

High Volume Auto Collision Center for Sale

# COOK'S AUTO REBUILD

1722 NE 85th St, Seattle, WA 98115



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An aerial photograph of a city street grid, likely in a commercial or industrial area, serves as the background. The image is darkened to provide contrast for the white and red text of the Table of Contents. Street names visible include NW 50th St, NW 49th St, 11th Ave NW, and 9th Ave NW. A solid red vertical bar is positioned on the far left edge of the page.

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# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

The Neil Walter Company is pleased to have been selected to exclusively market the sale of the Cook’s Auto Rebuild property located at 1722 NE 85th Street, Seattle, WA 98115.

This special offering includes both the business and the property. Cook’s Auto Rebuild is recognized as a top tier Auto Body Repair shop and has successfully been doing business since 1947. Cook’s Auto Rebuild is consistently one of the busiest Automotive Collision Repair shops in the Maple Leaf, Laurelhurst, and Wedgewood area of Seattle.

The property consists of 11,880 SF on 0.51 acres, situated at the corner of 85th Street and Lake City Way in Seattle.

## THE OFFERING

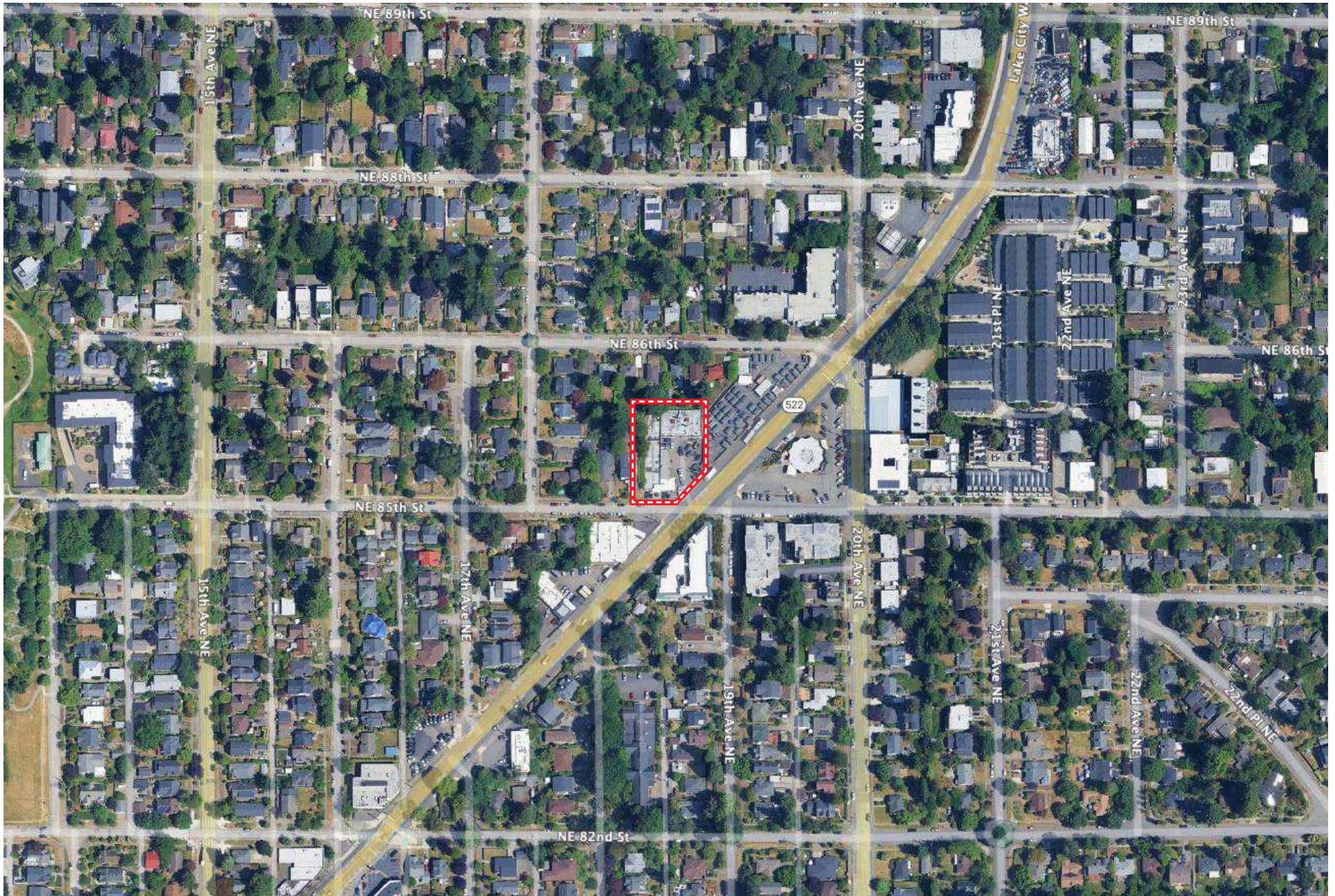
| Purchase Price* | Includes*           | Tax Parcel  | Building Size | Land Size           | Zoned     |
|-----------------|---------------------|-------------|---------------|---------------------|-----------|
| \$6,495,000     | Property + Business | 510040-0320 | 11,880 SF     | 0.51 AC (22,100 SF) | C1-55 (M) |

