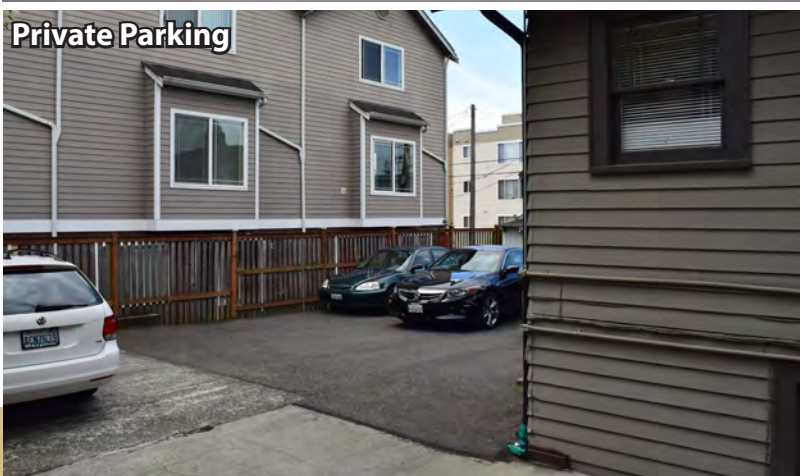


Roosevelt District - Office Building

819 NE 65th Street, Seattle, WA 98119



FOR SALE: \$1,800,000

FEATURES:

- Potential Redevelopment Site or Owner/User
- Land: 3,780 SF | Building: 2,386 SF
- Zoning: NC3-65
- 12 - 18 Month Leaseback Available
- Walking Distance to Proposed Light Rail Transit Station
- Office Building with 8 POs, 3 RRs (1 with Shower), Waiting Area, Lounge, Kitchen & Hardwood Floors
- Private Parking Behind Building
- New Roof & HVAC in 2015
- Quick Access to/from I-5

For more information, contact:

ROSEN~HARBOTTLE COMMERCIAL REAL ESTATE

Brian Stewart

(425) 289-2222

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Rosen~Harbottle Commercial Real Estate | P.O. Box 5003 Bellevue, WA 98009-5003
phone: (425) 454-3030 fax: (425) 454-6705 | www.rosenharbottle.com

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness.

