

FOR SALE

Prime Opportunity for Land Development Along the Aurora Retail Corridor in North Seattle

12040 AURORA AVE N | SEATTLE, WA

PUGET
SOUND



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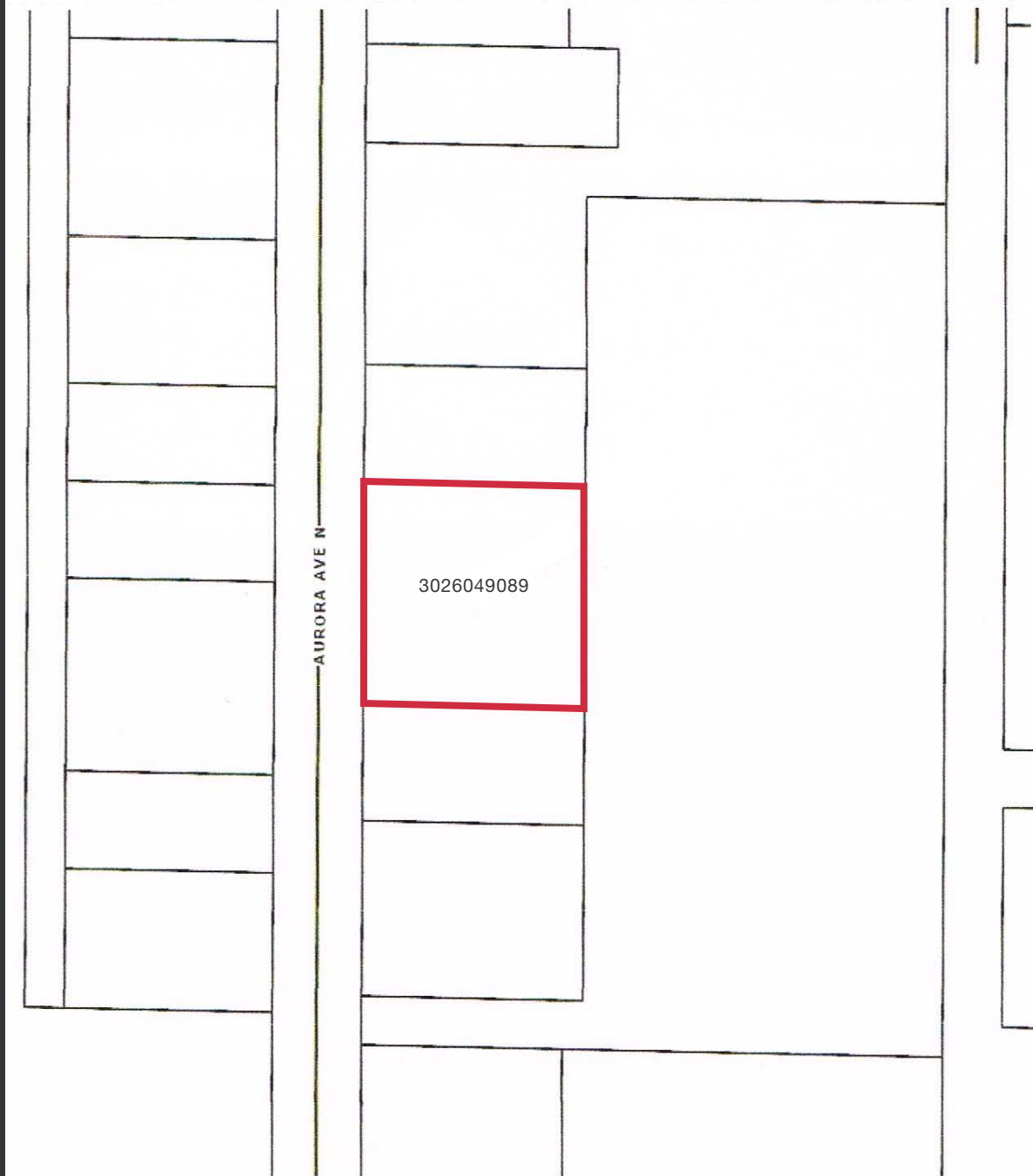
NAI Puget Sound
Properties

