

FOR SALE

3025 AVALON DEVELOPMENT SITE

*10-minute Walking
Distance to Planned
Light Rail Station in
West Seattle*

SUBJECT
PROPERTY

3025 SW AVALON WAY | SEATTLE, WA

km Kidder
Mathews



*Exclusively
Listed by*

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EXECUTIVE SUMMARY

Kidder Mathews is pleased to present 3025 Avalon Development Site, a 16,345 square-foot, future transit-oriented development site in Seattle's North Delridge neighborhood.

Located minutes from the West Seattle Bridge, RapidRide and Metro bus stops, and planned light rail station, the 3025 Avalon Development Site offers its tenants excellent transit connectivity to major employment hubs in downtown Seattle and the Eastside.

The site's zoning is MR-M, a mid-rise residential zone that permits building heights up to 80 feet without retail or parking requirements. The preliminary analysis by Axis GFA suggests the site would support up to 103 studio units, averaging 438 SF, a parking garage with 40 stalls, and 3,900 SF of amenity space. The rooftop amenity space and top-level units have stunning views of Puget Sound and the Seattle skyline.

With its proximity to West Seattle Junction, West Seattle Golf Course, and Alki Beach, the site provides tenants access to various shopping, dining, and outdoor activities.

3025 Avalon Development Site offers developers an excellent opportunity to add scale to their existing Pacific Northwest portfolio or those looking to create a footprint.



PROPERTY SUMMARY

OFFERING SUMMARY

PRICE	\$3,446,000
OFFER REVIEW	Review Upon Receipt

PROPERTY OVERVIEW

ADDRESS	3025 SW Avalon Way, Seattle, WA 98126
OVERLAY DESIGNATION	West Seattle Junction Residential Urban Village
PARCEL NUMBER	929730-0710
SITE AREA	16,345 SF
ZONING	MR (M)
FLOOR AREA RATIO (FAR)	4.5
MAXIMUM FAR SF	73,553 SF
MAXIMUM BUILDING HEIGHT	80 Feet
MHA REQUIREMENT	Yes
PARKING REQUIREMENT	No
FRONT SETBACK FROM STREET LOT LINES	5 Feet Minimum
SIDE SETBACK FROM STREET LOT LINES	5 Feet Minimum
REAR SETBACK	15 Feet Minimum
UPPER LEVEL SETBACK	15 Feet Above 70 Feet Height



PROPERTY HIGHLIGHTS



FUTURE TOD SITE

A 16,345 square-foot, future transit-oriented development site located in Seattle's North Delridge neighborhood.



PROXIMITY TO FUTURE LIGHT RAIL STATION

Delridge light rail station, scheduled for opening in 2032, is within a 10-minute walking distance.



MID-RISE RESIDENTIAL ZONING

The mid-rise residential zone allows for building heights up to 80 feet without retail or parking requirements.



PRELIMINARY MASSING STUDY

The feasibility study suggests the site would support up to 103 studio units, a parking garage with 40 stalls, and 3,900 SF of amenity space.



BREATHTAKING VIEWS

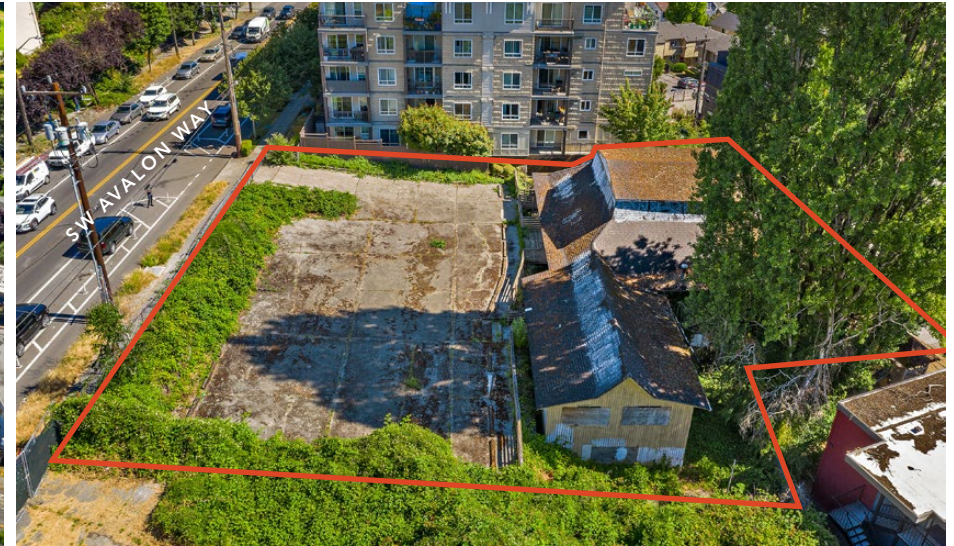
The rooftop amenities and the building's top-level units have stunning views of Puget Sound and the Seattle skyline.



