

4800 40TH AVE SW

SEATTLE, WA 98116

SUBJECT
PROPERTY

km Kidder
Mathews



Exclusively listed by

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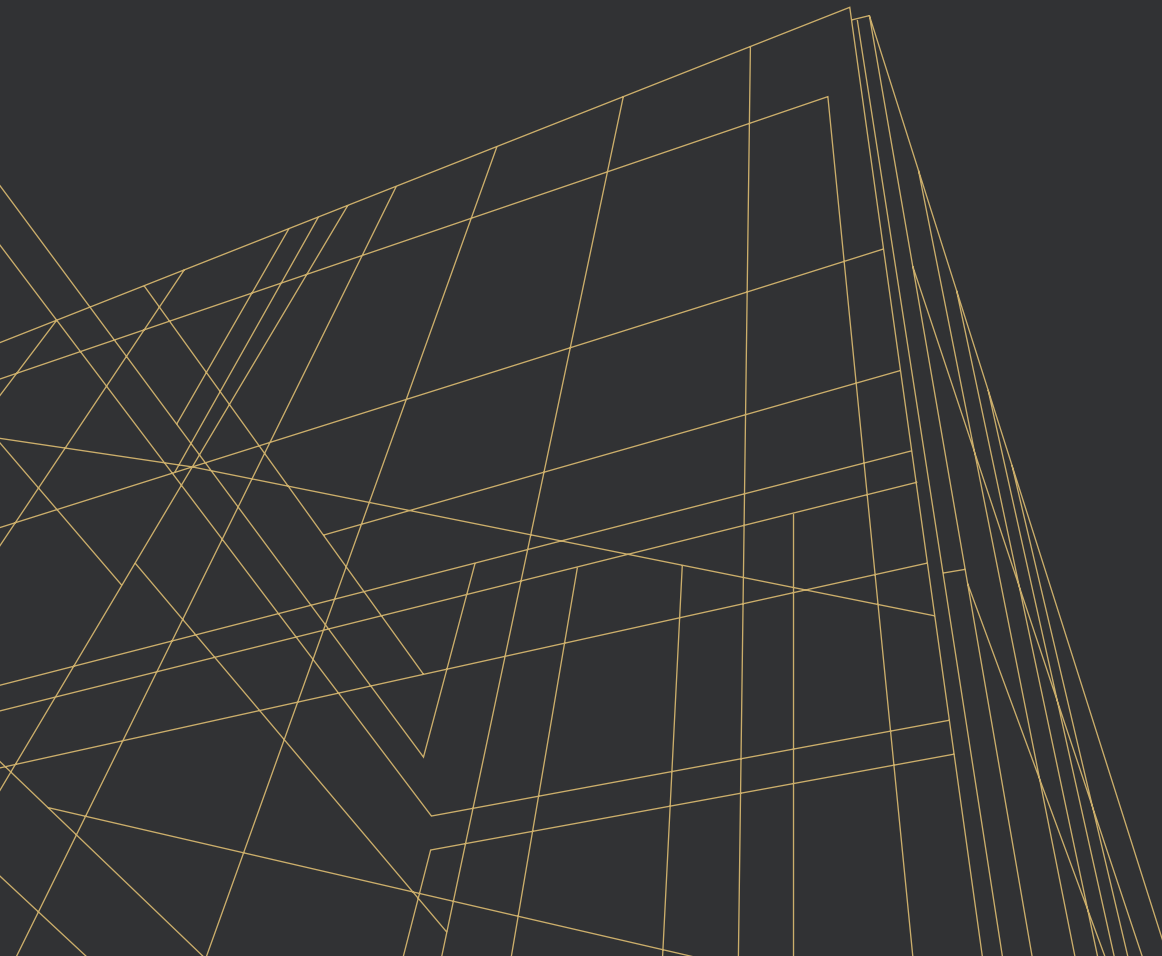
INVESTMENT SUMMARY

02

86-UNIT DEVELOPMENT
OPPORTUNITY -
MUP READY

03

COMPARABLES

An abstract geometric line drawing in a light gold color, consisting of numerous intersecting lines that form a complex, three-dimensional grid-like structure. The lines vary in length and orientation, creating a sense of depth and perspective. The drawing is positioned on the left side of the page, extending from the bottom left towards the center.

INVESTMENT SUMMARY

Section 01



*CORNER LOT WITH
PARKING* IN THE
WEST SEATTLE
JUNCTION
NEIGHBORHOOD

PROPERTY ADDRESS	4800 40th Ave SW, Seattle WA 98116
OFFERING PRICE	\$5,000,000
PARCEL	612660-1010
LOT SF*	19,556
ZONING	NC3-55 (M)
YEAR BUILT/REMODELED	1962/2026
2026 TAXES	\$42,549
URBAN VILLAGE	West Seattle Junction

*Lot size based on King County records.

