

# For Sale — West Seattle

# Multifamily Development Site



6301 35TH AVENUE SOUTHWEST, SEATTLE, WA 98126



SW GRAHAM STREET

35TH AVENUE SW

JANET BACKUS  
Partner  
+1 206 332 1495  
jbackus@nai-psp.com

WYK PARKER  
Partner  
+1 206 660 8768  
wparker@nai-psp.com



# Offering Highlights

6301 35th Avenue Southwest property offering provides a unique opportunity to acquire a multifamily development site in the desirable West Seattle area. The property shall provide Olympic Mountain and water views for a multi-story apartment building or townhomes. The gently sloping topography of the site shall allow parking below project's 35th Avenue Southwest street-level with access to parking to be at grade on west side with direct access from alley. The property offers picturesque views of Olympic Mountains. The property is located adjacent to 35th Avenue Southwest arterial, a main transit corridor, providing rapid transit bus service to downtown Seattle and Light Rail Service.



2,600,000

- + Price PSF: \$189.35
- + Land Area: 13,731 SF
- + Corner Parcel: SWC of 35th Ave SW and SW Graham St
- + Highly Visible Location along Transit Corridor
- + Excellent Access to Seattle Central Business District and Interstate 5
- + Zoning: NC2P-55(M) (Neighborhood Commercial Zoning with Pedestrian Overlay allowing a wide variety of commercial and residential uses.)
- + Current Use: Car Wash Business
- + Near retail service including West Seattle Thriftway grocer.





# Property Overview

The property is in Seattle's desirable West Seattle Fairmount Park neighborhood. The property is a high visibility, corner parcel located on major arterial with rapid bus service to downtown Seattle and Light Rail Service. Nearby retail amenities include Thriftway grocer and restaurants.

The property's highest and best use is for a redevelopment to a mixed-use project with street level retail or live-work units with apartments above or townhouses.

The property's current use is a self-service car wash.

<b>ADDRESS</b>	6301 35th Avenue Southwest Seattle, WA 98126
<b>TAX PARCEL NUMBER</b>	387490-0005
<b>TOTAL LAND</b>	13,731 SF
<b>BUILDING STRUCTURES</b>	3,000 SF
<b>YEAR BUILT/ RENOVATED</b>	1965/1990
<b>CURRENT USE</b>	Self-Serve Car Wash Business
<b>ZONING</b>	NC2P-55(M)





## Neighborhood Overview

West Seattle is a place of natural beauty, from the many parks and outdoor recreational spaces to the breathtaking panoramic views of the water and mountains. Lincoln Park, a 135-acre waterfront park with walking and bike trails, a saltwater pool, picnic and play areas, and beach access. Solstice Park with six lighted outdoor tennis courts and a community pea patch. Lowman Beach Park with 300' of waterfront and a soon to be completed Roof Top Park. Camp Long, offering trails, climbing rock, and rustic cabin camping. Alki Beach famous for its beach, shoreline, view and playground. Schmitz Preserve Park features old-growth forest and trails, perfect for hiking. For entertainment and services, the Morgan Junction retail area is blocks away. It features a locally owned Thriftway grocery store, Starbucks Coffee, Cafe Ladro Coffee Shop, Zeek's Pizza, Whisky West, Beverage Place and The Bridge Restaurant and Pub. These are all popular and fun places to shop, eat and socialize.

**Link light rail**

- 1 Line** (Lynnwood–Angle Lake)
- 2 Line** (Downtown Redmond–South Bellevue)
- T Line** (Tacoma Dome–St Joseph)

**Sounder trains**

- N Line** (Everett–Seattle)
- S Line** (Lakewood/Tacoma–Seattle)