ABUNDANT NEARBY AMENITIES

With its proximity to Alki Beach, West Seattle Golf Course, and West Seattle Junction, the site offers tenant access to a variety of shopping, dining options, and outdoor activities.

PROPERTY PHOTOS



POTENTIAL VIEWS

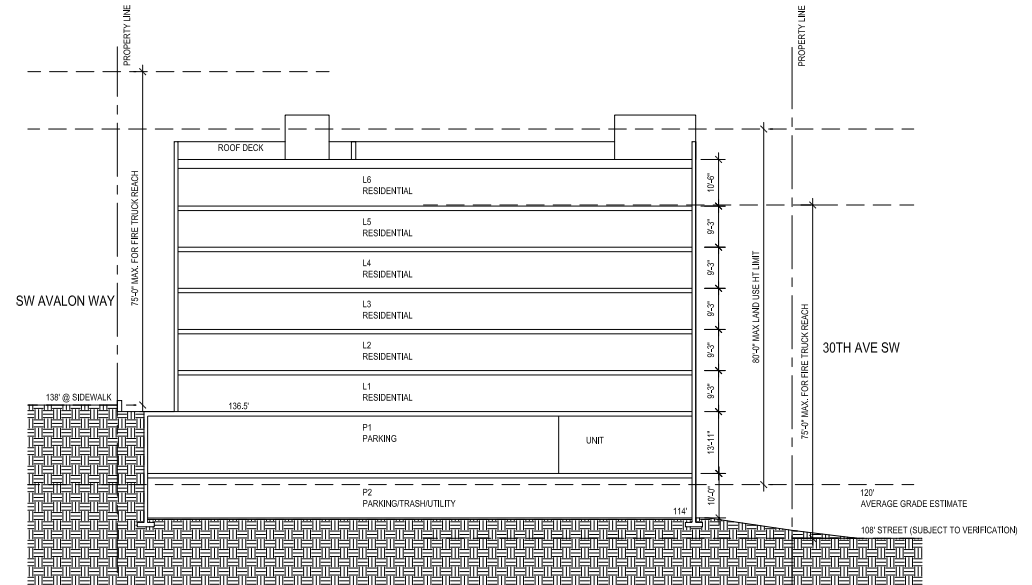


FEASIBILITY STUDY

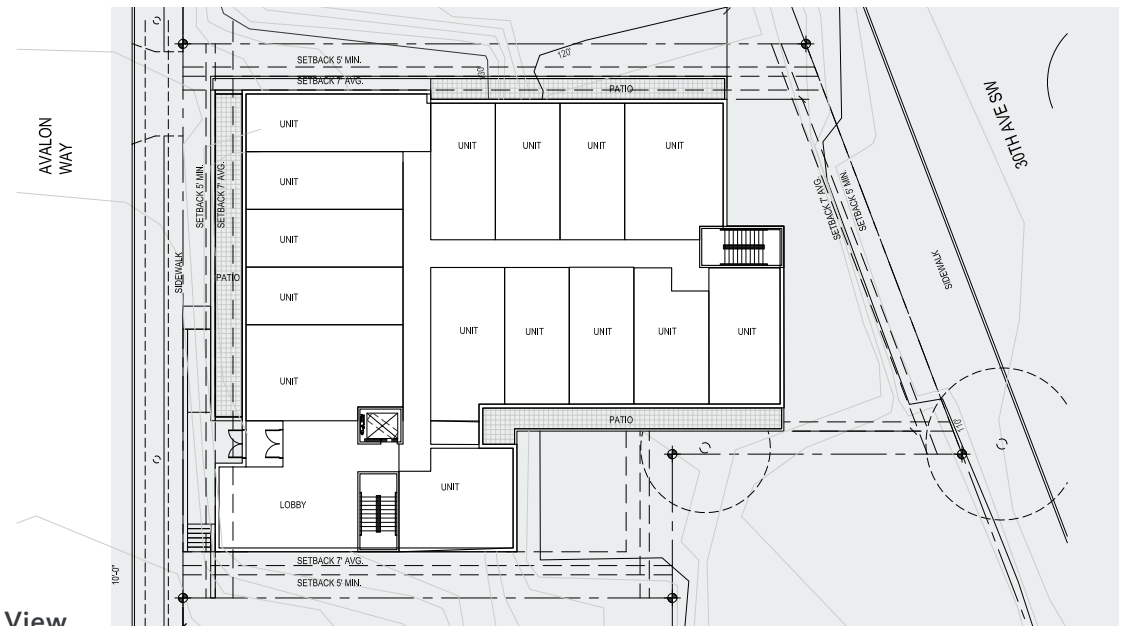
DEVELOPMENT PROPOSAL

ARCHITECT	Axis GFA
RESIDENTIAL UNITS	103 Units
PARKING STALLS	40 Stalls
BIKE STALLS	103 Stalls
BUILDING NRSF	49,602 SF
AVG UNIT SF	482 SF
BUILDING RESIDENTIAL GSF	60,165 SF
BUILDING PARKING SF	15,115 SF
BUILDING UTILITIES SF	3,365 SF
TOTAL BUILDING GSF	78,645 SF