INVESTMENT HIGHLIGHTS

Excellent West Seattle Junction location

95 walk score per walkscore.com -
Adjacent to Whole Foods anchored
shopping center and near an abundance
of shopping, grocery, coffee shops,
restaurants, and bars

High visibility, corner-lot location

Current development opportunity with
MUP ready for pickup featuring 86
studio, one, and two-bed units

Blocks from the RapidRide stop,
providing constant service directly to
Downtown and South Lake Union

Walking distance to the upcoming West
Seattle Junction light rail stop



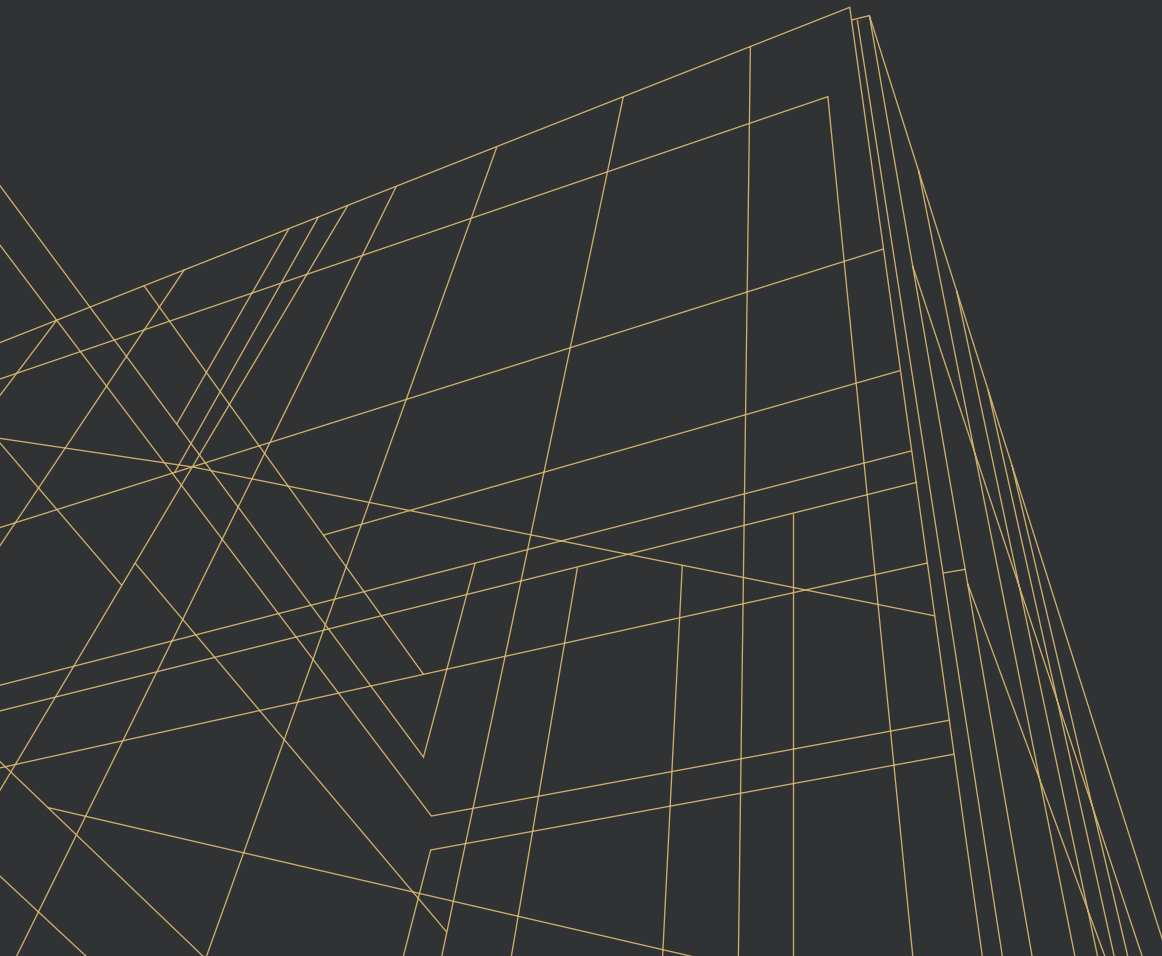
PROPERTY OVERVIEW

Well positioned in Seattle's desirable West Seattle Junction neighborhood, 4800 40th Ave SW offers a Walker's Paradise walk score of 95.

The property is adjacent to a shopping center anchored by a Whole Foods grocery store, and is near a wide array of shopping, grocery, and food and drink options. Additionally, the property is positioned just blocks from a RapidRide C Line stop, which provides regular and reliable service directly to the Downtown Seattle and South Lake Union neighborhoods. It is also within walking distance of the future Alaska Junction light rail stop, targeted for completion in 2032.

4800 40th Ave SW is a high visibility, corner-lot parcel, and the 19,556-SF lot with NC3-55 (M) zoning offers a new owner multiple options for redevelopment. If the new owner prefers to redevelop the entire parcel, there is a MUP ready featuring 86 studio, one, and two-bedroom units.