\*\$4,695,000 property + \$1,800,000 business

## INVESTMENT HIGHLIGHTS

- Long Operating History with over 77 years doing business as the leading Auto Body Repair shop in the area.
- Located at the corner of NE 85th Street and Lake City Way with a daily traffic count exceeding 26,000 vehicles per day.
- Surrounded by Numerous Car Dealerships and Auto Service Centers including Lee Johnson Mazda of Seattle, Pierre Auto Centers (Ford and Chevrolet), University Motorsports, Seattle Mini, and much more.
- Nestled in the Maple Leaf neighborhood of North Seattle, a predominantly residential area previously recognized as the national “Neighborhood of the Year”.
- Collision Centers are shown to be resistant to economic downturns as demand for vehicle repairs typically will increase along with population growth.

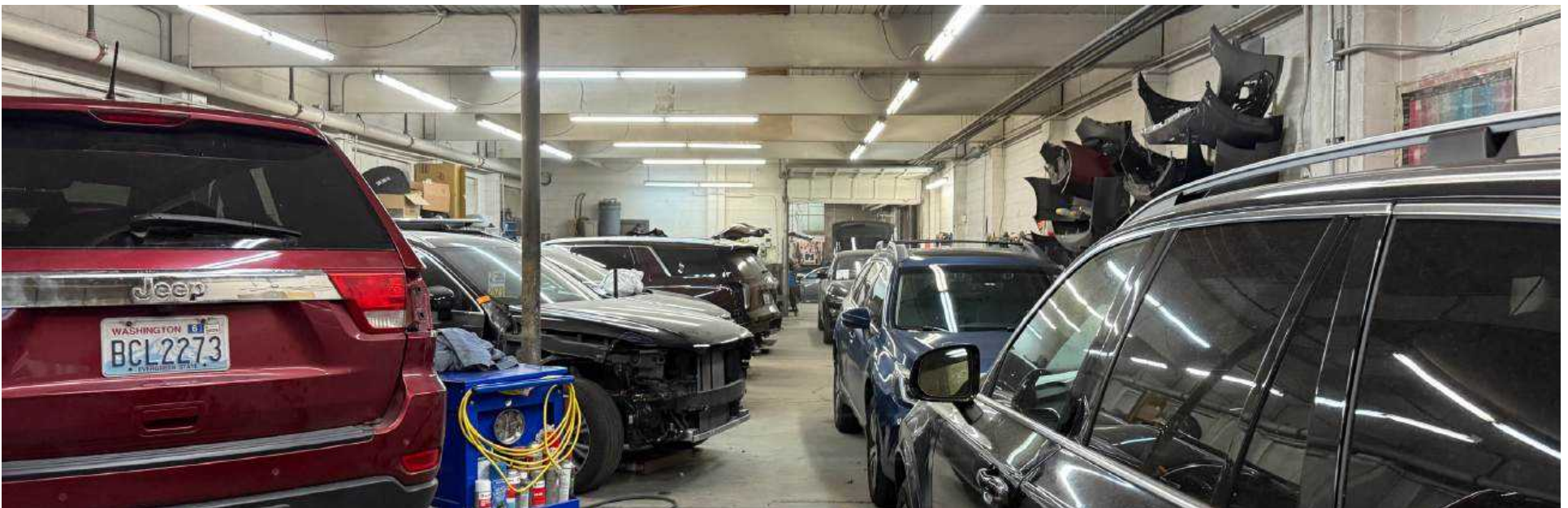
# AERIAL



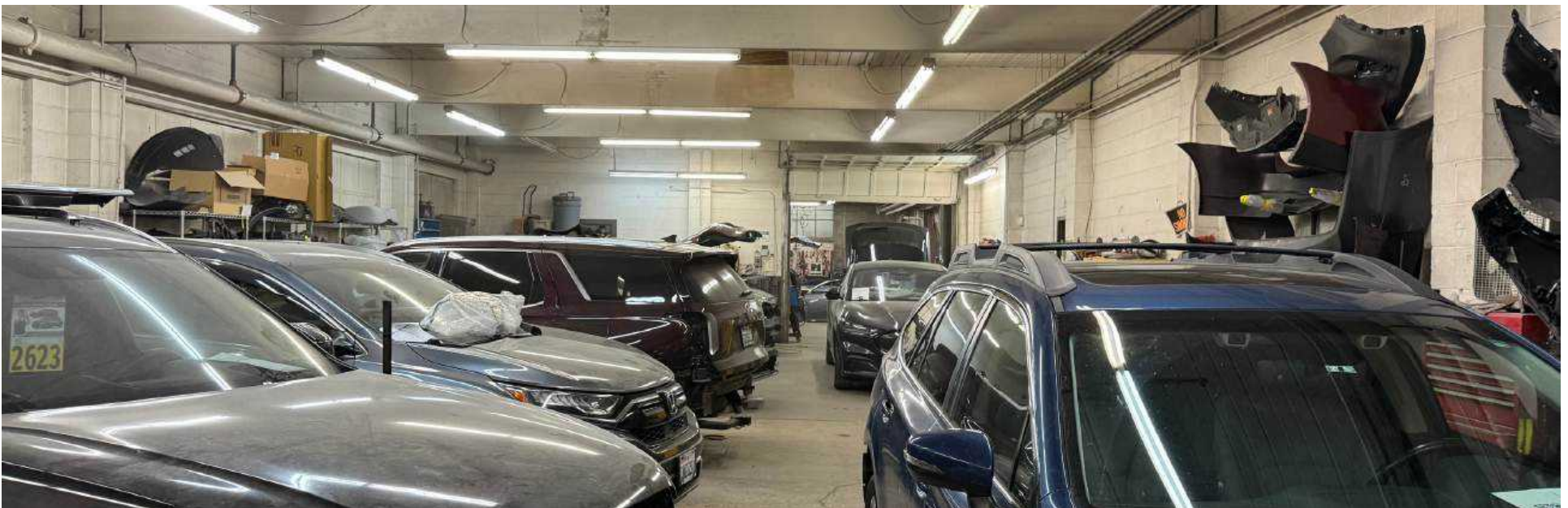
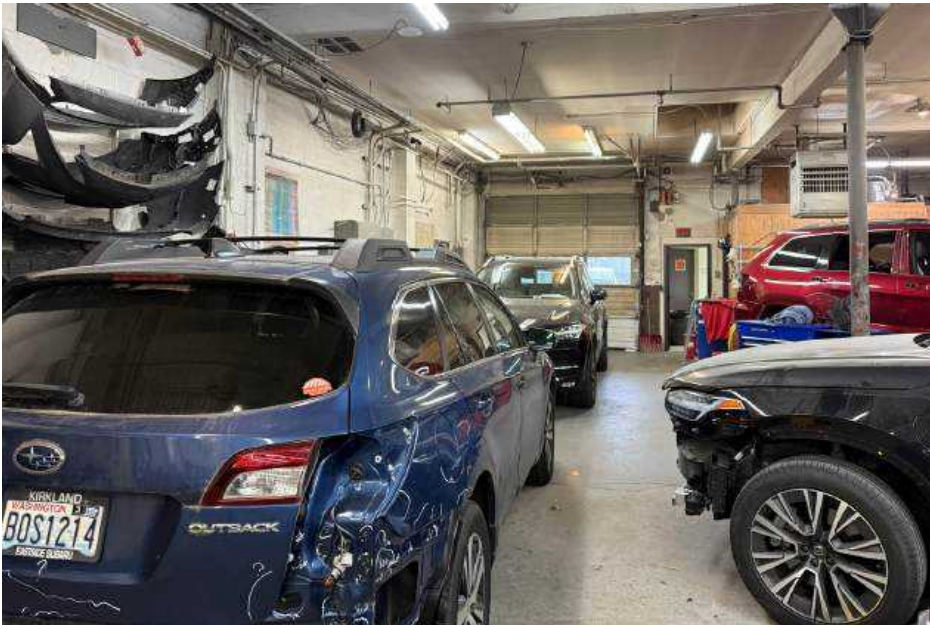
## PROPERTY PHOTOS



