

For Sale

**Ryan Amos**  
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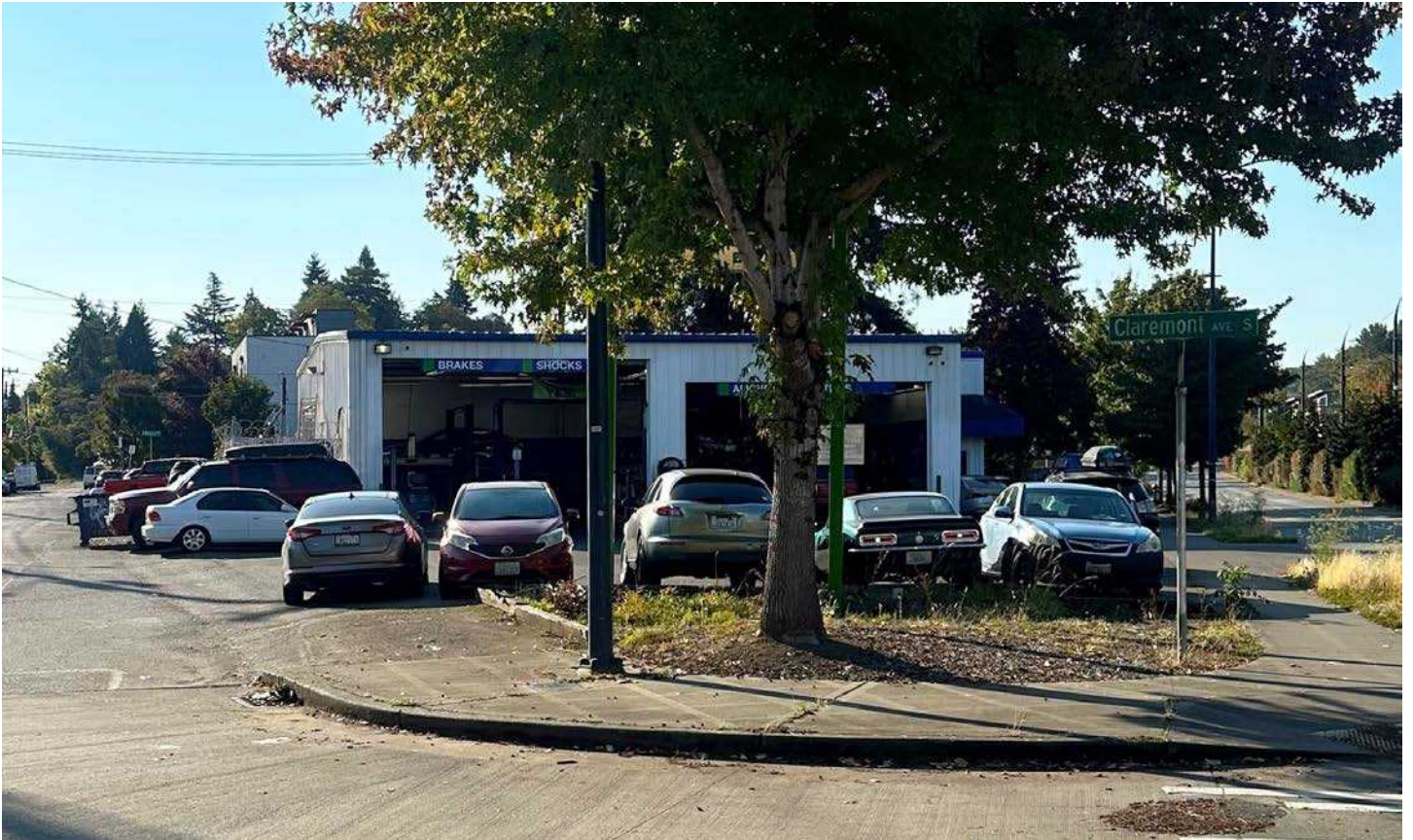
**Colliers Bellevue**  
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## 3300 Martin Luther King Jr Way S Seattle, WA 98144

- 2,376 SF Building on 0.16 acres lot area
- Parcel #: 1282300460 and 1282300450
- Great Owner User Opportunity
- Prime redevelopment opportunity in Seattle's thriving Martin Luther King Jr Way corridor.
- Corner lot with excellent visibility and transit access near Mount Baker Light Rail station.
- Strong demographics and growth trends create upside for investors seeking long-term value in a high-demand urban location.
- Do not approach current tenant. Please coordinate all tours through broker.

