



1624 N 45TH ST
SEATTLE, WA

WALLINGFORD DEVELOPMENT

For Sale | Master Use Permit Approved

RELATIONSHIP FOCUSED. RESULTS DRIVEN.  FIRST WESTERN PROPERTIES

PROPERTY OVERVIEW | PROPERTY SUMMARY

WALLINGFORD MUP APPROVED DEVELOPMENT OPPORTUNITY

First Western Properties, Inc. is pleased to offer a master use permitted development opportunity in the Wallingford neighborhood of Seattle, WA. The project is located on N 45th Street in the commercial core of the Wallingford Urban Center in an NC2P-55 zone. The proposal consists of a 4-story Mixed-Use building with one retail or restaurant suite at the Ground Floor with approximately 1,400 square feet of gross floor area. Twelve 1-Bedroom apartments in two different sizes are proposed for the three upper stories with approximately 6,800 square feet of gross floor area and a total of approximately 9,200 square feet of building gross floor area. As the site is located in the Wallingford Urban Center and has good frequent transit access, no parking for cars will be required or provided.



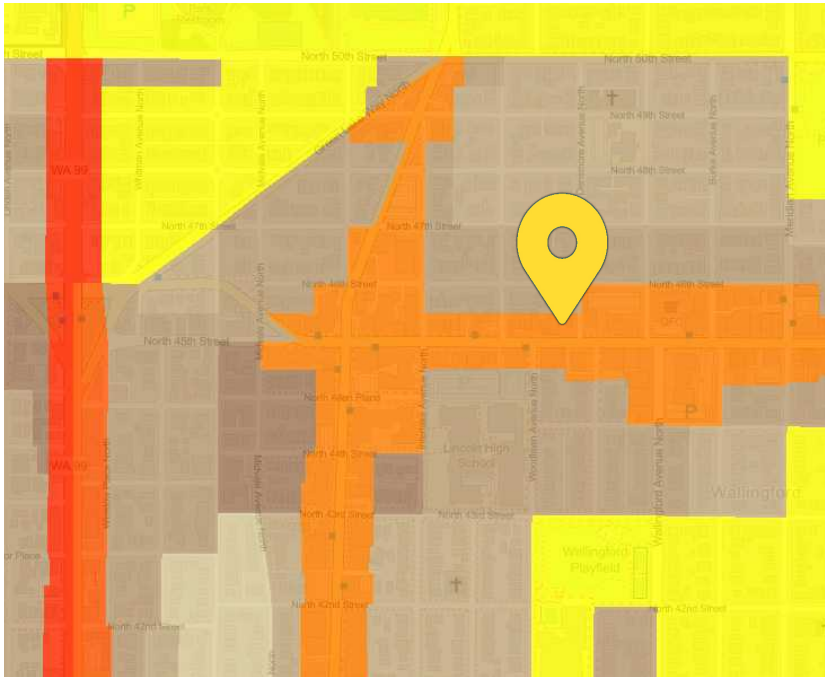
PROPERTY DETAIL

PROPERTY NAME	Entitled Wallingford Development Site
OPPORTUNITY TYPE	Master Use Permit Approved Development Opportunity
ADDRESS	1624 N 45th Street
PROPOSED	4-Story Apartment Ground Floor Retail
LAND AREA	0.08 Acres (3,325 SF)
ZONING	NC2P-55 (M)
JURISDICTION	City of Seattle
PERMIT	6598837-CN
PRICE	\$1,000,000
ENTITLEMENT DETAIL	• 4 Story Residential Over Retail • 12 Residential Units - Mixed Sizes • Ground Floor Retail • Zoning Allows Up To 5 Stories • Full Set of Plans - Click Here

TRANSPORTATION DETAIL

TRAFFIC COUNTS	14,417 ADT
WALK SCORE™	98 - Walker's Paradise
BIKE SCORE™	92 - Biker's Paradise

PROPERTY OVERVIEW | SITE DETAIL



NC2P-55 is a specific zoning designation in Seattle, WA, designed to encourage development of denser, mixed-use projects in urban areas. It's part of the city's strategy to promote transit-oriented development (TOD) and accommodate population growth. 55' maximum height.