Property Details

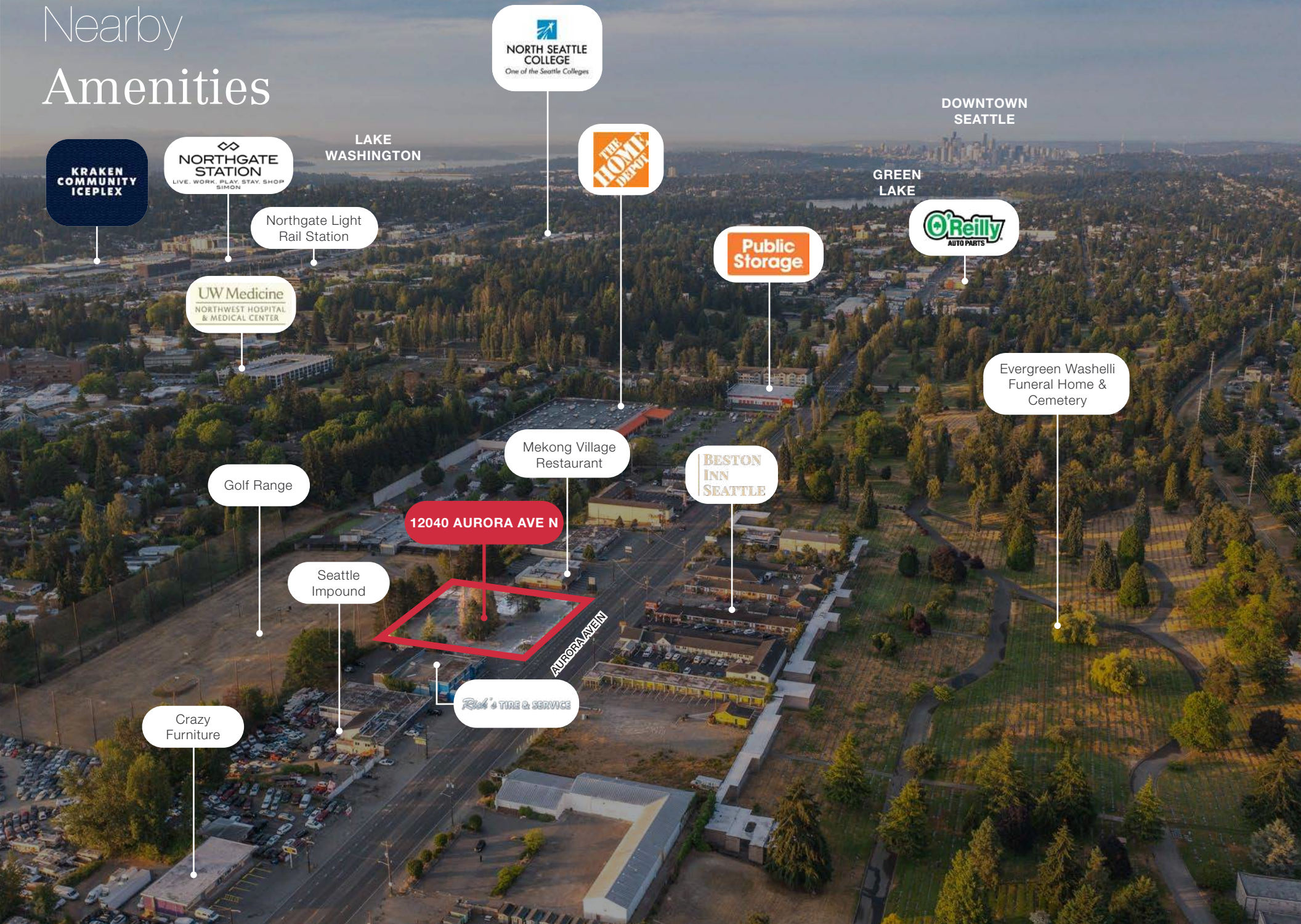
This property is located in a highly trafficked retail corridor, extending from N 115th & Aurora Ave N (Home Depot) to N 145th & Aurora Ave N (Walgreens). The area features a diverse mix of businesses, including auto-related services, car dealerships, grocery stores, and regional and national fast-food chains such as Starbucks, Jack in the Box, Burger King, Subway, and Kidd Valley. Nearby grocery options include Sprouts, Amazon Fresh, and Safeway (N 155th), alongside drugstores like Walgreens and Rite Aid.

This property is an excellent opportunity for developers to capitalize on a below-market purchase price.