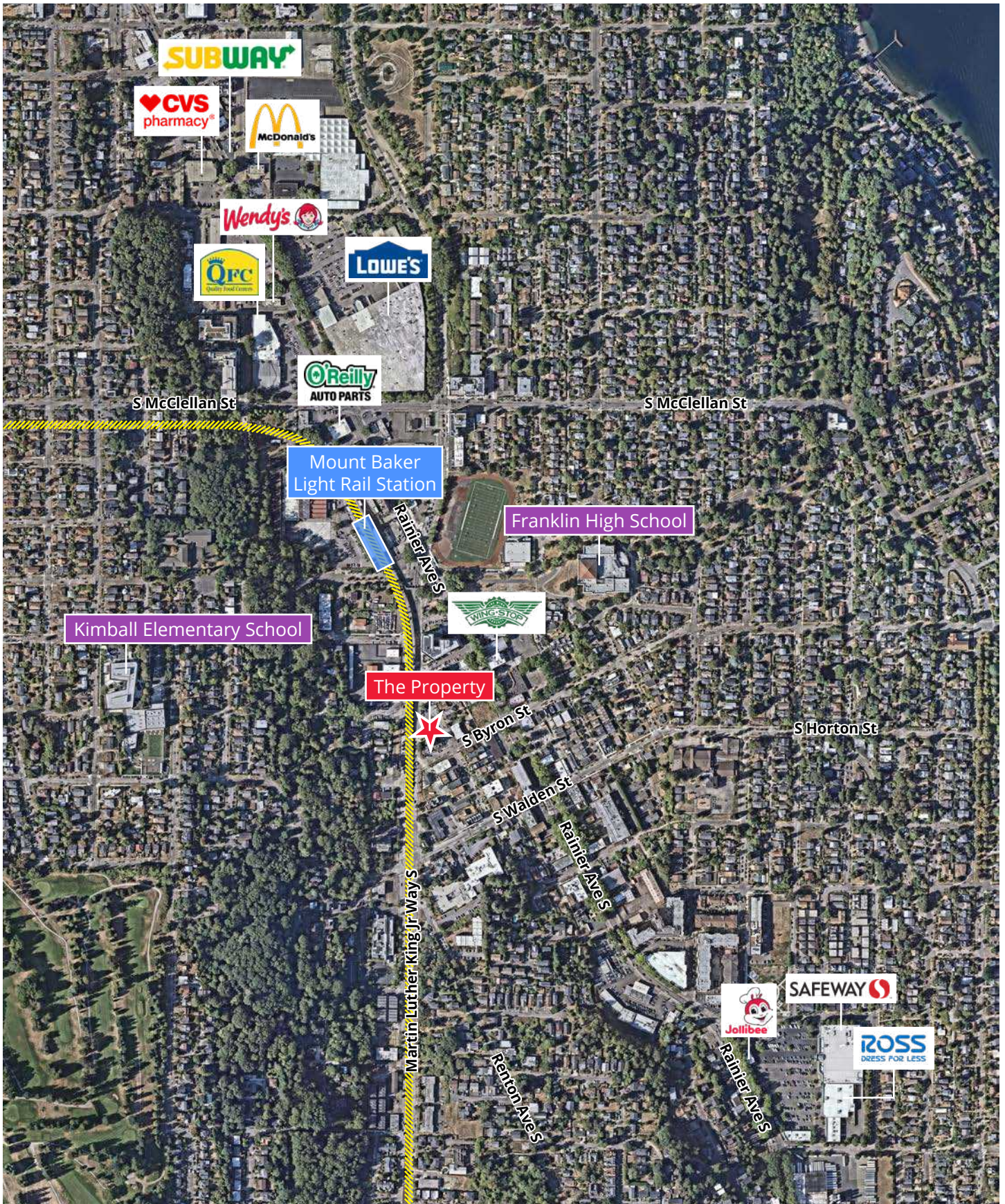
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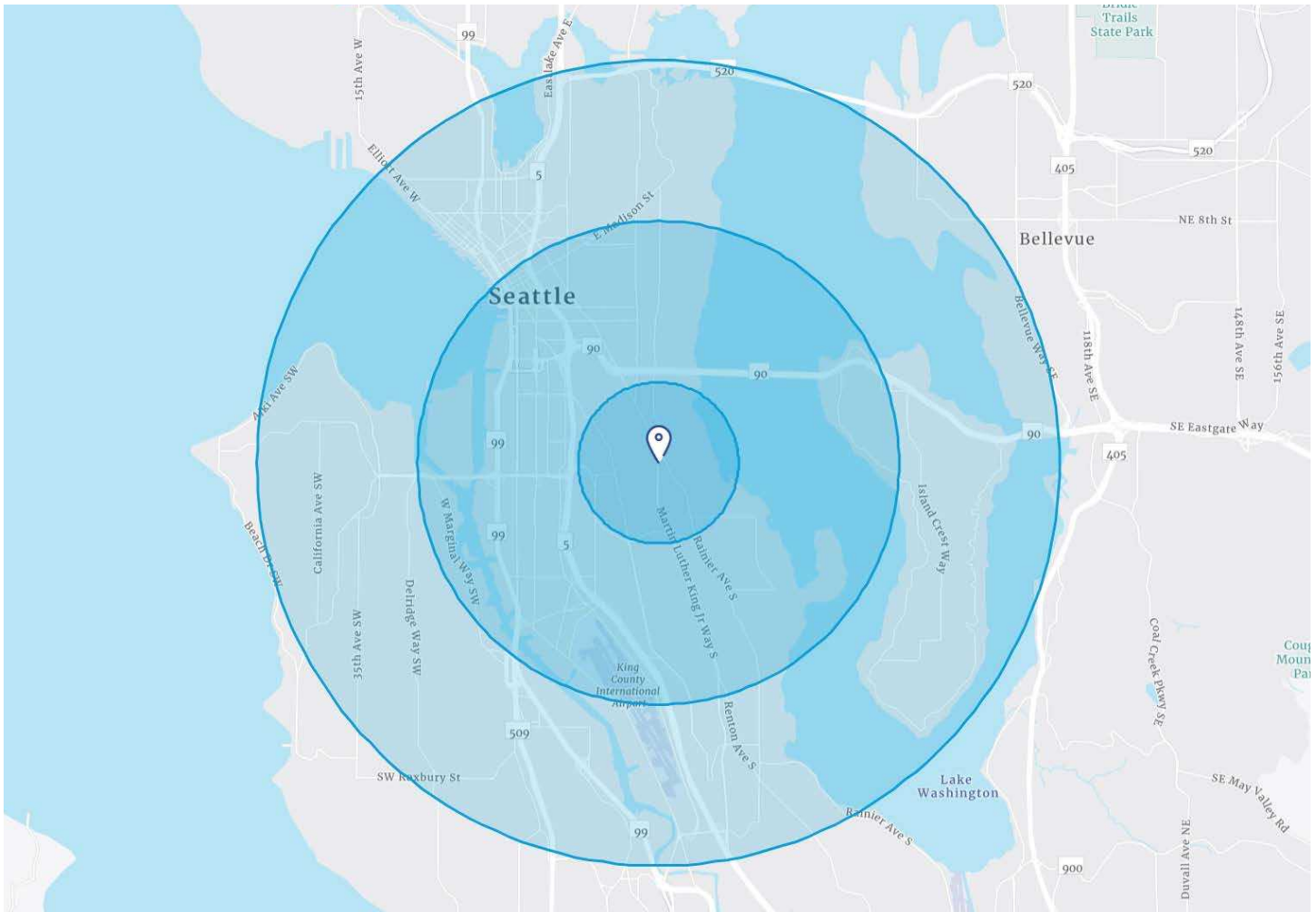
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	1 mile	3 miles	5 miles
<b>Total Population</b>	25,811	152,475	433,486
<b>Median Home Value</b>	\$991,249	\$963,499	\$995,148
<b>Median HH Income</b>	\$129,255	\$114,884	\$130,029
<b>Per Capita Income</b>	\$69,915	\$75,036	\$91,019
<b>Daytime Population</b>	25,112	299,926	620,490



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