OFFERING MEMORANDUM

355 RICHMOND BEACH RD

26,277 SF premier owner-user opportunity centrally located in Shoreline, WA

355 RICHMOND BEACH RD
SHORELINE, WA

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Kidder Mathews

PREMIER OFFERING IN THE HEART OF *SHORELINE, WA*

Kidder Mathews is pleased to present the building at 355 Richmond Beach Rd in Shoreline, WA, one of the most sought-after areas in the Puget Sound.

ADDRESS	355 Richmond Beach Rd, Shoreline, WA
PARCEL NO.	012603-9457
GROSS LAND SIZE	1.26 Acres
GROSS LEASABLE SF	26,277 SF (19,284 SF + 6,993 SF)
YEAR BUILT	1963/2004/2023
STORIES	One (1) + Basement
COUNTY	King County
ZONING	Neighborhood Business (NB)

26,277 SF
TOTAL BLDG

NB
ZONING

$11.5M
SALES PRICE

INVESTMENT HIGHLIGHTS

Premium Visibility in a High-Income Neighborhood

Situated in one of the most desirable communities on the Puget Sound, 355 Richmond Beach Road offers outstanding visibility, accessibility, and quality of place for businesses and their customers alike. The surrounding area features a strong and growing base of high-income residents with demand for quality goods, services, and professional offerings. Proximity to major arterials and established commercial corridors further enhances the property's appeal and long-term value for a wide range of owner-users and investors.

2023 Ground-Up and Extensive Renovation

The Property offers 15,730 RSF of newly constructed space delivered in 2023 alongside 3,554 RSF of heavily renovated existing space and 6,993 RSF of basement, combined for 26,277 RSF of modern, move-in ready commercial space. Building systems, finishes, and infrastructure have been fully updated throughout, and the parking lot has been repaved and re-striped. An owner-user or investor can take occupancy immediately without the time, cost, and disruption of a ground-up build-out.

Flexible Zoning Creates Adaptive Reuse Potential

355 Richmond Beach Road's Neighborhood Business (NB) zoning supports an exceptionally broad range of uses, giving an owner-user or investor the freedom to configure the space for virtually any business vision. From medical and dental practices to professional office, personal services, and retail, the designation welcomes a wide tenant universe without the time and cost of rezoning. The building provides an ideal canvas for a new occupant to create a purpose-built facility tailored entirely to their operational needs.

POSSIBLE USES

The Property is zoned Neighborhood Business (NB), a designation designed to support small-scale commercial and professional service uses that serve the surrounding community.

Permitted uses include medical and dental offices, retail, personal services, restaurants, financial institutions, and other neighborhood-serving businesses. The NB zone is well suited for a wide range of healthcare practices including medical, dental, chiropractic, physical therapy, and mental health services.

RETAIL / SERVICE

- Automotive Repair and Service (P)
- Book and Video Stores/Rental (P)
- Brewpub (P)
- Cemetery / Columbarium (P-i)
- Houses of Worship (P)
- Daycare I Facilities (P)
- Daycare II Facilities (P)
- Eating and Drinking Establishments (P-i)
- Fuel and Service Stations (P)
- General Retail Trade/Services (P)
- Library Adaptive Reuse (P-i)
- Marijuana Operations Medical Cooperative (P)
- Marijuana Operations Retail (P)
- Neighborhood Commercial (P)
- Personal Services (P)
- Professional Office (P)
- Temporary Construction Facilities (P-i)
- Temporary Real Estate Office (P-i)
- Veterinary Clinics and Hospitals (P-i)
- Wireless Telecommunication Facility (P-i)

RESIDENTIAL

- Accessory Dwelling Unit (P-i)
- Affordable Housing (P-i)
- Bed and Breakfasts (P-i)
- Co-Living Housing (P-i)
- Dormitory (P-i)
- Home Occupation (P-i)
- Multifamily (P-i)
- Permanent Supportive and Transitional Housing (P-i)
- Recreational Vehicle (P-i)
- Animals, Small – Keeping and Raising (P-i)

EDUCATION / ENTERTAINMENT / CULTURE / RECREATION

- Conference Center (P-i)
- Library (P)
- Museum (P)
- Parking Area (P-i)
- Parks and Trails (P)
- Specialized Instruction School (P)
- Transit Park and Ride Lot (P)