## PROPERTY PHOTOS



## PROPERTY PHOTOS



# MARKET OVERVIEW

Located in the northeastern part of Seattle, Maple Leaf is a residential neighborhood known for its quiet, tree-lined streets, and family-friendly community. The neighborhood is bordered by Interstate 5 to the west and is close to several major roads making other parts of Seattle easily accessible.

The median household income in Maple Leaf is higher than the overall median household income in Seattle, and home prices for homes in Maple Leaf are slightly higher than the city average (Feb 2025).

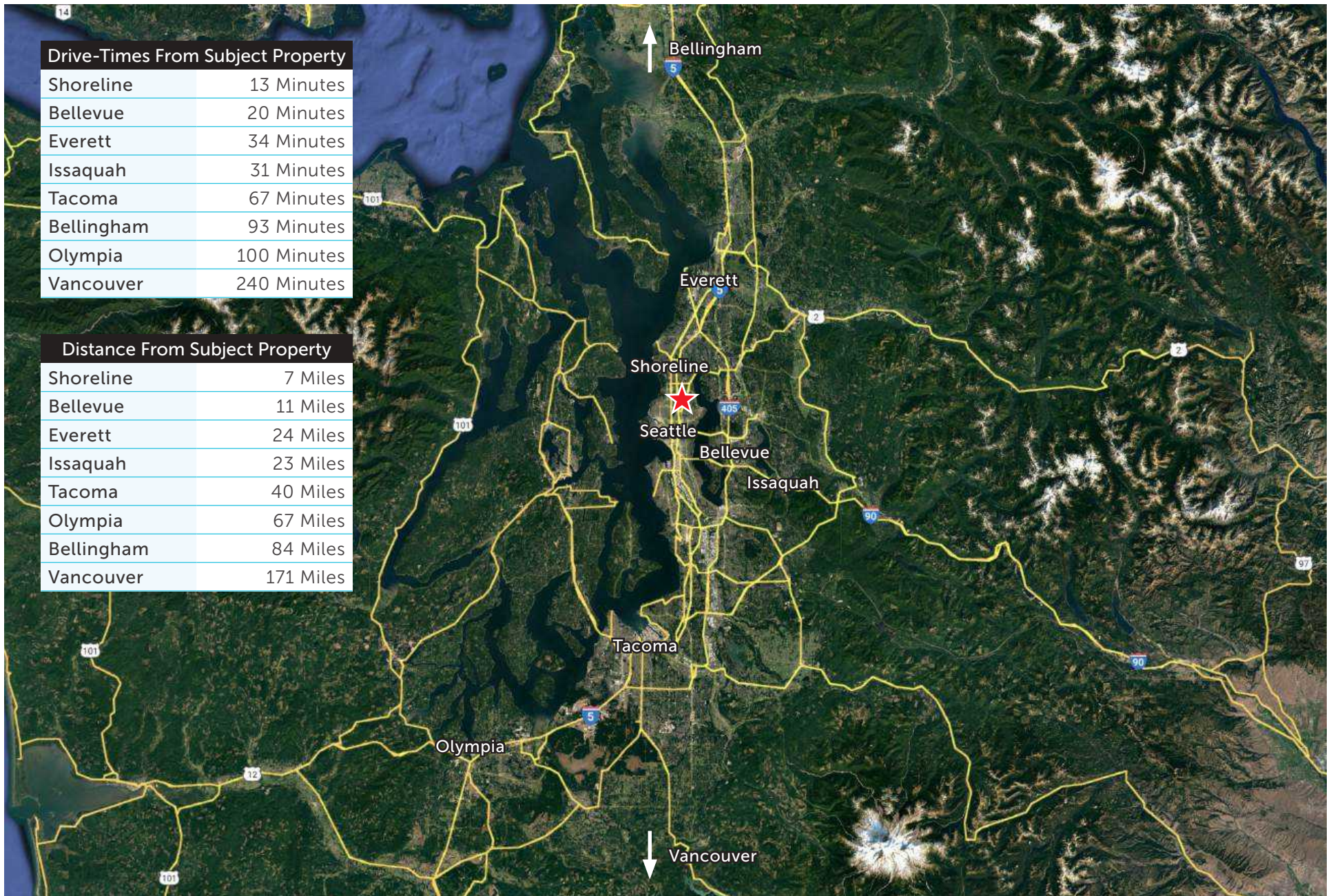
The area offers an urban feel and is home to several restaurants, bars, and cafes, including the Northgate Mall and Maple Leaf Grill. It is a tight-knit community made up of mostly bungalow-style and Tudor homes

