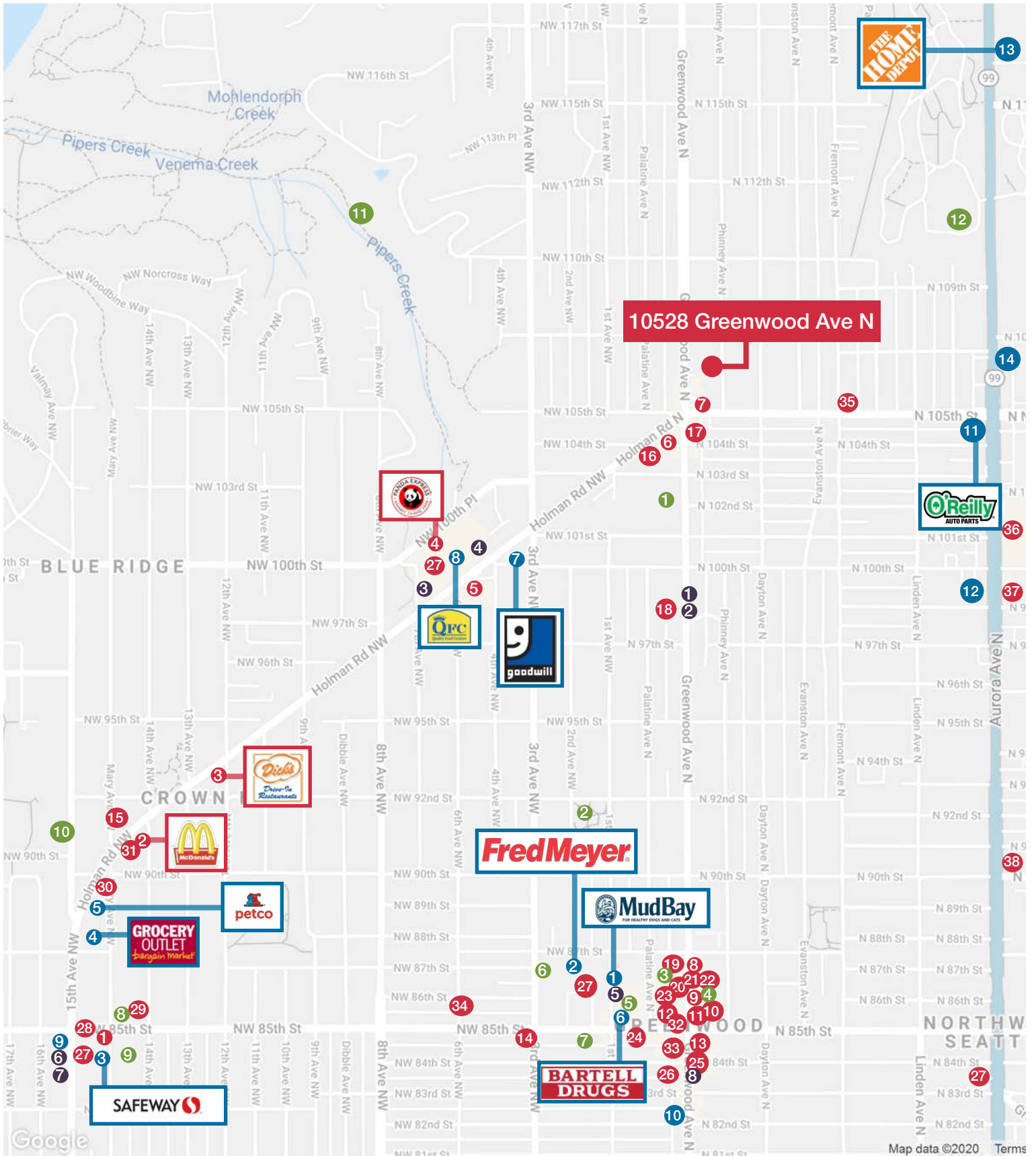


## SERVICES

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1. Total Fashion Alterations
2. Shadow Nails
3. Plaza 1 Hour Cleaners
4. All the Best Pet Care
5. Ladywell's Vitality Spa
6. FedEx Office Print & Ship
7. Windy's Barber Lounge
8. United States Postal Service

# Location Overview







# Demographics

## 1 Mile Radius



## 3 Mile Radius



## 5 Mile Radius



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# Offering Terms & Procedures

## Terms of Sale

The Property is being offered “as is”, “where is” and subject to all agreed terms. Seller makes no representation or warranty with respect thereto. Buyer acknowledges that buyer is not relying on any representation or warranty of Seller or of any agent or representative of Seller. All information furnished regarding property for sale is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

## No Contact with Seller

All contact with seller shall be conducted through listing agents.

## Offering Procedure

NAI Puget Sound Properties hereby solicits offers to purchase 10528 Greenwood Avenue N. Offers may be responded to as received or “Best and Final” offers may be requested. Inquiries concerning the procedures outlined in this Offering Memorandum may be directed to:

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