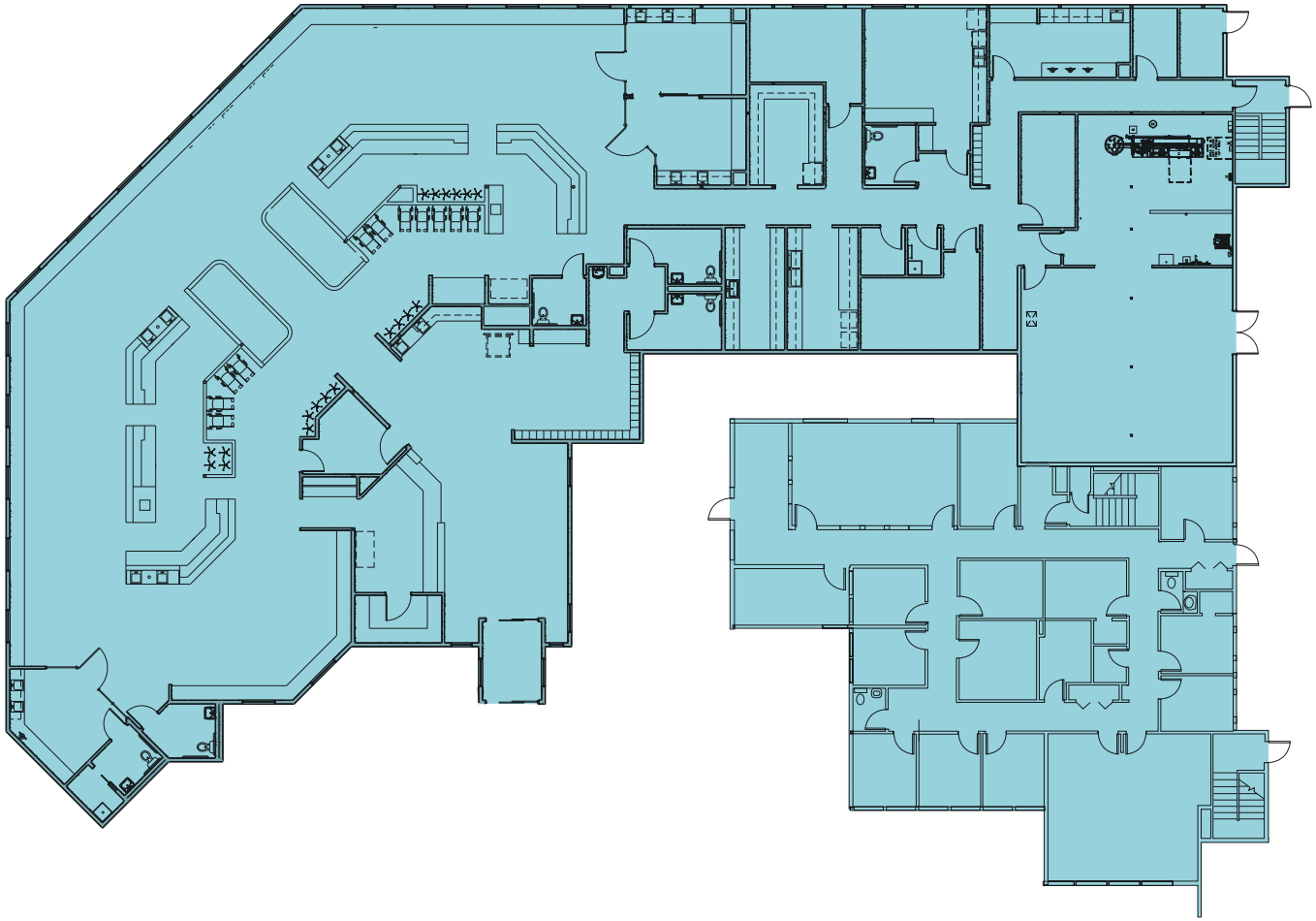
GOVERNMENT / UTILITY

- Fire Facility (P-i)
- Interim Recycling Facility (P-i)
- Utility Facility (P)