with many conveniences nearby, making it a top choice for young professionals and families. The area also boasts an abundance of parks and outdoor spaces. One of the most notable is the Maple Leaf Reservoir Park, which has trails, gardens, athletic fields, and a children's play area. The neighborhood is also home to the sprawling Thornton Creek Park and offers easy access to the Burke-Gilman Trail.

Maple Leaf offers a quiet retreat from the city, but also gives residents a convenient home base, allowing them to explore all parts of Seattle. There are ample parks and outdoor areas, close by amenities, and proximity and easy access to some of Seattle's most popular attractions.



## DRIVE-TIME MAP



## TOP 20 EMPLOYERS



| COMPANY/CORPORATION                  | EMPLOYEES |
|--------------------------------------|-----------|
| Amazon                               | 50,000    |
| University of Washington             | 51,849    |
| Boeing                               | 30,000    |
| Providence Swedish                   | 22,771    |
| Microsoft                            | 10,000    |
| Starbucks                            | 10,000    |
| City of Seattle                      | 10,000    |
| Seattle Children's Hospital          | 8,450     |
| T-Mobile                             | 6,000     |
| Nordstrom                            | 5,000     |
| Google                               | 5,000     |
| Facebook (Meta)                      | 4,800     |
| Seattle Public Schools               | 3,192     |
| Oracle                               | 3,000     |
| Fred Hutchinson Cancer Research Ctr. | 2,500     |
| Expedia Group                        | 2,000     |
| Alaska Airlines                      | 2,000     |
| PCC Community Markets                | 1,800     |
| Seattle Fire Department              | 1,065     |
| Seattle Public Library               | 675       |