Side View



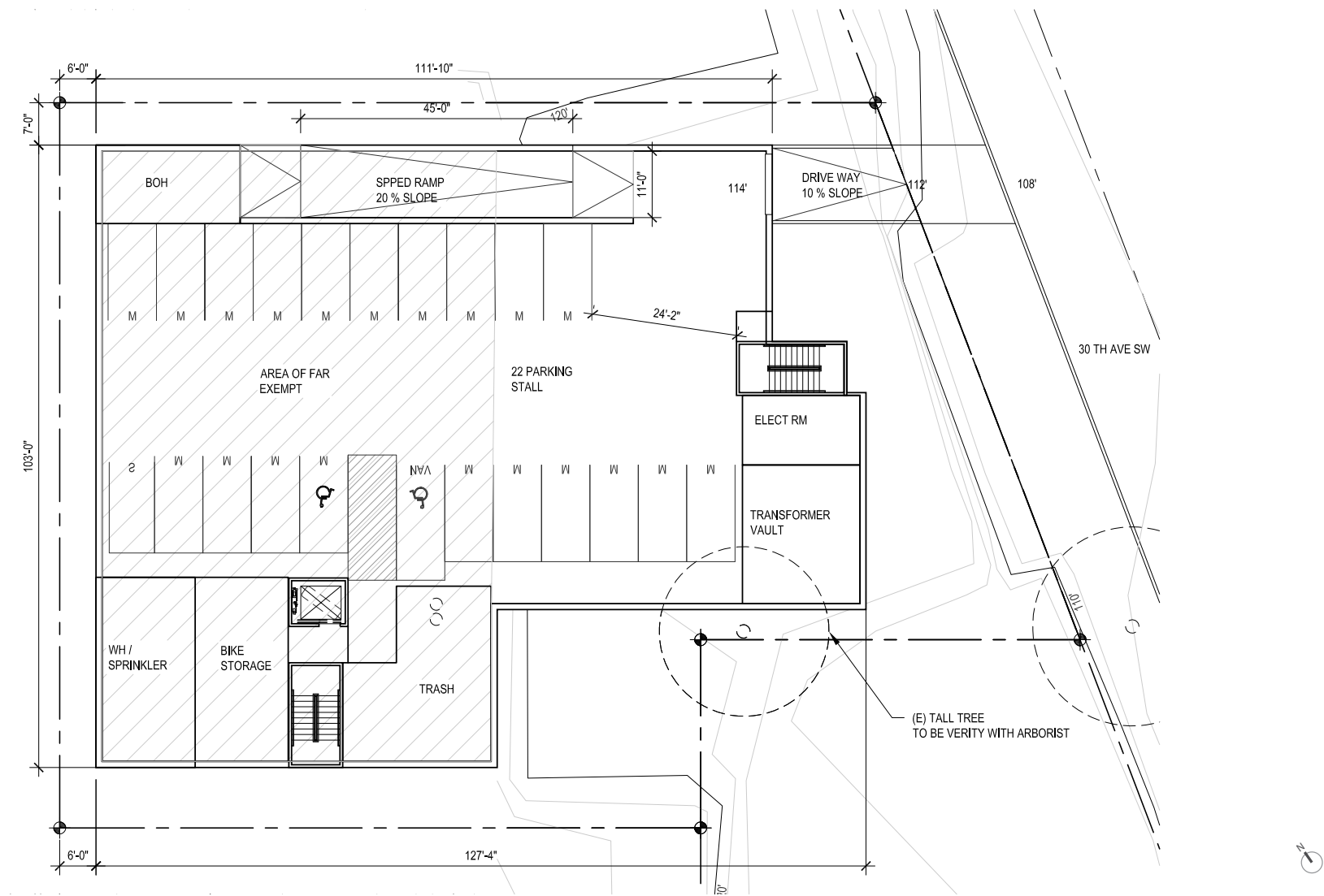
Top View



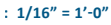
SUMMARY MATRIX

Level	Use	Total Gross SF	Total NRSF	Efficiency	Floor to Floor Height	Aggregate Height	Residential Area		Residential Units		Amenity Indoor	Amenity Outdoor	Utility Space					Parking Stalls	
							Gross SF	Net SF	Total	Unit Avg	Gross SF	Gross SF	Utility	Trash Room	Parking	Bicycle Parking	Total	Bicycle Parking Stalls	Parking Stalls
Roof		400	-	0.00%		56.75	400	-	-	-	-	3,400	-	-	-	-	-	-	-
6	Residential	9,380	8,130	86.67%	10.50	56.75	9,380	8,130	17	478	-	-	-	-	-	-	-	-	-
5	Residential	9,380	8,130	86.67%	9.25	46.25	9,380	8,130	17	478	-	-	-	-	-	-	-	-	-
4	Residential	9,380	8,130	86.67%	9.25	37.00	9,380	8,130	17	478	-	-	-	-	-	-	-	-	-
3	Residential	9,380	8,130	86.67%	9.25	27.75	9,380	8,130	17	478	-	-	-	-	-	-	-	-	-
2	Residential	9,380	8,130	86.67%	9.25	18.50	9,380	8,130	17	478	-	-	-	-	-	-	-	-	-
1	Residential	9,495	7,097	74.74%	9.25	-	9,495	7,097	15	473	-	-	-	-	-	-	-	5	-
Subtotal		56,395	47,747				56,395	47,747	100									5	
P1	Parking/Res	10,870	1,855	17.07%	-	-	2,800	1,855	3	618	500					1,000	8,070	73	18
P2	Parking/Util	10,980	-	0.00%	-	-	570	-	-		-		1,250			515	10,410	30	22
Subtotal		21,850	1,855				3,370				500					1,515	18,480	103	40
Total		78,645	49,602				60,165	49,602	103	482	500	3,400	1,250	600	15,115	1,515	18,480	108	40