Current Land Use Zoning Detail

- Neighborhood Residential 1
- Neighborhood Residential 2
- Neighborhood Residential 3
- Residential Small Lot
- Lowrise 1
- Lowrise 2
- Lowrise 3
- Midrise
- Highrise
- Seattle Mixed
- Neighborhood Commercial 1
- Neighborhood Commercial 2
- Neighborhood Commercial 3
- Commercial 1
- Commercial 2

CLICK FOR
[NC2P-55m USE](#)



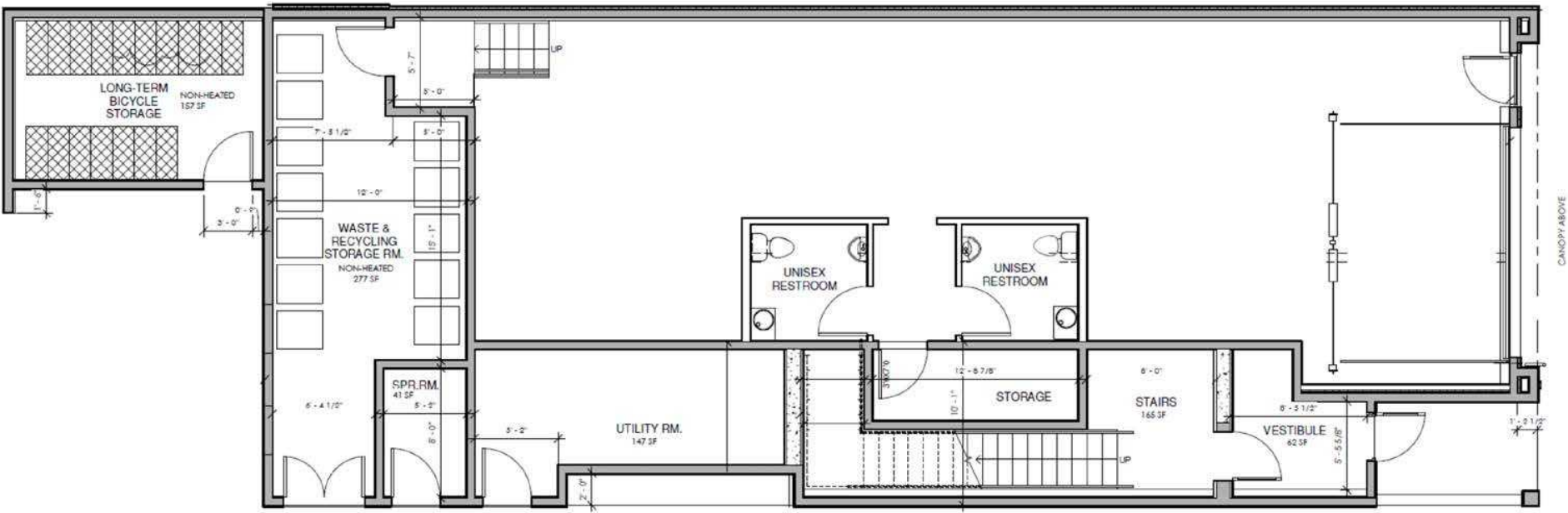
PROPERTY OVERVIEW | OBLIQUE AERIAL



PROPERTY OVERVIEW | RENDERINGS



PROPERTY OVERVIEW | FLOOR PLANS



FIRST FLOOR RETAIL SPACE | 1,383 SF

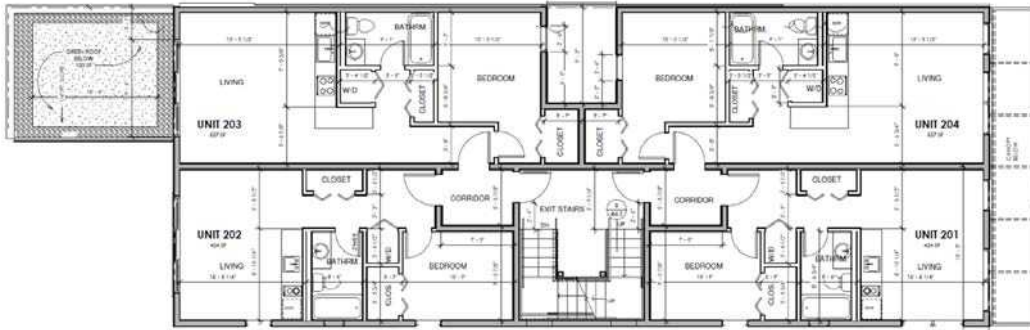
- Covered
- Weather Protected
- ADA Accessible



Floor	Type	SF
First	Commercial	1,383 SF
Second	4 1 Bed/1 Bath Units	1,902 SF
Third	4 1 Bed/1 Bath Units	1,902 SF
Fourth	4 1 Bed/1 Bath Units	1,902 SF + Roof
Total	12 Bed/12 Bath	7,137 SF