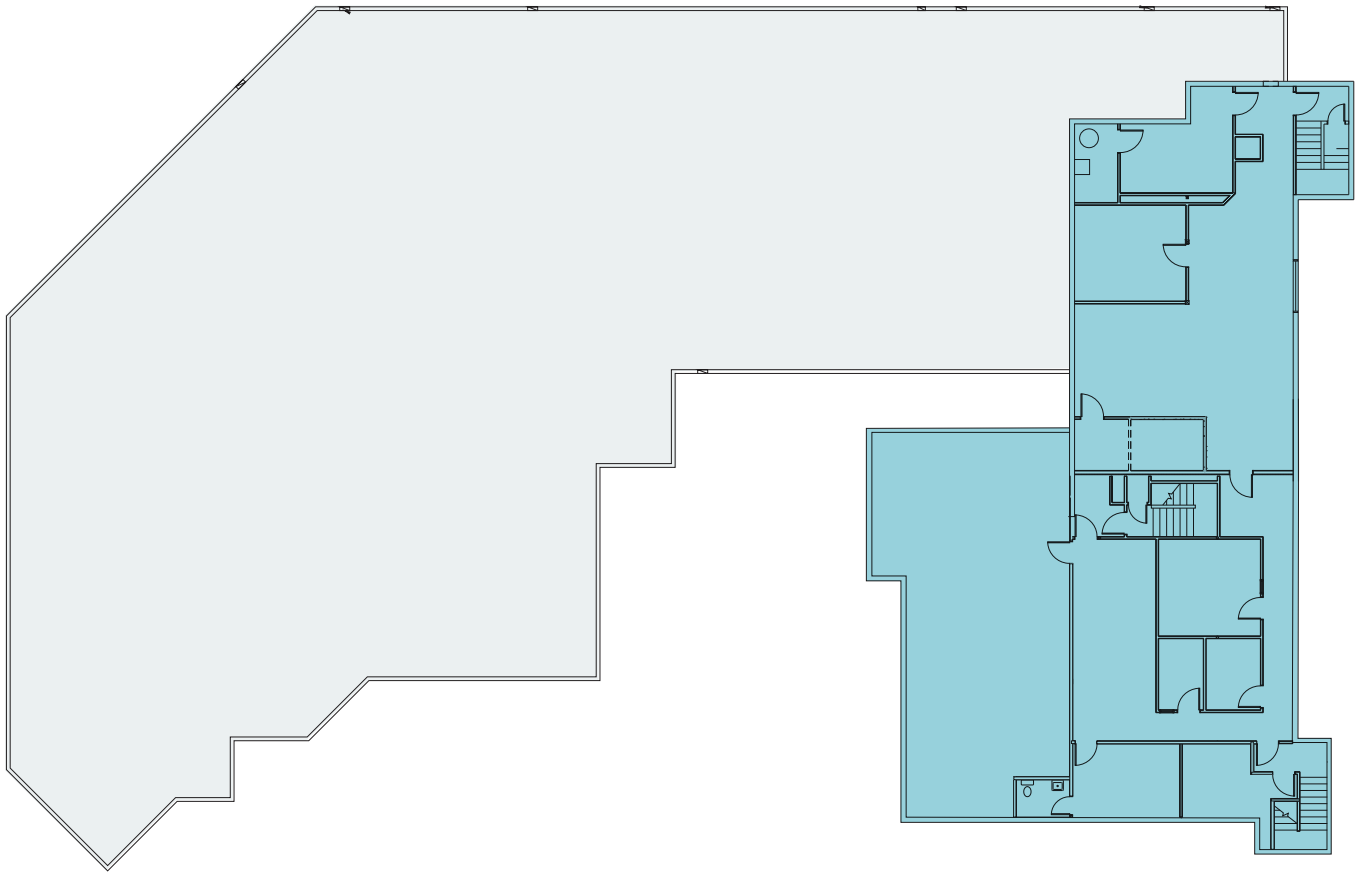
HEALTH

- Hospital (C-i) – Conditional
- Medical Office / Outpatient Clinic (P)
- Nursing Facility (P)