**ST Express buses**

**Bold = Route terminus**

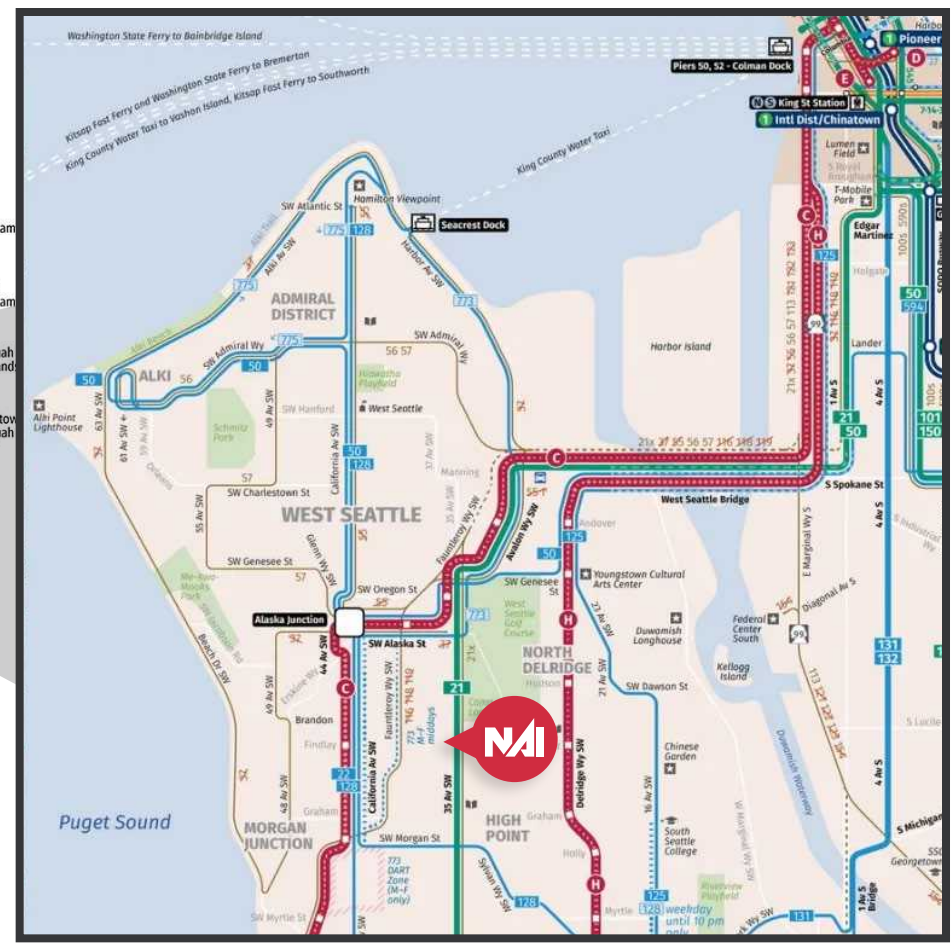
- 510 Everett–Seattle
- 512 Everett–Lynnwood/Northgate
- 513 Seaway–Northgate
- 515 Lynnwood–Seattle
- 522 Woodinville–Roosevelt
- 532 Everett–Bellevue
- 535 Lynnwood–Bellevue
- 542 Redmond–U District
- 545 Redmond–Seattle
- 550 Bellevue–Seattle
- 554 Issaquah–Seattle
- 556 Issaquah–U District
- 560 Bellevue–West Seattle
- 566 Auburn–Redmond
- 574 Lakewood–SeaTac/Airport
- 577 Federal Way–Seattle
- 578 Puyallup–Seattle
- 580 South Hill–Puyallup
- 586 Tacoma–U District
- 590 Tacoma–Seattle
- 592 DuPont–Seattle
- 594 Lakewood–Seattle
- 595 Gig Harbor–Seattle
- 596 Sumner–Bonney Lake