86-UNIT DEVELOPMENT OPPORTUNITY - MUP READY

QUANTITY CALCULATIONS

UNIT AREA (NSF) - RESIDENTIAL

Name	Number of Units	Unit SF	Avg Unit SF
Studio - A1	8	3,191	399
Studio - A1.1	5	2,197	439
Studio - A1.2	1	416	416
Studio - A2	2	797	399
Studio - A3	9	3,799	422
Studio - A4	1	502	502
Studio - A5	3	1,487	496
Open 1 Bed - B1.1	1	738	738
Open 1 Bed - B2	2	1,478	739
Open 1 Bed - B3	3	1,601	534
Open 1 Bed - B4	5	3,319	664
Open 1 Bed - B5	15	8,013	534
Open 1 Bed - B6	3	1,597	532
Open 1 Bed - B7	2	2,050	1,025
Open 1 Bed - B8	1	942	942
Open 1 Bed - B9	1	1,379	1,379
2 Bed - D1	3	3,353	1,118
2 Bed - D1 ADA	1	1,114	1,114
1 Bed - C1	4	2,643	661
1 Bed - C2	4	2,698	675
1 Bed - C3	1	766	766
1 Bed - C4	1	557	557
1 Bed - C5	1	587	587
1 Bed - C6	3	1,762	587
1 Bed - C7	2	1,367	684
1 Bed - C8	2	1,355	678
1 Bed - C9	1	707	707
1 Bed - C10	1	559	559
Total	86	50,973	

UNIT AREA (NSF)

Name	Count	Area SF
Bike	1	448
Commercial	1	5,589
Dog Wash	1	118
Elec.	1	634
Gym	1	469
Leasing	1	343
Lobby	1	1,749
MEP	14	999
Office	9	2,101
Package	1	276
Parking Garage	1	15,705
Restroom	2	158
Theater	1	672
Trash	1	654
Utilities	1	369
Vault	1	529
Vest.	1	181
Total	39	30,994

PROPOSED PARKING

Type	Count
Compact	13
HC-Van	1
Medium	30
Total	44

Architect Information

Clark | Barnes

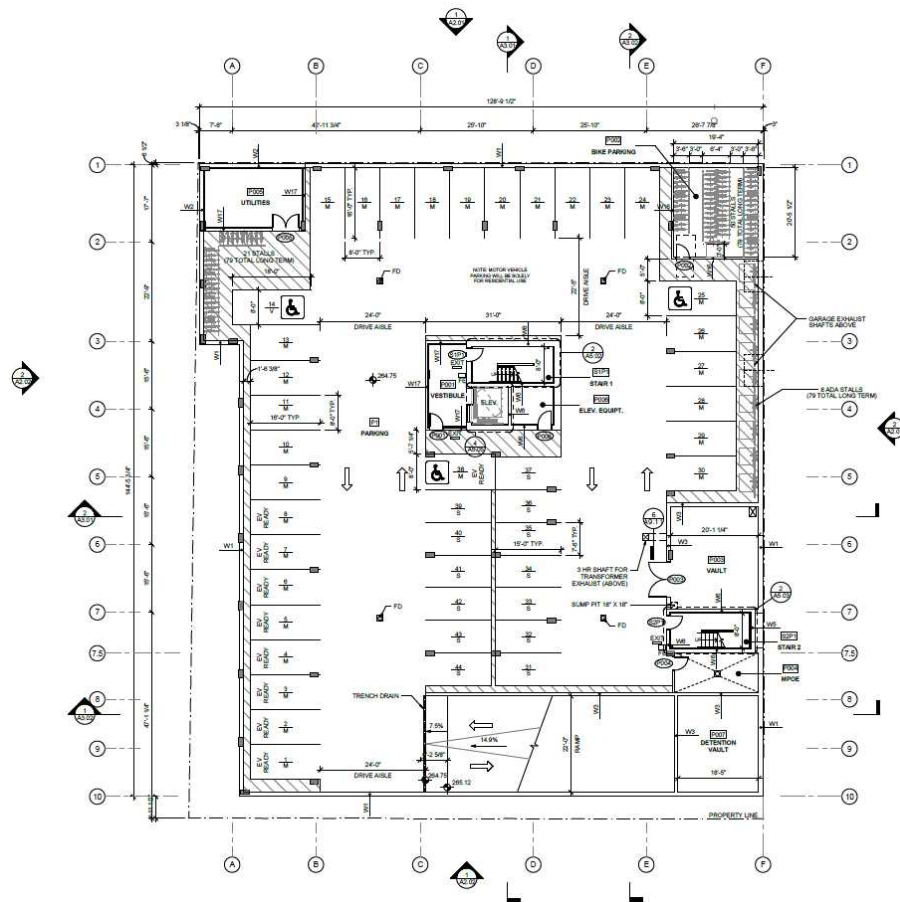
1401 West Garfield Street,
Seattle, WA 98119