LEVEL P2



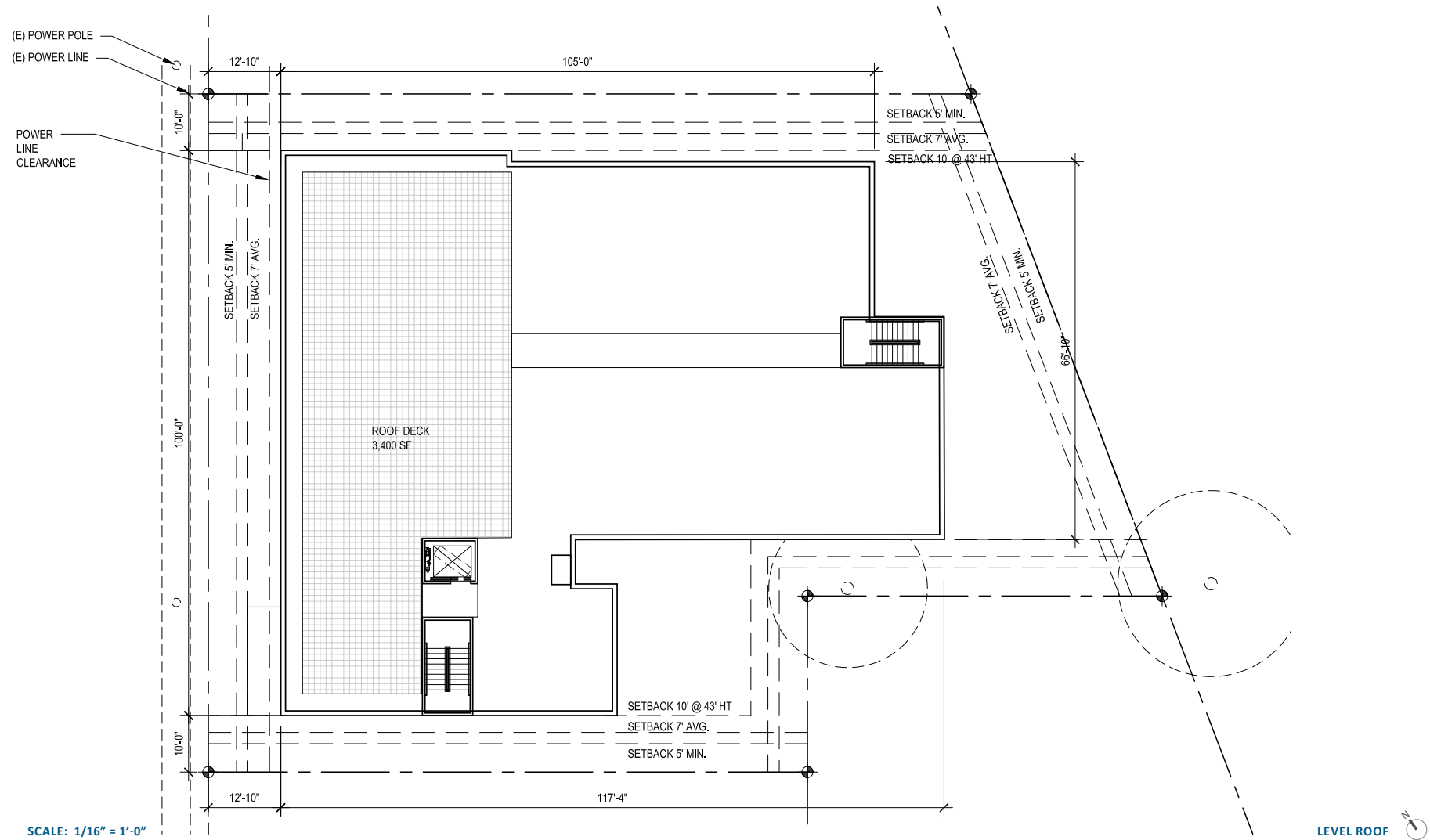
LEVEL P1