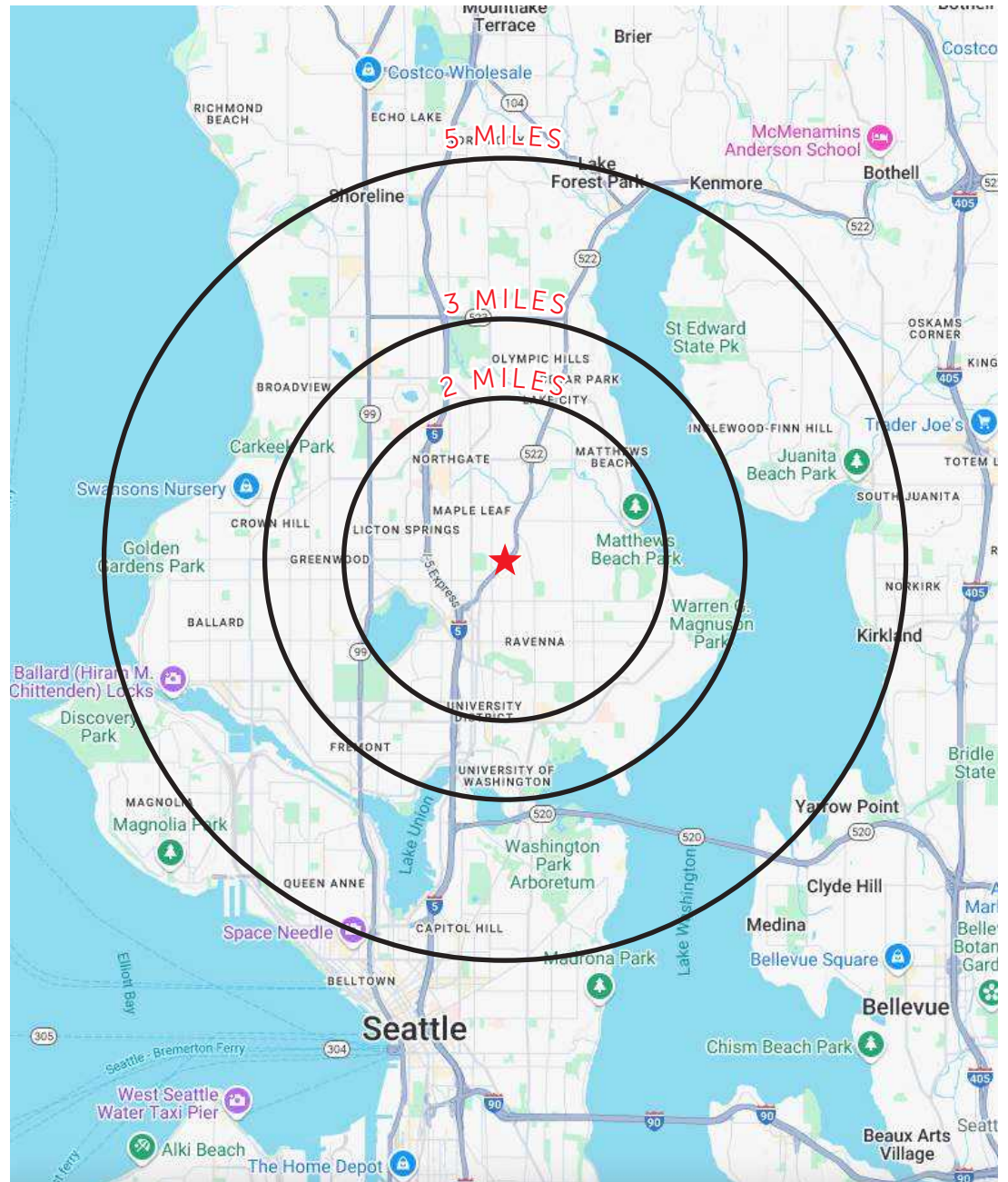
## DEMOGRAPHICS

| POPULATION         | 2 MILE  | 3 MILES | 5 MILES |
|--------------------|---------|---------|---------|
| 2029 Projection    | 122,582 | 229,754 | 485,768 |
| 2024 Estimate      | 121,247 | 227,361 | 480,491 |
| 2020 Census        | 119,955 | 225,400 | 475,320 |
| Growth 2024 - 2029 | 1.10%   | 1.05%   | 1.10%   |
| Growth 2020 - 2024 | 1.08%   | 0.87%   | 1.09%   |

| HOUSEHOLDS      | 2 MILE | 3 MILES | 5 MILES |
|-----------------|--------|---------|---------|
| 2029 Projection | 53,146 | 99,547  | 222,570 |
| 2024 Estimate   | 52,501 | 98,451  | 220,108 |
| 2020 Census     | 51,671 | 97,485  | 217,860 |

| HOUSEHOLDS BY INCOME  | 2 MILE | 3 MILES | 5 MILES |
|-----------------------|--------|---------|---------|
| <\$25,000             | 14.41% | 14.10%  | 11.48%  |
| \$25,000 - \$50,000   | 11.33% | 11.32%  | 10.48%  |
| \$50,000 - \$75,000   | 10.20% | 11.29%  | 11.37%  |
| \$75,000 - \$100,000  | 11.01% | 10.44%  | 9.58%   |
| \$100,000 - \$125,000 | 9.41%  | 9.50%   | 10.31%  |
| \$125,000 - \$150,000 | 7.06%  | 7.29%   | 7.51%   |
| \$150,000 - \$200,000 | 10.45% | 10.48%  | 11.46%  |
| \$200,000+            | 26.14% | 25.58%  | 27.80%  |

| HOUSING VALUE           | 2 MILE | 3 MILES | 5 MILES |
|-------------------------|--------|---------|---------|
| <\$100,000              | 152    | 310     | 636     |
| \$100,000 - \$200,000   | 82     | 178     | 325     |
| \$200,000 - \$300,000   | 132    | 303     | 805     |
| \$300,000 - \$400,000   | 340    | 667     | 1,999   |
| \$400,000 - \$500,000   | 490    | 1,096   | 3,444   |
| \$500,000 - \$1,000,000 | 12,710 | 23,363  | 49,616  |
| \$1,000,000+            | 9,445  | 17,882  | 41,015  |



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