

North City Business Center

17521 15th Avenue NE Shoreline, WA 98155

Multi-Tenant Stand-Alone Building
in the Heart of Shoreline for Sale



A rare opportunity to own a stabilized cash flowing asset with three long term tenants near the corner of 15th Ave NE and NE 175th Street.

In addition, this property serves as a pivotal part of a long term land play/assemblage opportunity to develop a mixed-use asset to serve the growing population spurred on by the light rail station line and station at NE 185th St. Although two of the three current tenants have occupied space in this property for 10+ years. They are both up for renewal in the next couple years which makes this a great owner operator opportunity as well.

Stabilized Asset

- Sales Price: \$1,700,000
- Building Size: 6,586 SF
- Lot Size: 8,395 SF
- NOI 2026: \$109,000
- CAP Rate: 6.4%
- Current Tenants: Pedalheads, LightSmiths, Animal Medical Center of Seattle



Demographics



POPULATION

1-Mile: 15,898
 3-Mile: 63,135
 5-Mile: 339,931



AVERAGE HOUSEHOLD INCOME

1-Mile: \$134,729
 3-Mile: \$123,531
 5-Mile: \$125,605



TRAFFIC COUNTS

17,337
 vehicles per day at
 15th Ave NE and NE 179th St S

15,052
 vehicles per day at
 15th Ave NE and NE 177th St S

18,122
 vehicles per day at
 15th Ave NE and NE 177th St N





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15th Ave NE

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