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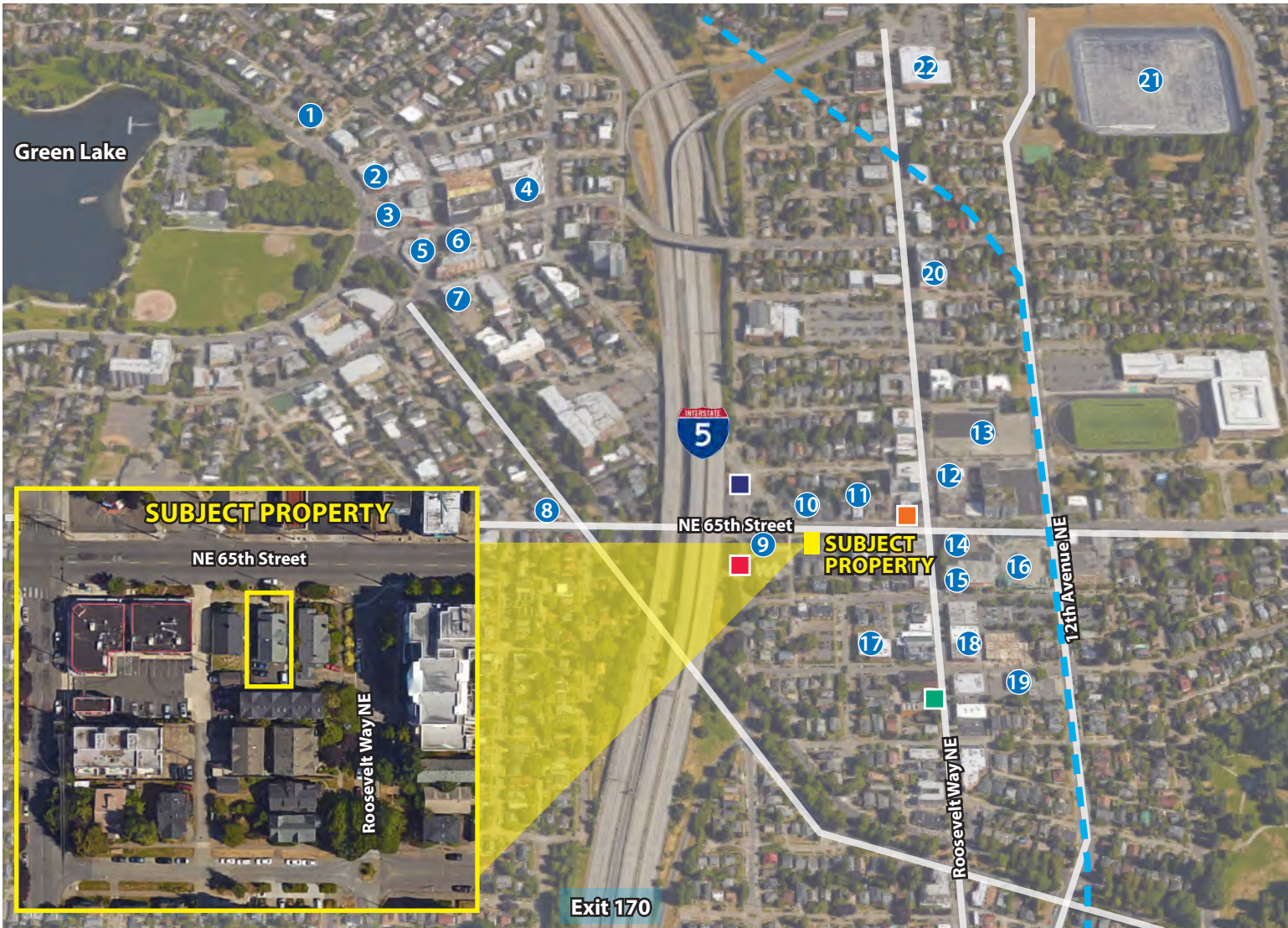
RETAIL TRADE AERIAL

Proposed Northgate Link Extension 

Bus Stop Locations & Routes

■ 63 ■ 45 | 62 | 67 | 76 | 984
■ 63 | 64 | 76 ■ 45 | 67

- 1 Green Lake Public Library
- 2 Super Jock 'n Jill
- 3 Greenlake Bar & Grill
- 4 PCC
- 5 Gregg's Cycle
- 6 Road Runner
- 7 Key Bank
- 8 Sugar Sugar
- 9 Wayward Vegan Cafe
- 10 Shell
- 11 Portage Bay Cafe on 65th
- 12 UFC Gym
The Atlantic Crossing
- 13 Roosevelt Link Station
- 14 Dania
- 15 barre3
East West Bank
- 16 Whole Foods
Bartell's
- 17 LabCorp
- 18 Zenith Supplies
- 19 US Bank
- 20 Roosevelt Storage
- 21 Roosevelt Reservoir
- 22 Safeway



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DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------|-----------|-----------|-----------|
| Population | | | |
| 2020 Projection | 39,427 | 256,232 | 534,033 |
| 2015 Estimate | 36,606 | 237,712 | 462,679 |
| Growth Since 2010 | 8.11% | 9.27% | 12.70% |
| Households | | | |
| 2020 Projection | 17,128 | 112,711 | 257,054 |
| 2015 Estimate | 15,914 | 104,661 | 237,173 |
| Growth Since 2010 | 7.01% | 7.43% | 11.72% |
| 2015 Average HH Income | \$101,126 | \$104,863 | \$103,049 |



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