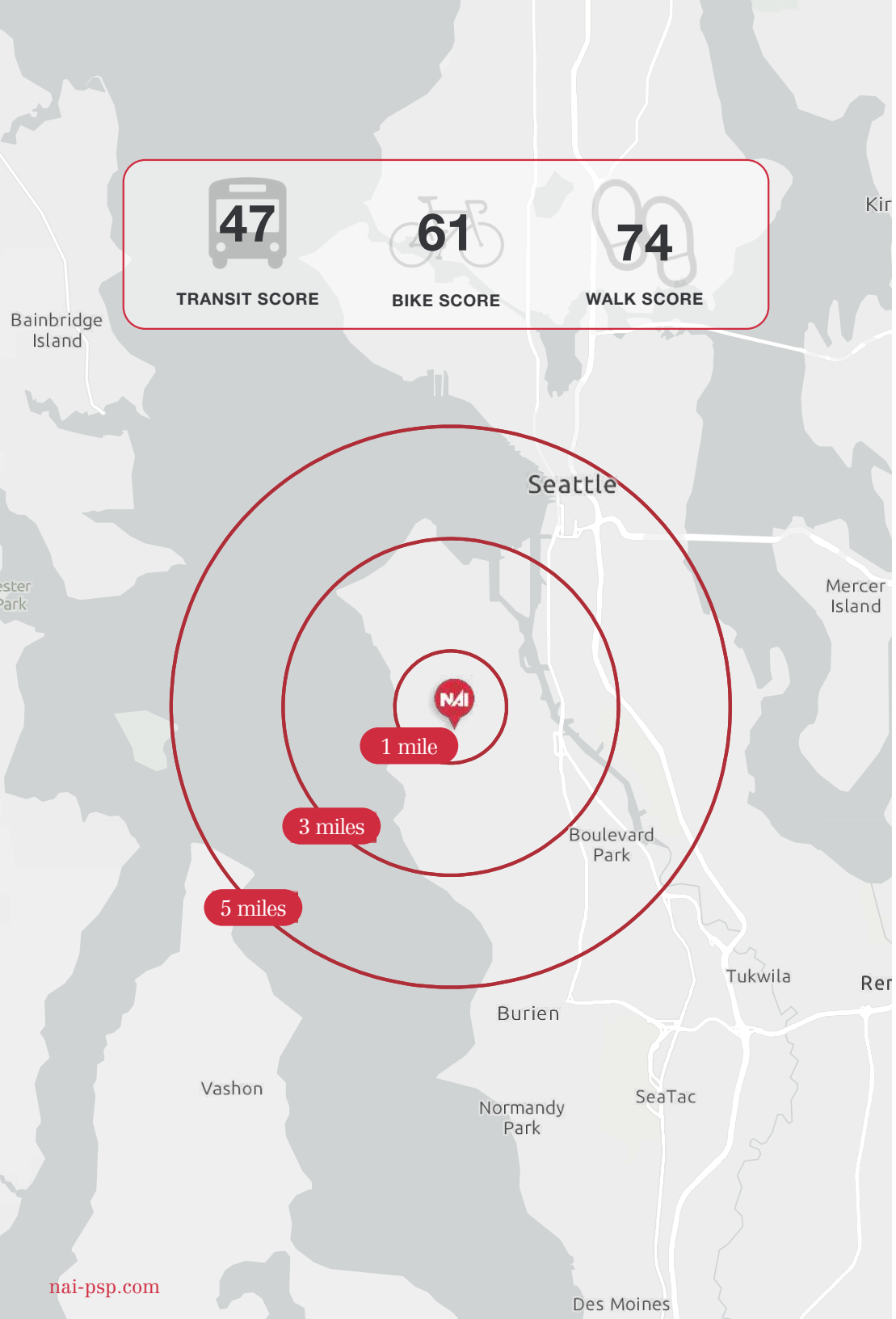
☉ Park & Ride      🚢 Ferry Terminal  
 --- Limited Service      ✈ Sea-Tac Airport  
 Amtrak

**6301 35th Ave SW**



# Light Rail & Bus Routes Maps





# Demographic Overview

	1 MILE	3 MILES	5 MILES
Population	27,978	109,357	277,148
Households	12,258	47,818	121,371
Median Age	39.0	40.4	39.1
Median HH Income	\$134,954	\$131,993	\$116,780
Avg. HH Income	\$172,827	\$174,080	\$161,562

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SEATTLE, WA

EXCLUSIVELY LISTED BY:

**JANET BACKUS**

Partner

+1 206 332 1495

[jbackus@nai-psp.com](mailto:jbackus@nai-psp.com)

**WYK PARKER**

Partner

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**NAI** Puget Sound  
Properties

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