

# 17<sup>TH</sup> & ROXBURY

15,960 SF Warehouse  
on a 11,500 SF Lot  
*Ideal for Redevelopment*  
9445 17th Avenue SW | Seattle, WA

CBRE



SEATTLE CBD  
300,000+ Jobs  
12-MINUTE DRIVE

Puget Sound

Delridge Way SW

17th Avenue SW

16th Avenue SW

SW Roxbury Street

**SEATTLE CBD**  
300,000+ Jobs  
12-MINUTE DRIVE

**BELLEVUE CBD**  
70,000+ Jobs  
20-MINUTE DRIVE

**SEATAC INTERNATIONAL AIRPORT**  
14-MINUTE DRIVE

## Offering Summary

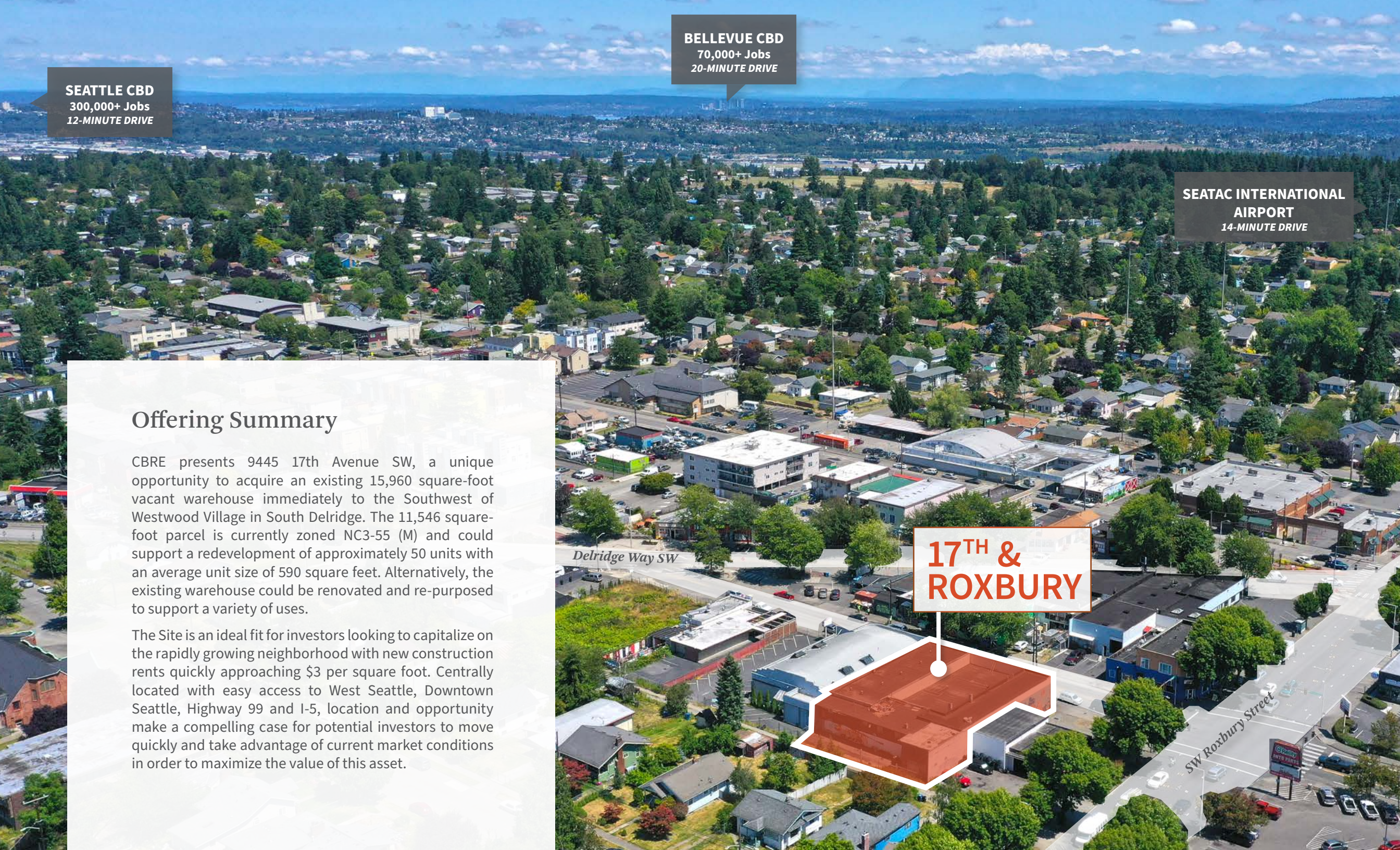
CBRE presents 9445 17th Avenue SW, a unique opportunity to acquire an existing 15,960 square-foot vacant warehouse immediately to the Southwest of Westwood Village in South Delridge. The 11,546 square-foot parcel is currently zoned NC3-55 (M) and could support a redevelopment of approximately 50 units with an average unit size of 590 square feet. Alternatively, the existing warehouse could be renovated and re-purposed to support a variety of uses.