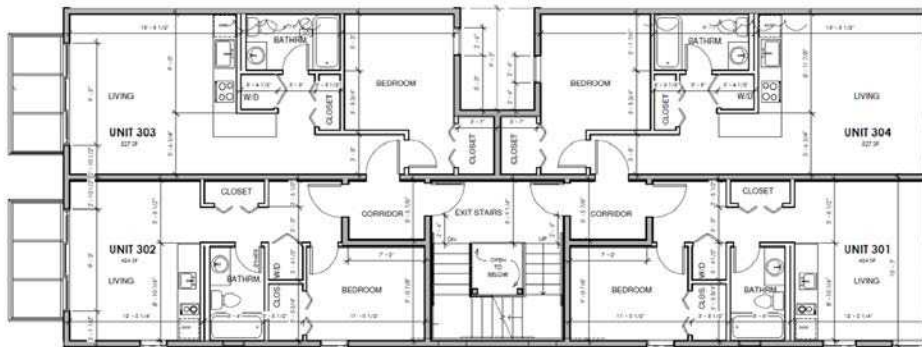
CLICK FOR :
Approved Plan Set

PROPERTY OVERVIEW | FLOOR PLANS



SECOND FLOOR | APARTMENTS

Unit #	Type	SF
201	1 Bed/1 Bath	424 SF
202	1 Bed/1 Bath	424 SF
203	1 Bed/1 Bath	527 SF
204	1 Bed/1 Bath	527 SF



THIRD FLOOR | APARTMENTS

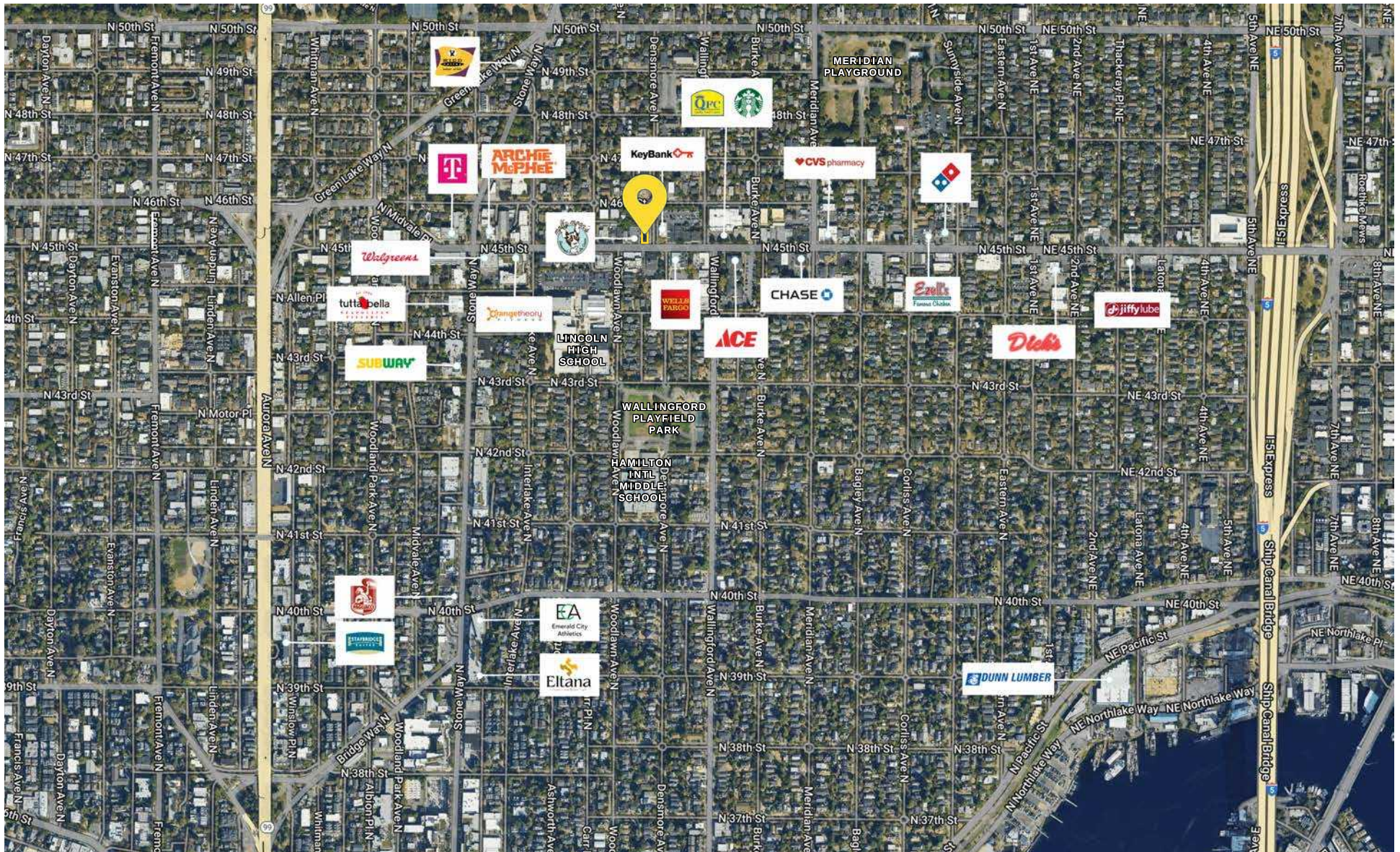
Unit #	Type	SF
301	1 Bed/1 Bath	424 SF
302	1 Bed/1 Bath	424 SF
303	1 Bed/1 Bath	527 SF
304	1 Bed/1 Bath	527 SF