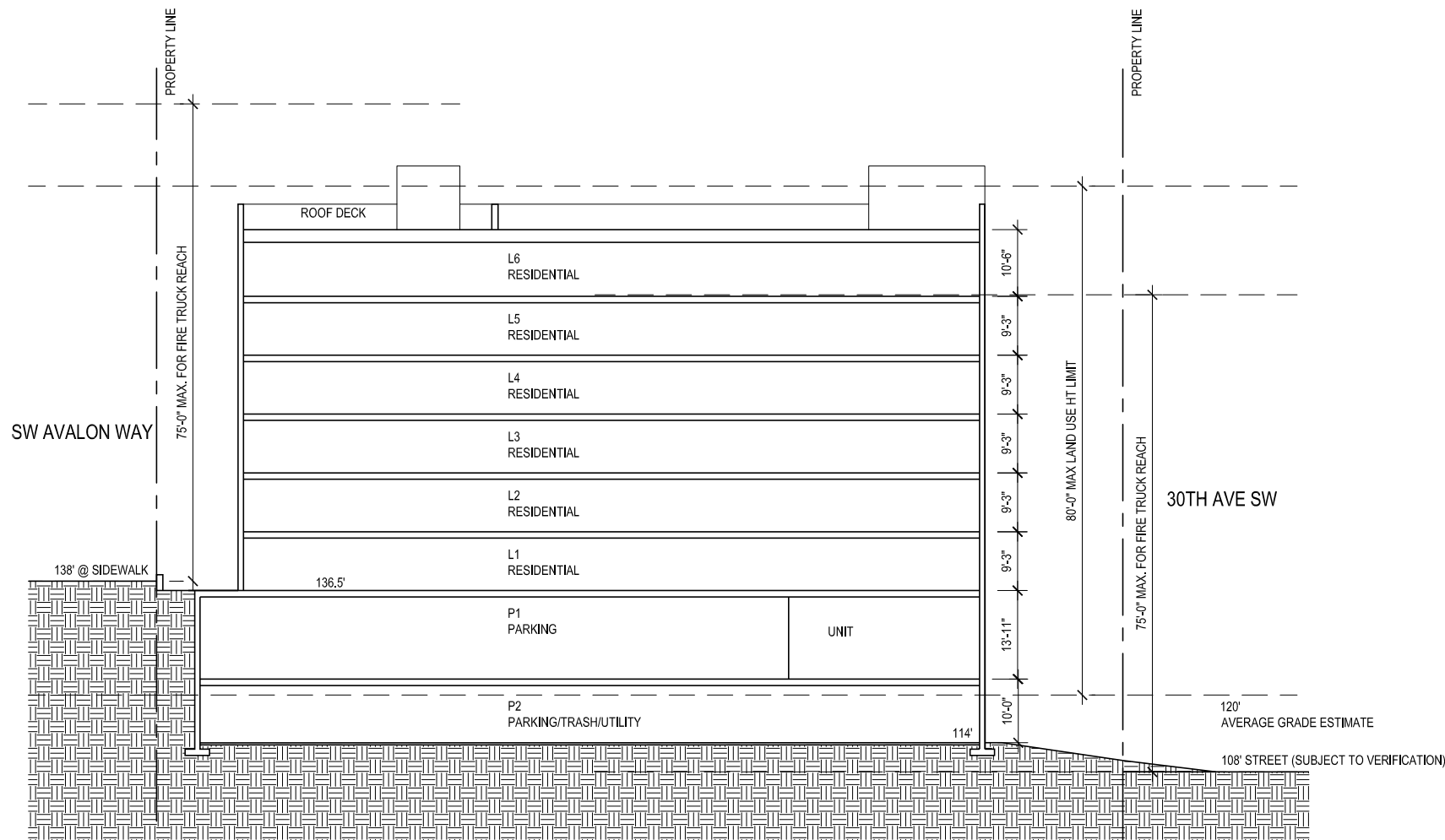




ROOF LEVEL



SECTION



SCALE: 1/16" = 1'-0"