The Site is an ideal fit for investors looking to capitalize on the rapidly growing neighborhood with new construction rents quickly approaching \$3 per square foot. Centrally located with easy access to West Seattle, Downtown Seattle, Highway 99 and I-5, location and opportunity make a compelling case for potential investors to move quickly and take advantage of current market conditions in order to maximize the value of this asset.

**17<sup>TH</sup> &  
ROXBURY**

*Delridge Way SW*

*SW Roxbury Street*



## Site Summary

Address	9445 17th Avenue SW Seattle, WA 98106
Price	\$1,500,000
Lot Size	11,546 SF
Parcel #	935290-1000
Zoning	NC2P-55 (M)
FAR	3.75
Existing Structures	1
Existing NRSF	15,960
Proposed Units	50
Avg. Unit Size	590 SF



## Allowable Development

Unit Size	# Units
250 SF	130
300 SF	108
350 SF	93
400 SF	81
450 SF	72
500 SF	65
550 SF	59
600 SF	54



Puget Sound

**FAUNTLEROY FERRY TERMINAL**  
6-MINUTE DRIVE

**LINCOLN PARK**  
8-MINUTE DRIVE

**WESTWOOD VILLAGE**  
5-MINUTE DRIVE



**TARGET**

**BED BATH & BEYOND**

**Marshalls**



**17<sup>TH</sup> & ROXBURY**

17th Avenue SW

SW Roxbury Street

## Location Overview

Ideally located 15 minutes from Downtown Seattle in South Delridge with easy access to Highway 99, 17th & Roxbury provides exceptional access to the major employers of Downtown Seattle, SeaTac, Renton and beyond. The Site will be well-positioned once it is redeveloped to demand rents at top-of-the-market rates and enjoy steady rent growth into the future.

The Site is less than a mile from Westwood Village with Target, QFC, Bed Bath & Beyond and Rite Aid. Notably, two miles west of the Site is the Fauntleroy Ferry Terminal with a triangle route to the beautiful Vashon Island and to Southworth on the Kitsap Peninsula, which connects to Port Orchard and Blake Island. Lincoln Park, 135-acres featuring beach access, miles of hiking and biking trails with scenic views, baseball as well as football and soccer fields, and a heated saltwater pool, sits just 8 minutes from 17th & Roxbury.



**17<sup>TH</sup> &  
ROXBURY**

CBRE EXCLUSIVE AGENTS  
PRIMARY PROJECT TEAM

**STEVEN CHATTIN**

Senior Vice President  
+1 206 442 2707  
steven.chattin@cbre.com

**MITCHELL BELCHER**

Senior Vice President  
+1 206 292 6003  
mitchell.belcher@cbre.com

**JAY TIMPANI**

Senior Vice President  
+1 206 292 6074  
jay.timpani@cbre.com

**CHAD BLENZ**

Associate  
+1 206 442 2708  
chad.blenz@cbre.com

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