

FOR SALE | PRIME DEVELOPMENT SITE

YATES
WOOD

BROKERAGE
& PROPERTY
MANAGEMENT

1314 EAST UNION ST
SEATTLE, WA

OFFERING MEMORANDUM



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The information contained herein has been given to Yates, Wood & MacDonald, Inc. by the owners or sources we deem reliable.

We have no reason to doubt its accuracy, but we do not guarantee the information contained herein

| PROPERTY HIGHLIGHTS

- Prominent corner site located at 14th and East Union Street
- Land Size: 11,664 Square Feet (KCA)
- Building Size: 10,729 Square Feet (KCA)
- Zoning: NC3-75 (M)
- Near many new developments and close to the Pike Pine Corridor
- Price: \$7,500,000





98

WALK SCORE



83

BIKE SCORE



77

TRANSIT SCORE



| EXECUTIVE SUMMARY

LAND AREA 11,664 Square Feet located on the corner of East Union and 14th Ave E in the Capitol Hill neighborhood.

ZONING NC3-75 (M)

BUILDING AREA 10,729 Square Feet. Formally a restaurant, bar, distillery and warehouse.

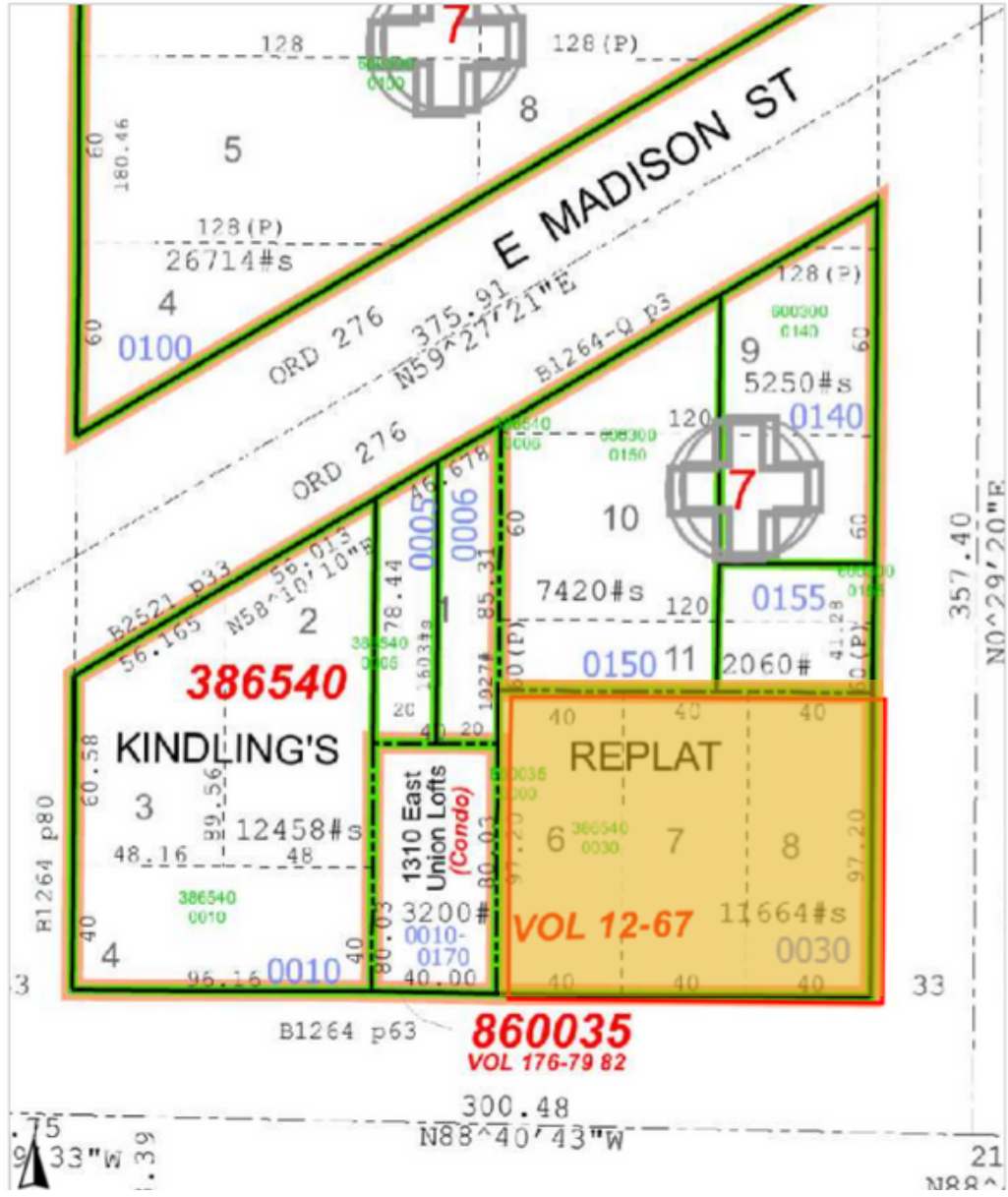
LOCATION Steps away from Pike/Pine corridor, downtown, light rail, First Hill Hospitals, Seattle University and Seattle Central College.