WEST SEATTLE

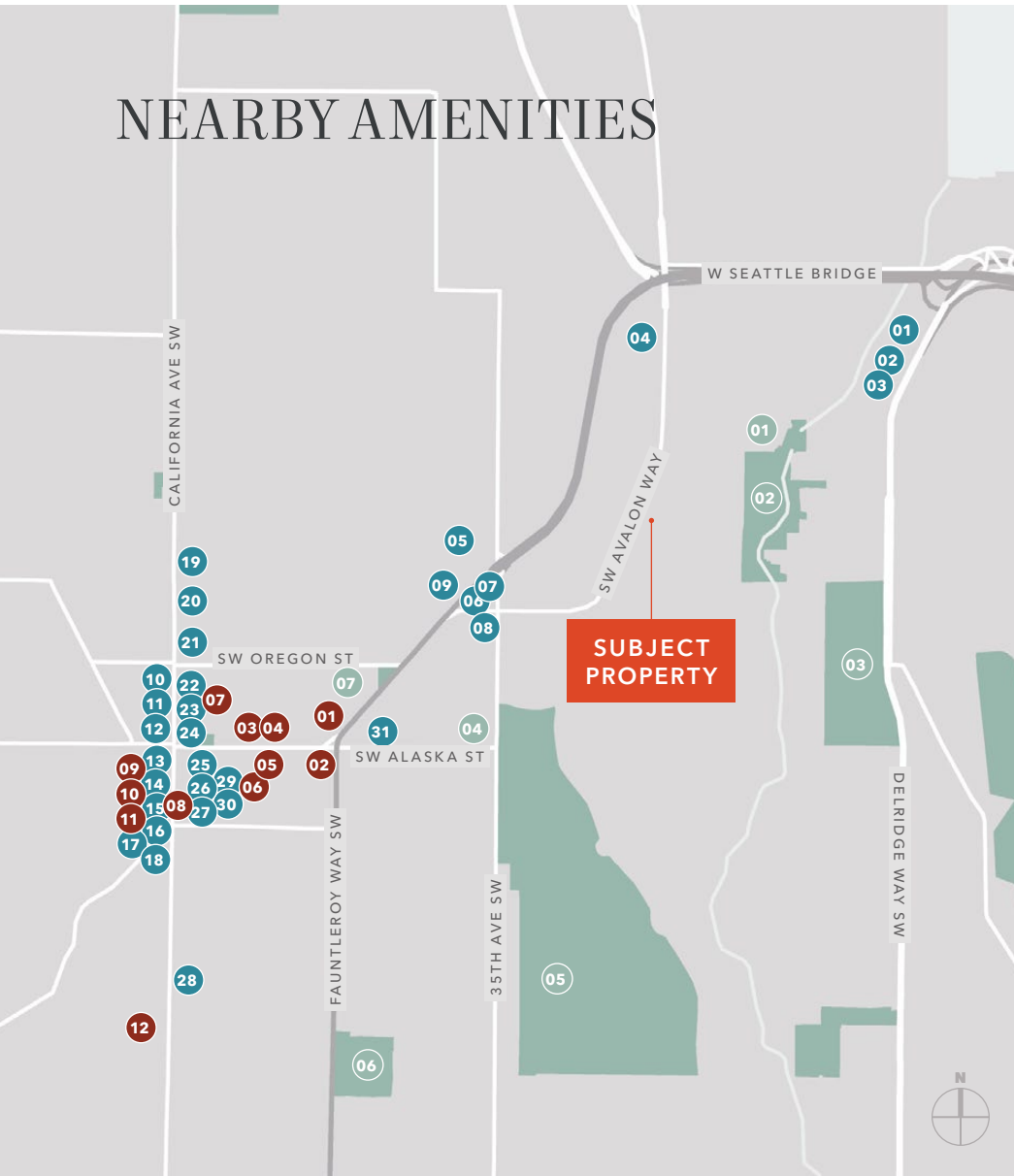
West Seattle is the perfect balance between the charm of small-town living and the convenience of urban amenities. The laid-back residential community offers residents a lifestyle that appeals to the masses.

West Seattle is an outdoor paradise with multiple forested parks and Alki Beach, which offers residents abundant outdoor amenities with sandy beaches for playing volleyball and coastal trails with views of the Puget Sound and Seattle skyline. West Seattle Junction is the urban heart of the neighborhood, with casual restaurants, coffee shops, and unique boutiques.

The apartment submarket is in high demand with great schools, an array of outdoor activities, and several shopping and dining options. West Seattle's economy thrives from large industrial tenants in the area and its easy commute to main employment hubs in the city. Located five miles southwest of Downtown Seattle, residents are near downtown and South Lake Union offices.



NEARBY AMENITIES



EAT + DRINK

- 01 Skylark Cafe & Club
- 02 Ounces Taproom/Beer Garden
- 03 Subway
- 04 Luna Park Cafe
- 05 Buddha Ruksa
- 06 Starbucks
- 07 Taco Time
- 08 Habit Burger & Grill
- 09 Jones Barbeque
- 10 The Beer Junction
- 11 Supreme Pizza
- 12 Lady Jaye
- 13 Top Pot Doughnuts
- 14 Poggie Tavern
- 15 Mashiko Japanese Restaurant
- 16 Bakery Nouveau
- 17 Uptown Espresso
- 18 Upwell Wine & Coffee
- 19 Itto's Tapas
- 20 Coastline Burgers
- 21 Shadowland
- 22 Snapdragon
- 23 Pegasus Pizza and Pasta
- 24 Jak's Grill
- 25 Starbucks
- 26 Talarico's Pizzeria
- 27 Chipotle

- 28 Till Dawn
- 29 Phoenecia
- 30 Portage Bay Cafe
- 31 West of Chicago Pizza Co.