Contact: Max Hasse

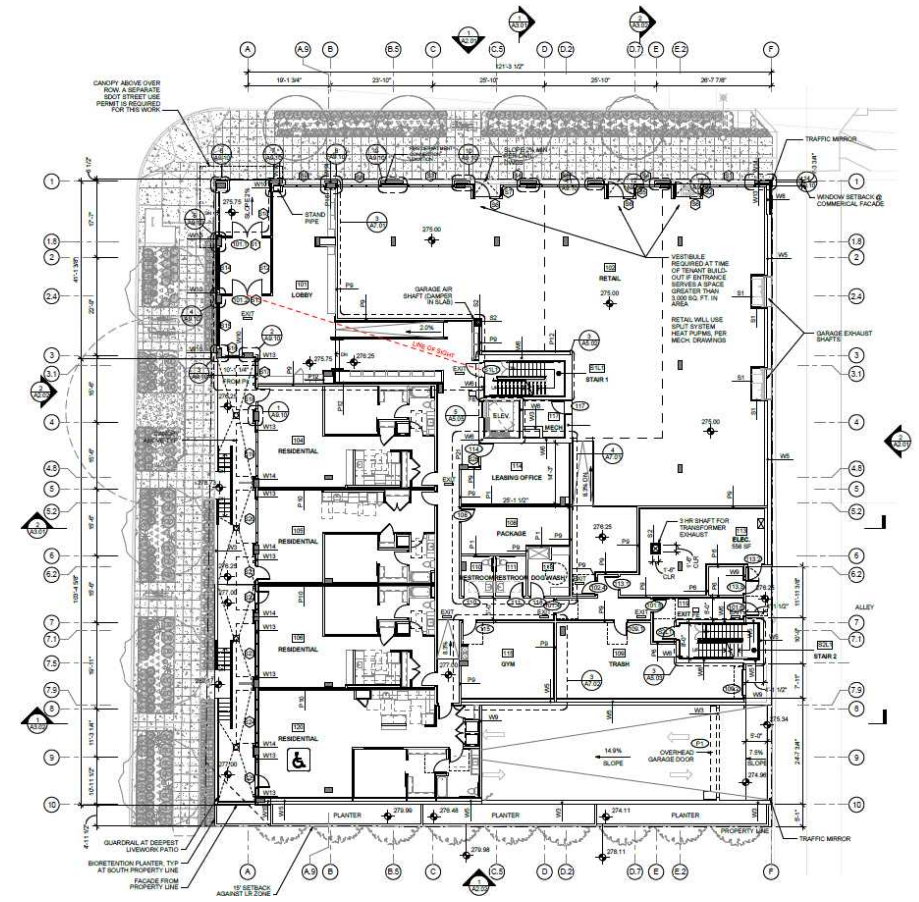
All information is provided
by Clark | Barnes.

Geotech report available
upon request.