PARCEL NUMBER	3026049089
LAND SIZE	1.18 Acres
ZONING	CI 75 M - Retail, Commercial, Mixed Use & MultiFamily (Flexible Zoning)
FRONTAGE	189' on Aurora Ave N in Seattle
PRICE	\$6,150,000 \$3,500,000 (43% price reduction)
TRANSIT SCORE	Good - Public transportation is within 1 - 2 blocks both north & south bound
TRAFFIC VOLUME	N 115th & Aurora Ave N: 37,985 Cars N 127th & Aurora Ave N: 34,550 Cars



Nearby Amenities



KRAKEN
COMMUNITY
ICEPLEX

NORTHGATE
STATION
LIVE. WORK. PLAY. STAY. SHOP.
SIMON

LAKE
WASHINGTON

Northgate Light
Rail Station

UW Medicine
NORTHWEST HOSPITAL
& MEDICAL CENTER

NORTH SEATTLE
COLLEGE
One of the Seattle Colleges

THE
HOME
DEPOT

DOWNTOWN
SEATTLE

GREEN
LAKE

Public
Storage

O'Reilly
AUTO PARTS

Evergreen Washelli
Funeral Home &
Cemetery

BESTON
INN
SEATTLE

Mekong Village
Restaurant

Golf Range

12040 AURORA AVE N

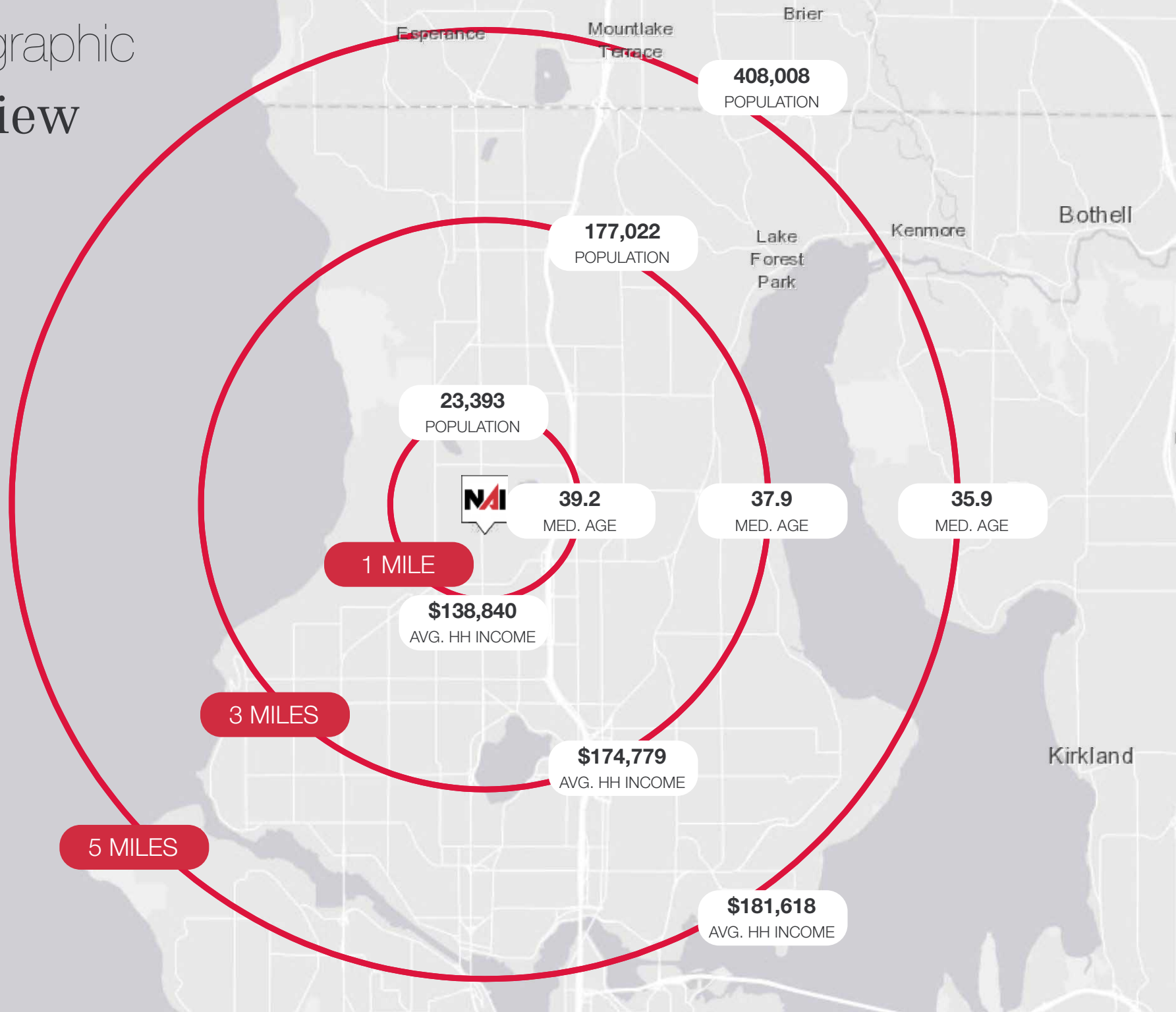
Seattle
Impound

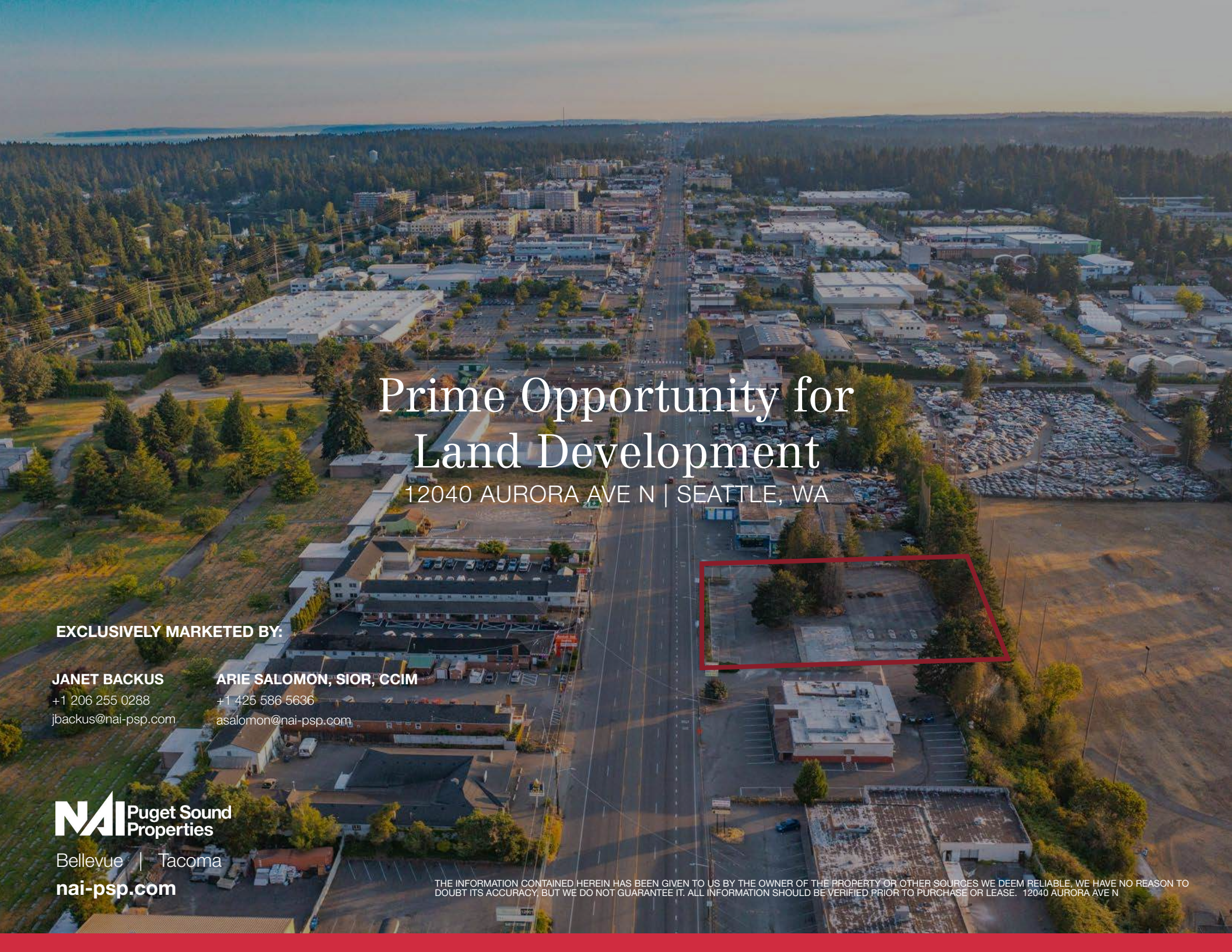
Crazy
Furniture

Rick's TIRE & SERVICE

AURORA AVENUE

Demographic Overview



An aerial photograph of a city street, likely Aurora Ave N in Seattle, WA. The street runs vertically through the center of the image. On either side of the street are various buildings, including residential houses, commercial structures, and parking lots. A large, rectangular, red-outlined area is highlighted on the right side of the street, indicating a specific property for development. The background shows a dense forest of trees under a clear sky.

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EXCLUSIVELY MARKETING BY:

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