

FOR SALE



Development Site With Building

Exclusively Listed By:

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2500 15th Ave W

Property Overview

PROPERTY INFORMATION

Property:	Captain Nautical Supplies (tenant)
Address:	2500 15th Ave W, Seattle WA 98119
Gross Building Size:	6,160 SF
Lot Size:	10,500 SF corner lot
Site Dimensions:	100 feet wide by 105 feet deep
Zoning:	C1-40
Year Built:	1960
Parking:	15 parking spaces
Parcel #:	277110-8020
Construction:	Masonry
Building Improvements:	New roof, lighting upgrade, and updated HVAC system
Stories:	Two
Rent:	Tenant was paying \$7,145 + NNN through December 2015, now vacant
Vicinity:	Close to Whole Foods, Interbay Golf Course and the future Expedia office campus



PURCHASE PRICE: \$2,100,000 / \$200 per SF/ land

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Pictures



Building Frontage



Parking Lot



View Potential

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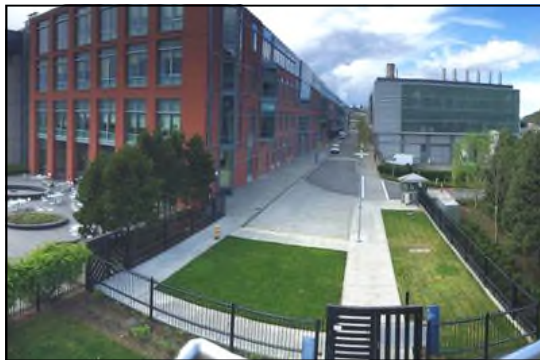
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Interbay Neighborhood

Interbay is a prime location poised between Queen Anne, Magnolia and Ballard. The neighborhood is changing from primarily industrial to a mixture of apartments, retailers like Whole Foods and businesses such as Expedia replacing Amgen. Some say Expedia's big move to the neighborhood with 4,500 employees will make Interbay the next South Lake Union.

Just 11 people lived in Interbay five years ago according to the Census data. Since then 350 apartments have been built and another 221 units are coming. Recently, technology companies such as F5 Networks, Big Fish Games, Classmates.com, and Omeros have all established their headquarters in the neighborhood. With Expedia entering the neighborhood, the change is going to accelerate, though there are sizable properties where only industrial uses are allowed so Interbay will retain this character for many years to come.

Interbay is connected to the Pacific Northwest's largest job center, downtown Seattle, by 15th and Elliott Avenues West. With an average of 43,000 vehicles per weekday, the corridor is the third-busiest north-south city arterial in Seattle. An analysis by Kirkland traffic data company, Inrix shows commute times for those Expedia employees who live on the Eastside will increase by an average of 24 minutes in the morning and 23 minutes in the evening. That is an extra 190 hours sitting in traffic each year. Some predict Expedia employees will move to Interbay or close to it, increasing the need for housing.



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Aerial Map