FIRST FLOOR LEVEL



BASEMENT LEVEL



EXIT

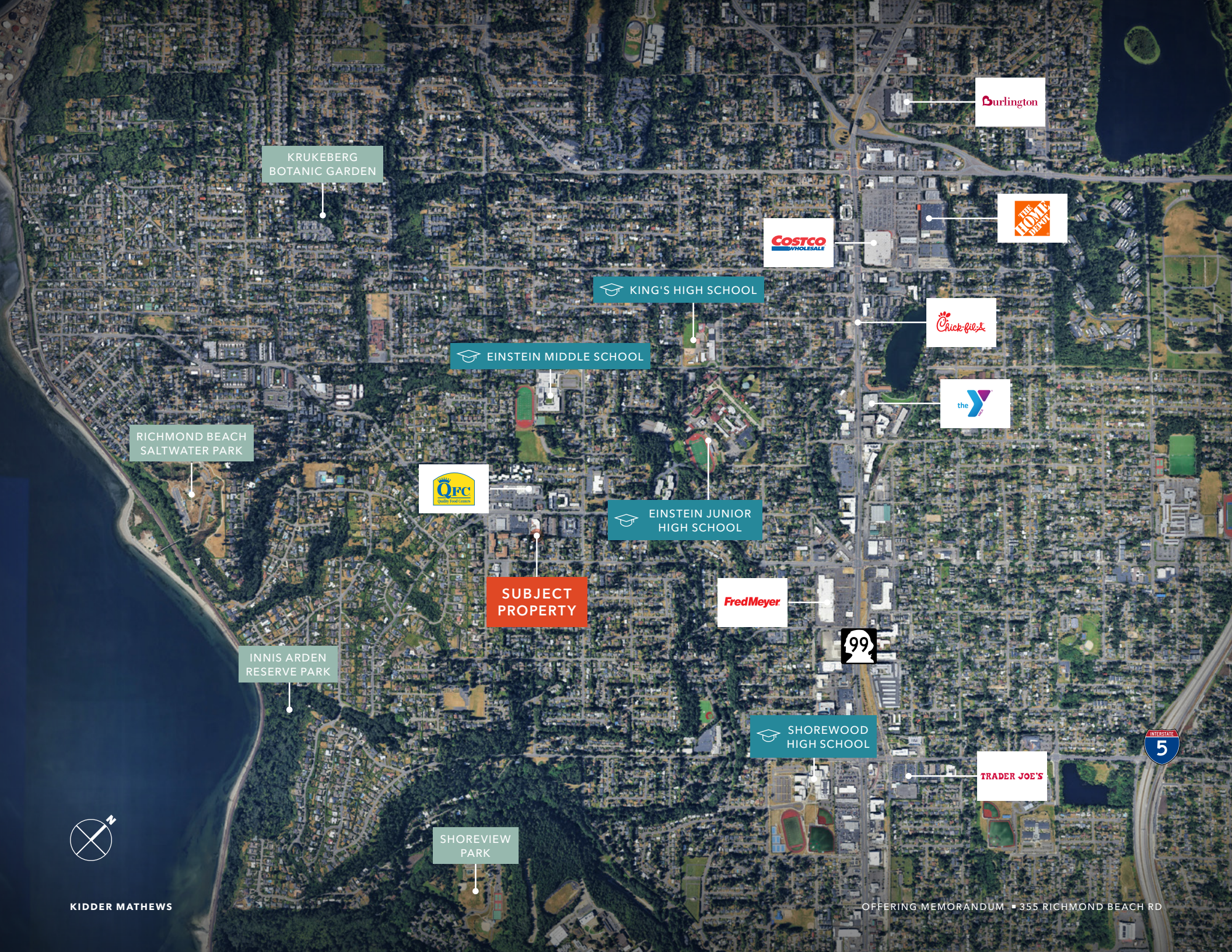
SHORELINE'S MARKET IS RIPE FOR CHANGE

The city of Shoreline offers classic Puget Sound beauty and the convenience of suburban living with the attractions of nearby urban opportunities.

Before becoming a city in 1995, the city of Shoreline was an island of unincorporated King County surrounded by the older cities of Seattle, Edmonds, Woodway and Lake Forest Park. Covering 11.74 square miles, Shoreline has a population of more than 56,000 residents. It is primarily residential with more than 70 percent of the households being single-family residences. Over the years, the Shoreline community has developed a reputation for strong neighborhoods, excellent schools and abundant parks.

65,942	*$169K*	*40.2*
POPULATION	AVERAGE HH INCOME	MEDIAN AGE

Source: regis.sitesusa.com 2026


KRUKEBERG BOTANIC GARDEN
Burlington
COSTCO WHOLESALE
THE HOME DEPOT
KING'S HIGH SCHOOL
Chick-fil-A
EINSTEIN MIDDLE SCHOOL
the Y
RICHMOND BEACH SALTWATER PARK
QFC Quality Food Centers
EINSTEIN JUNIOR HIGH SCHOOL
SUBJECT PROPERTY
FredMeyer
99
INNIS ARDEN RESERVE PARK
SHOREWOOD HIGH SCHOOL
INTERSTATE 5
TRADER JOE'S
SHOREVIEW PARK
N