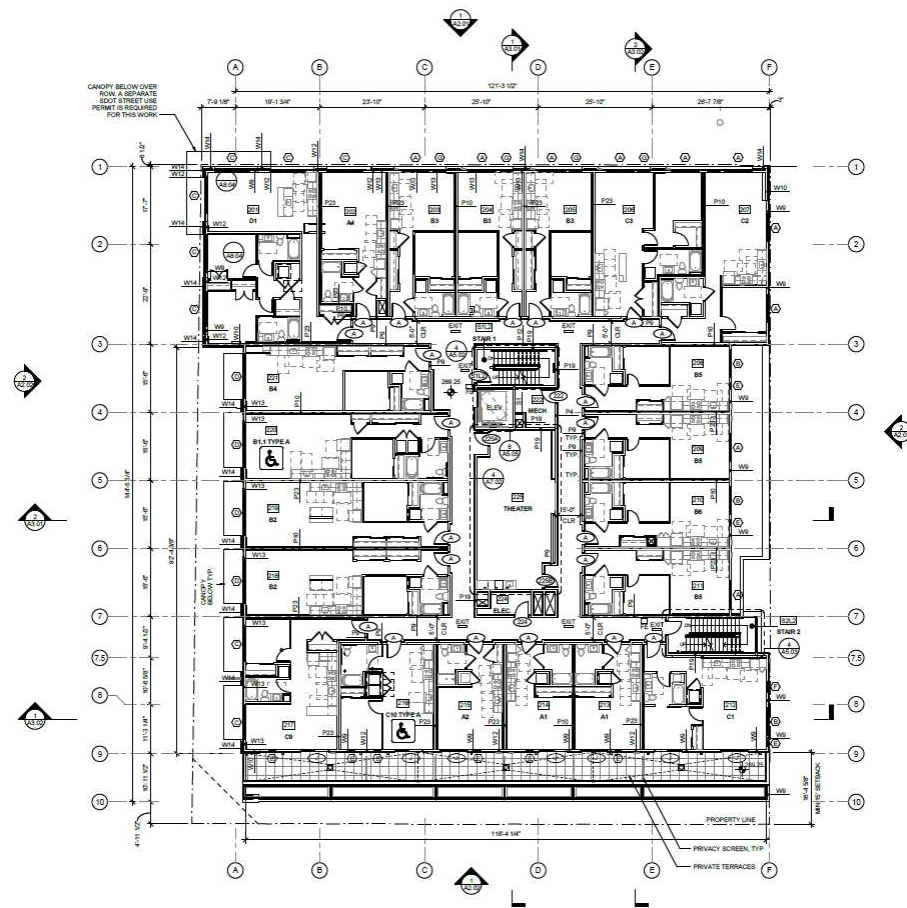
PARKING LEVEL



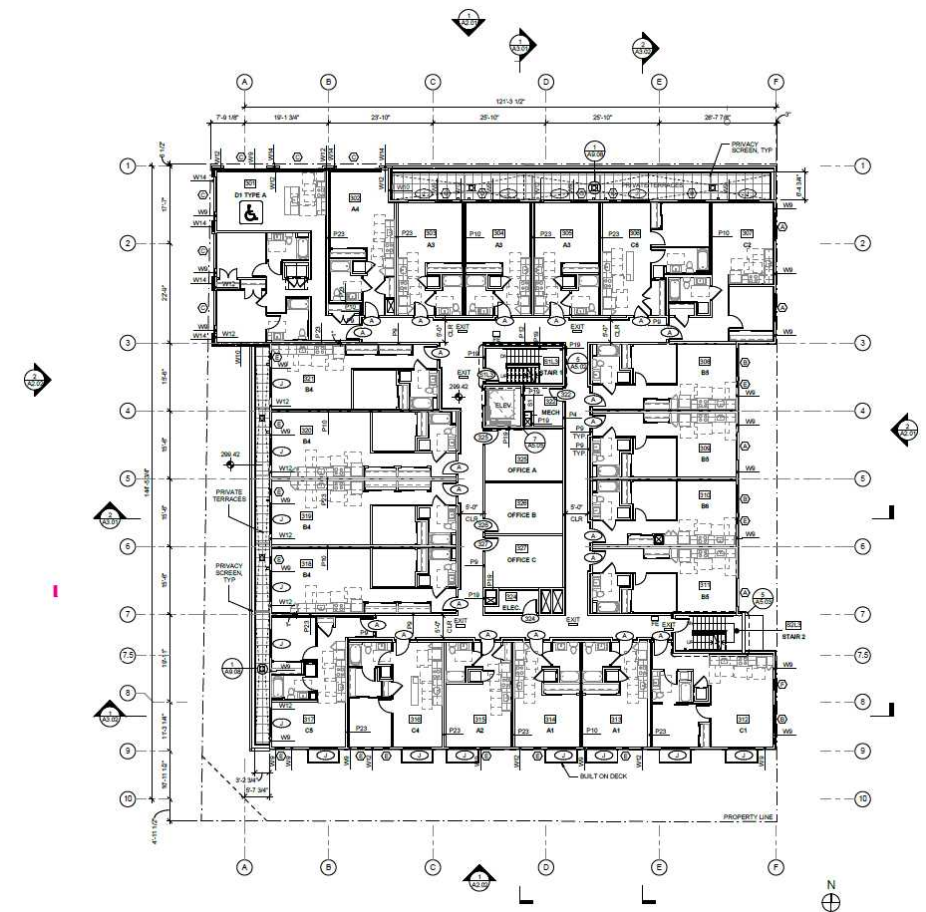
LEVEL ONE



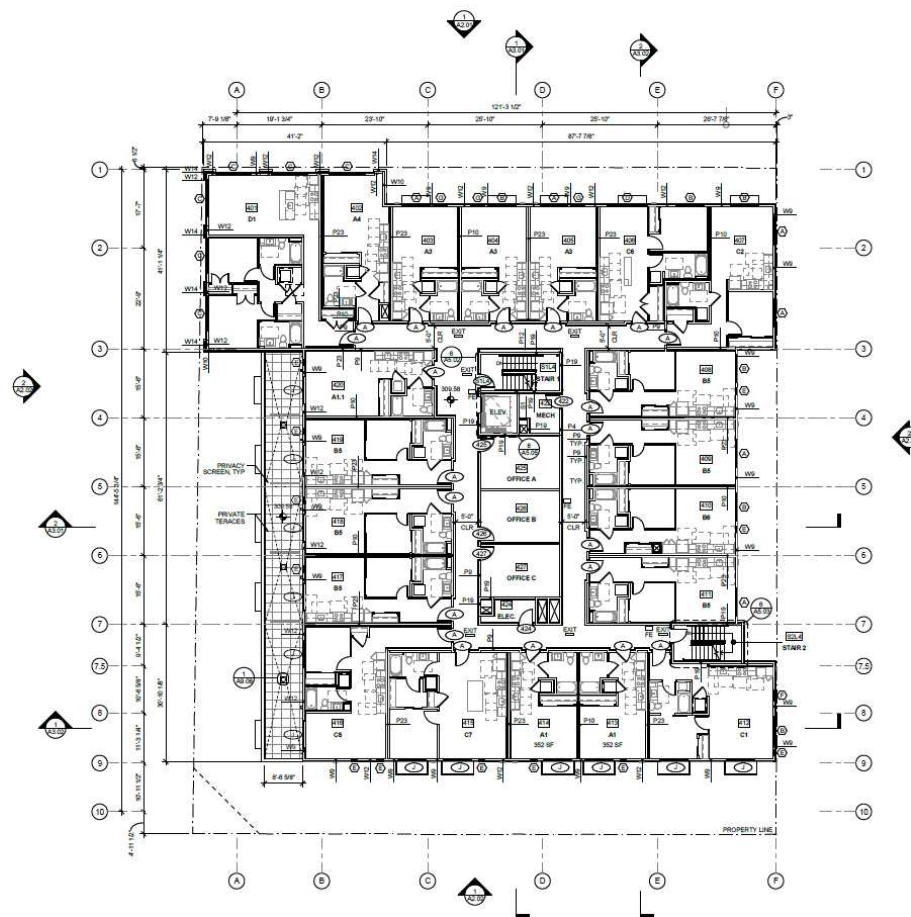
LEVEL TWO



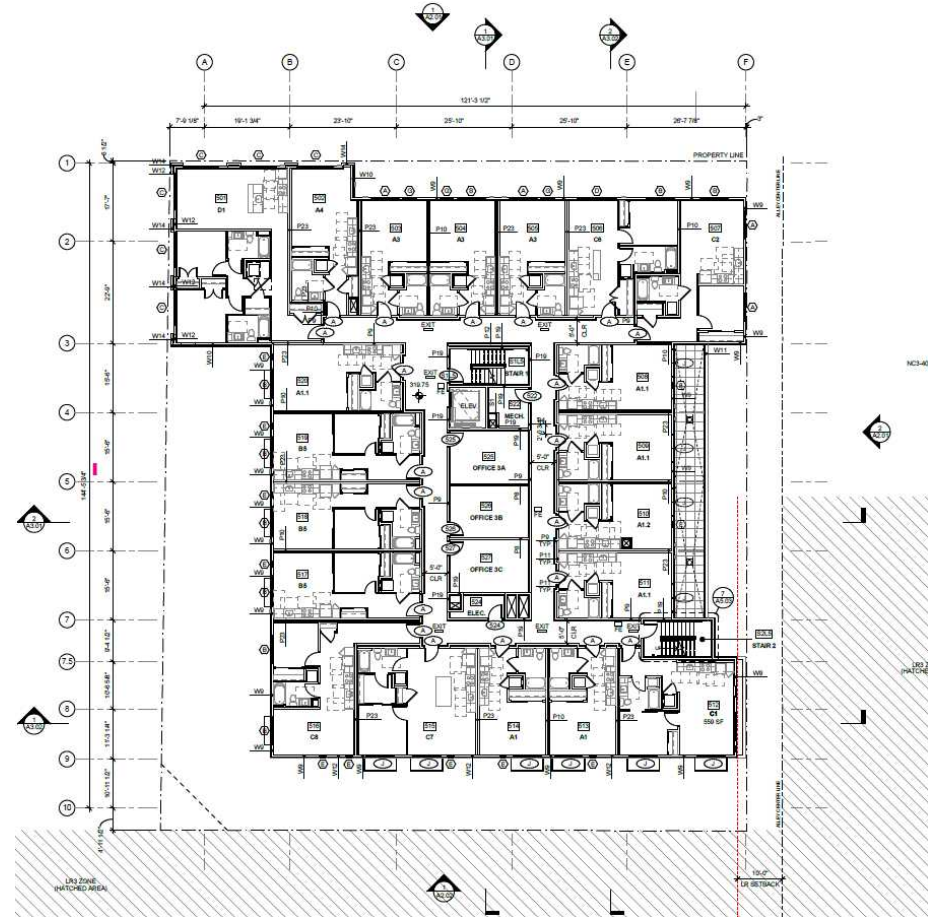
LEVEL THREE



LEVEL FOUR



LEVEL FIVE

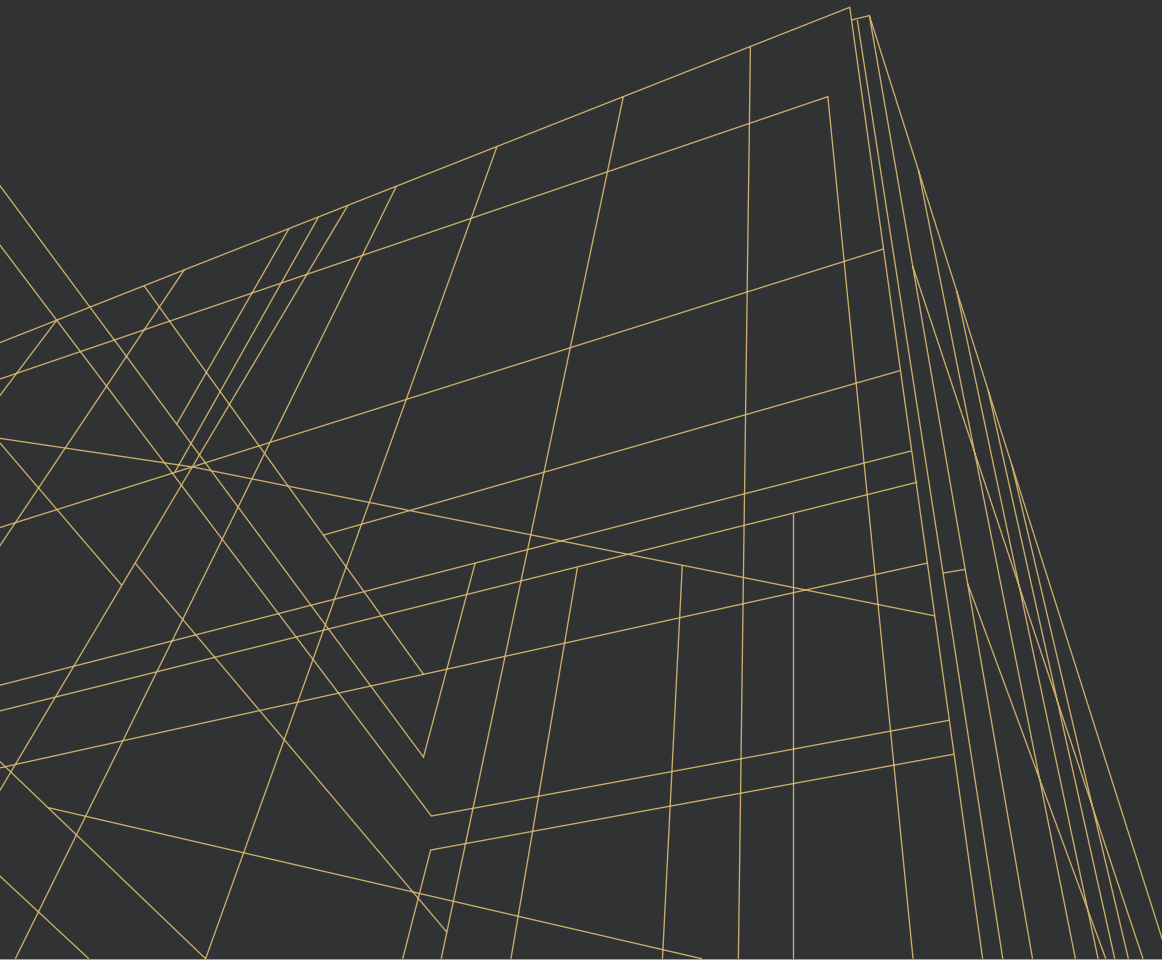


Architectural floor plan of the second floor of a building. The plan includes a grid system with letters A-F and numbers 1-10. Key areas and dimensions are as follows:

- Grid Dimensions:**
 - Horizontal: 7'-6 1/8" (A-B), 12'-1 3/8" (B-C), 23'-10" (C-D), 25'-10" (D-E), 25'-10" (E-F), 20'-7 1/8" (F-G).
 - Vertical: 1'-12" (1-2), 11'-7" (2-3), 41'-1 1/8" (3-4), 22'-0" (4-5), 18'-6" (5-6), 18'-0" (6-7), 14'-6 3/8" (7-8), 52'-0 3/4" (8-9), 10'-4 1/2" (9-10), 10'-4 1/2" (10-11), 10'-4 1/2" (11-12), 10'-4 1/2" (12-13), 10'-4 1/2" (13-14), 10'-4 1/2" (14-15), 10'-4 1/2" (15-16).
- Rooms and Areas:**
 - TERRACE BELOW @ LEVEL 3
 - MECHANICAL LIFT TO ROOF
 - BOILER ROOM
 - TRAFFIC COATING ROOM
 - OUTDOOR TERRACE
 - DOOR RUN
 - TRANSFORMER BANKS TO ROOF
 - RETURN/EXHAUST MECH SHAFTS
 - STAR 2
 - STAR 1
 - STAR 3
 - STAR 4
 - STAR 5
 - STAR 6
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 - STAR 99
 - STAR 100
- Notes:**
 - ON-SITE REQUIRED RENEWABLE ENERGY = 4,000 KWH OR 20% OF PV PANELS USED
 - PV PANELS REQUIRED AT TIME OF CONSTRUCTION