SHOPPING

- 01 Trader Joe's
- 02 Whole Foods Market
- 03 QFC
- 04 Petco
- 05 Bartell Drugs
- 06 Safeway
- 07 Fleurt Collective
- 08 Curious Kidstuff
- 09 NW Art & Frame
- 10 Sleepers in Seattle
- 11 Savvy Home
- 12 Rite Aid

PARKS + RECREATION

- 01 West Seattle Health Club
- 02 West Seattle Golf Course
- 03 Delridge Playfield
- 04 West Seattle YMCA
- 05 Camp Long
- 06 Fairmount Park

EXPANDING REGIONAL LIGHT RAIL TO WEST SEATTLE

The West Seattle Link Extension will add three new stations at SODO, Delridge, and Alaska Junction, providing fast and reliable light rail connections to West Seattle neighborhoods. This project is part of the regional transit system expansion approved by voters in November 2016.

The Delridge Station will be elevated north of Southwest Andover Street and west of Delridge Way Southwest in a northeast-southwest orientation.

Each station area would be designed to make it easy to get to the station and move through the station area while walking, rolling, or biking. This can be accomplished by locating station entrances so they are easy to see and by providing safe biking, rolling, and walking routes to connect the station to the neighborhood. Design elements include enhancements to sidewalks, crosswalks, wayfinding, and storage for bikes and scooters.

4.1 MI

WEST SEATTLE
EXTENSION LENGTH

27K

PROJECTED
DAILY RIDERS

10 MIN

WALKING DISTANCE
TO DELRIDGE STATION



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2026 TOTAL	24,066	97,002	399,572
2031 PROJECTION	24,844	97,933	423,641
2020 CENSUS	23,762	96,659	366,053
PROJECTED GROWTH 2026 - 2031	0.6%	0.2%	1.2%
MEDIAN AGE	36.8	39.0	36.0

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2026 AVERAGE HH INCOME	\$181,701	\$186,795	\$182,630
TOTAL BUSINESSES	1,486	8,020	30,437
TOTAL EMPLOYEES	9,081	87,024	343,169

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	1.5%	2.0%	2.6%
HIGH SCHOOL DIPLOMA	10.1%	12.5%	11.1%
SOME COLLEGE	14.4%	14.6%	12.5%
ASSOCIATE	8.5%	7.9%	6.5%
BACHELOR'S	37.6%	35.5%	35.5%
GRADUATE	27.1%	25.4%	28.6%

HOUSEHOLDS

12,349
1 MILE

44,584
3 MILES

205,501
5 MILES

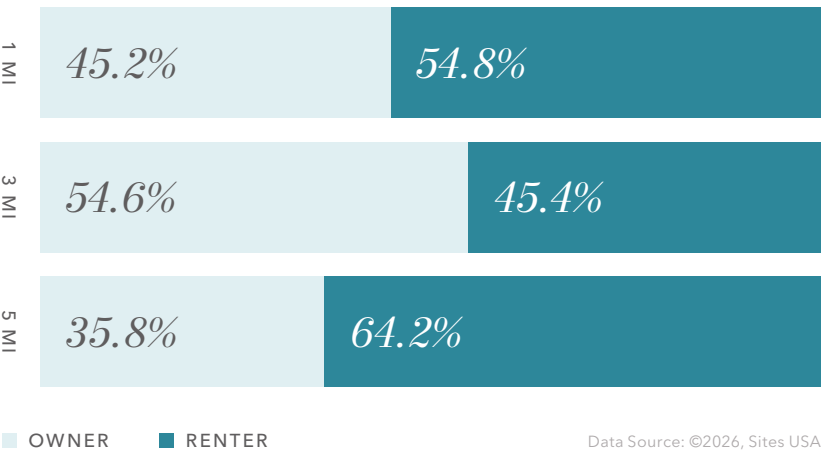
RENTER-OCCUPIED MEDIAN RENT

\$1,985
1 MILE

\$1,883
3 MILES

\$1,985
5 MILES

OWNER VS. RENTER OCCUPIED



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