FOURTH FLOOR | APARTMENTS

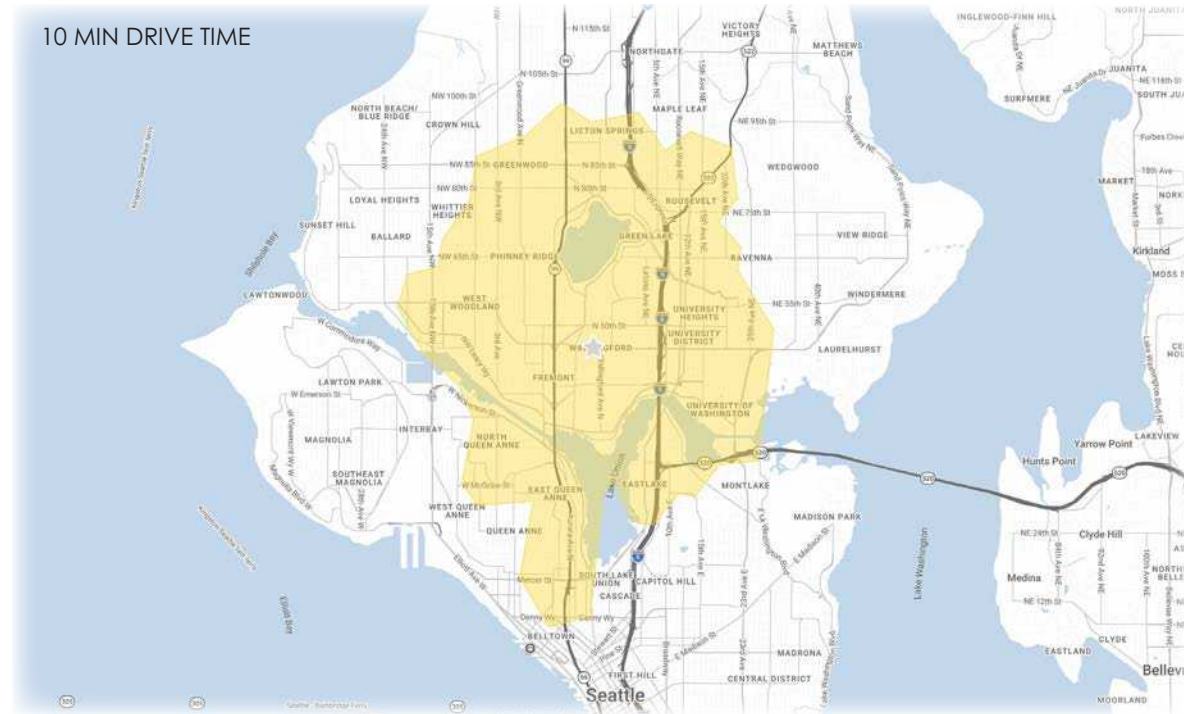
Unit #	Type	SF
401	1 Bed/1 Bath	424 SF
402	1 Bed/1 Bath	424 SF + Private Roof
403	1 Bed/1 Bath	527 SF
404	1 Bed/1 Bath	527 SF

PROPERTY OVERVIEW | VICINITY AERIAL



PROPERTY OVERVIEW | DEMOGRAPHICS

SEATTLE, WA, is the leading economic engine of the Pacific Northwest, anchored by a diversified, innovation-driven economy with global influence in technology, aerospace, life sciences, maritime trade, and advanced manufacturing. The city benefits from a highly educated workforce, world-class research institutions, and the headquarters or major campuses of globally significant employers, driving sustained population and employment growth. Its strategic Pacific Rim location, deep-water port infrastructure, and international airport position Seattle as a critical gateway for global trade and investment. Supported by a robust venture capital ecosystem, strong public-private partnerships, and ongoing infrastructure investment, Seattle continues to attract capital, talent, and enterprise—reinforcing its role as one of the most competitive and resilient metropolitan economies in the United States.



194,303

POPULATION
10 MIN DT



92,990

NO OF HOUSEHOLDS
10 MIN DT



\$188,498

AVERAGE HH INCOME
10 MIN DT



\$1.05M

MEDIAN PROPERTY VALUE
10 MIN DT



32.3

YEARS OLD
MEDIAN AGE



\$6.78B

TOTAL NON-RETAIL
EXPENDITURE



129,324

DAYTIME ADJ. POPULATION
10 MIN DT



14,417

ADT
AT INTERSECTION

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

For more information, please contact one of the following individuals:

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