MUP RENDERINGS



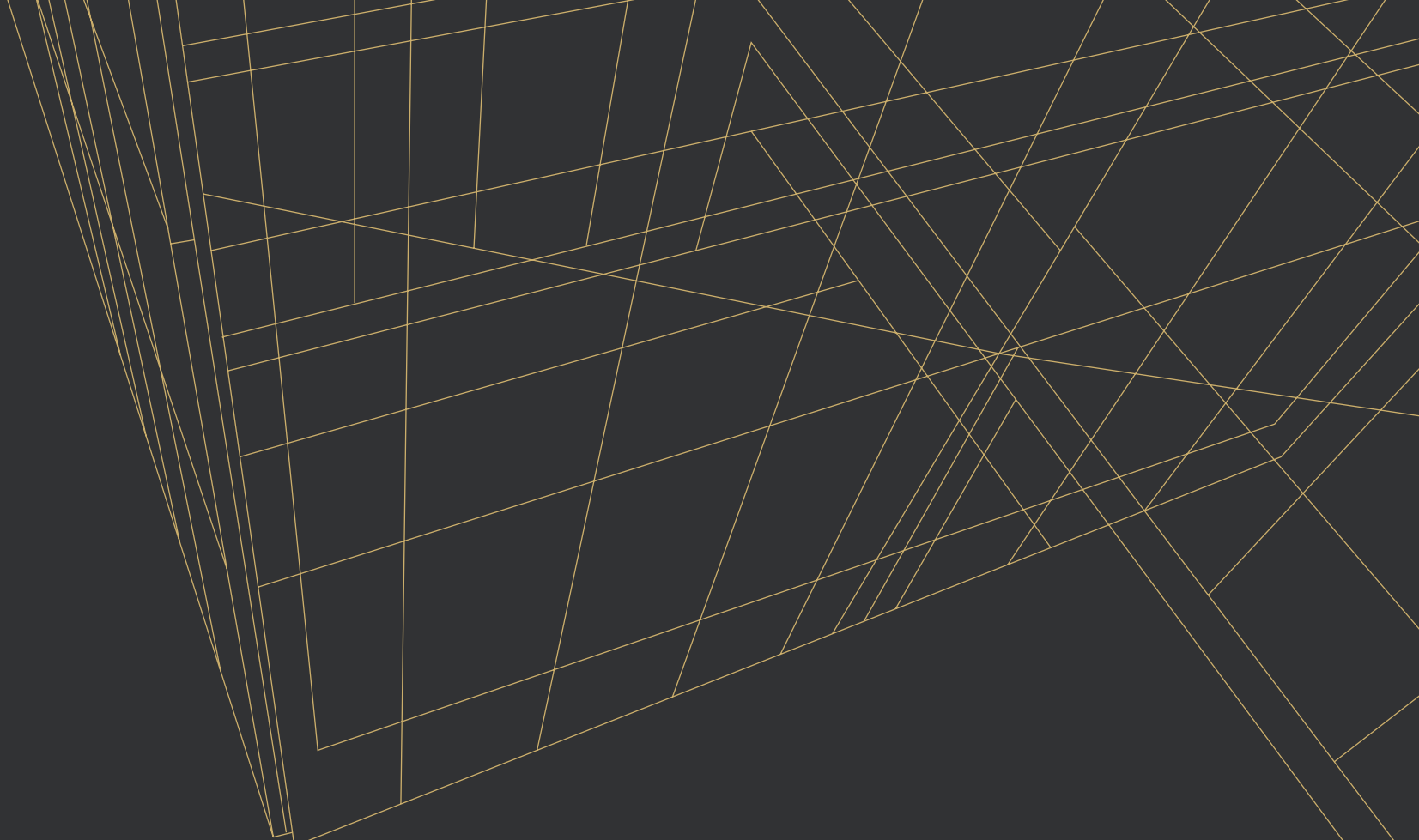


COMPARABLES

Section 04

APARTMENT LAND SALE COMPARABLES

Property	Parcel	Date Sold	Price	Lot SF	Price / Lot SF	Zoning
6601 ROOSEVELT WAY Seattle, WA	952810-2820	4/30/2025	\$6,500,000	14,469	\$449.24	NC3P-95 (M)
6710 ROOSEVELT WAY Seattle, WA	365870-0295	7/26/2024	\$5,900,000	9,148	\$644.95	NCP3-75 (M)
1601-1609 19TH AVE Seattle, WA	723460-1330	9/26/2025	\$4,770,000	13,939	\$342.21	NC2-55 (M)
5247 UNIVERSITY WAY NE Seattle, WA	881640-0730	9/3/2025	\$2,100,000	7,440	\$282.26	NC3P-65
408 1ST AVE W Seattle, WA	198920-1155	6/6/2025	\$3,100,000	7,405	\$418.64	SM-UP 85 (M)
2947 EASTLAKE AVE E Seattle, WA	195970-2735	8/1/2025	\$8,500,000	26,875	\$316.28	NC3-55 (M)
319-329 N 85TH ST Seattle, WA	643050-0354	8/22/2025	\$5,400,000	17,461	\$309.26	NC2P-55 (M)
6220 ROOSEVELT WAY Seattle, WA	179750-0925	2/27/2026	\$5,500,000	12,000	\$458.33	NC2-75 (M1)



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