TAX PARCEL NUMBER 3865400 0030

PARKING Currently 3 parking spaces and loading dock.

BUILDING AGE 1963 Masonry Construction.

PROPERTY LOCATION 1314 EAST UNION STREET



SITE MAP
Parcel ID 38654000030

| PROPERTY LOCATION 1314 EAST UNION STREET



SEATTLE
UNIVERSITY

PIKE/PINE
CORRIDOR

SEATTLE
CENTRAL COLLEGE

1314 EAST
UNION STREET



DEMOGRAPHIC SUMMARY 1314 EAST UNION STREET

Radius	1 Mile	3 Mile	5 Mile
2025 Projection	94,922	267,144	536,680
2020 Estimate	86,426	244,431	495,505
2010 Census	58,181	172,092	377,571
Growth 2020-2025	9.83%	9.29%	8.31%
Growth 2010-2020	48.55%	42.04%	31.23%
2020 Population Breakdown			
Hispanic	6,955	17,759	32,364
White	56,236	162,466	336,971
Black	11,356	25,044	39,400
Am. Indian & Alaskan	1,012	2,564	4,183
Asian	12,894	41,119	87,669
Hawaiian & Pacific Island	351	861	1,649
Other	4,577	12,377	25,633
Armed Forces	67	460	897
2020 Total Population	86,426	244,431	495,505
Households			
2025 Projection	50,852	139,333	252,903
2020 Estimate	46,567	127,903	234,001
2010 Census	33,156	93,087	182,322
Growth 2020-2025	9.20%	8.94%	8.08%
Growth 2010-2020	40.45%	37.40%	28.34%
Owner Occupied	10,088	39,437	91,352
Renter Occupied	36,479	88,465	142,649
2020 Population by HH Income			
< \$25,000	8,015	17,706	31,673
\$25,000 - \$50,000	7,429	16,122	29,664
\$50,000 - \$75,000	6,950	16,403	30,624
\$75,000 - \$100,000	5,500	14,810	26,261
\$100,000 - \$125,000	4,446	12,822	22,977
\$125,000 - \$150,000	3,788	10,340	18,519
\$150,000 - \$200,000	4,028	14,274	26,415
\$200,000 +	6,412	25,426	47,870
2020 Avg Household Income	\$107,530	\$128,158	\$129,525
2020 Med Household Income	\$79,045	\$98,160	\$98,837

| NEIGHBORHOOD SPOTLIGHT: CAPITOL HILL



PIKE / PINE COORIDOR



SEATTLE UNIVERSITY

Capitol Hill is Seattle's most densely populated neighborhood. It's central location to downtown Seattle, and South Lake Union makes it one of the most desirable neighborhoods in Seattle. This vibrant and diverse community is teeming with popular restaurants, bars, and stylish boutiques to explore. If recreation is more your speed, visit Volunteer Park. This large 48-acre park houses the Seattle Asian Art Museum, tennis courts, picnic tables, conservatory, and water tower observation deck. Capitol Hill is a great place to work, whether you are in the tech field or an artist. It is also a hub for medical workers due to the close proximity of Virginia Mason , Swedish and Kaiser Permanente. Home to Seattle University and Seattle Central College, Capitol Hill also has a large population of young adults with the median age being 35. This creates a large demand for apartments and commercial businesses.



SEATTLE CENTRAL COLLEGE