DEMOGRAPHICS

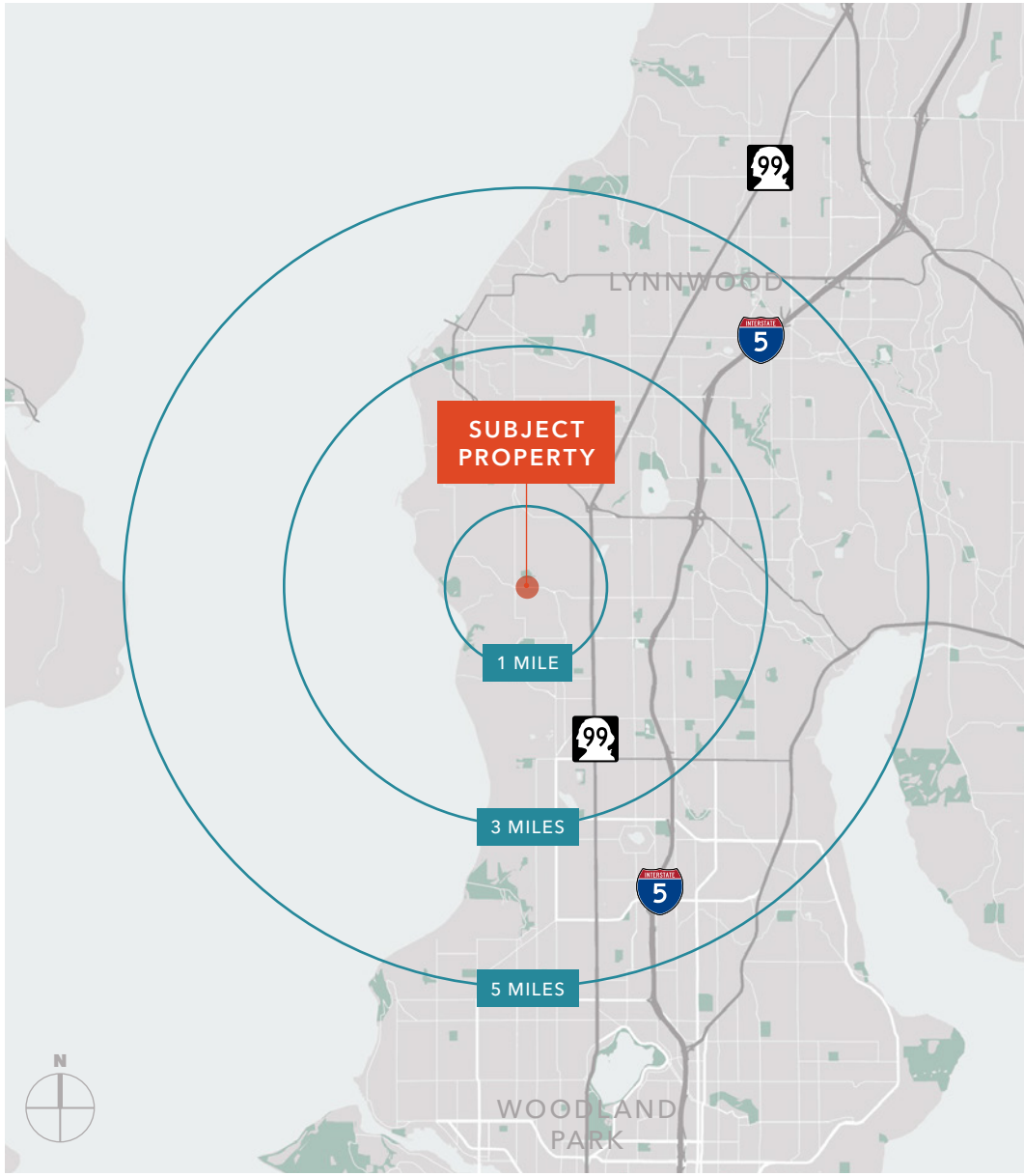
Population

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	19,619	110,136	262,671
2030 PROJECTED	20,938	115,705	268,130
2020 CENSUS	15,914	99,438	250,846
2025 - 2030 GROWTH	1.3%	1.0%	0.4%

Household Income

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	$130,616	$124,341	$124,182
2030 MEDIAN PROJECTED	$129,053	$124,610	$124,355
2025 AVERAGE	$165,289	$161,418	$164,260
2030 AVG PROJECTED	$163,348	$161,663	$164,362

Source: regis.sitesusa.com 2026



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