

OFFERING MEMORANDUM

NAOMI & CHARMAINE

39-Unit Vintage Apartment Community in Lower Queen Anne



BUY-NAOMI-AND-CHARMAINE.COM

625 - 627 4TH AVE W, SEATTLE, WA 98119

km Kidder
Mathews

Exclusively Listed by

SIMON | ANDERSON MULTIFAMILY TEAM

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This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

An aerial photograph of Seattle, Washington, showing the city skyline with the Space Needle and various skyscrapers in the background. The foreground is filled with a dense urban area with many multi-story buildings. A red rectangular box with white text is overlaid on the image, pointing to a specific building.

**NAOMI &
CHARMAINE**

BUY-NAOMI-AND-CHARMAINE.COM

An aerial photograph of a city block. In the center is a large, multi-story brick building with a flat roof. To its right is a parking lot filled with cars. Surrounding the central building are other multi-story buildings, some with flat roofs and others with more complex structures. Trees are scattered throughout the block, particularly around the central building and along the streets. The lighting suggests it's daytime, with shadows cast by the buildings.

Section 01

EXECUTIVE SUMMARY

Naomi & Charmaine

 **Kidder
Mathews**

EXECUTIVE SUMMARY

NAOMI & CHARMAINE

OFFERING SUMMARY

PRICE	\$7,000,000
PRICE PER UNIT	\$179,487
PRICE PER SF	\$357
CAP RATE	5.5%
OFFER DATE	To be Announced

PROPERTY SUMMARY

ADDRESS	625 - 627 4th Ave W, Seattle, WA 98119
NEIGHBORHOOD	Lower Queen Anne
BUILDINGS	Naomi (625): 23 Units Charmaine (627): 16 Units
TOTAL UNITS	39
AVG. UNIT SIZE	503 SF*
NET RENTABLE SF	19,610 SF*
YEAR BUILT	1930 1929
LAUNDRY	Shared
PARKING	10 Stalls
PARCEL NO.	387690-0115 387690-0125
PARCEL SIZE	13,380 SF
ZONING	LR3 (M)

* Buyer to verify



RESIDENTIAL UNIT SUMMARY

Type	Units	Avg SF**	Total SF	In-Place Rent			Market Rent		
				Rent	\$/SF	Annual Rent	Rent	\$/SF	Annual Rent
Studio	26	485	12,610	\$1,336	\$2.75	\$416,843	\$1,550	\$3.20	\$483,600
Studio Renovated	6	485	2,910	\$1,470	\$3.03	\$105,813	\$1,650	\$3.40	\$118,800
1x1	5	565	2,825	\$1,495	\$2.65	\$89,700	\$1,650	\$2.92	\$99,000
1x1 Renovated	2	633	1,265	\$1,653	\$2.61	\$39,660	\$1,750	\$2.77	\$42,000
Total/Average	39	503	19,610*	\$1,393	\$2.77	\$652,016	\$1,588	\$3.16	\$743,400

* Net Rentable Square Feet per King County Records

** Kidder Mathews estimated unit square footages based on net rentable square feet per King County records. Buyer to verify unit sizes.

EXECUTIVE SUMMARY



DOWNTOWN CBD

REVITALIZED WATERFRONT

MYRTLE EDWARDS PARK

CLIMATE
PLEDGE
ARENA

NAOMI &
CHARMAINE

LOWER QUEEN ANNE



EXCEPTIONAL LOCATION & PROXIMITY TO MAJOR EMPLOYERS & AMENITIES

\$1.9M

AVG. HOME PRICE
1-MILE RADIUS (PAST 12-MONTHS)

\$187K

AVG. HOUSEHOLD INCOME
1-MILE RADIUS

LEGEND

■ Retail Corridors

KIDDER MATHEWS





INVESTMENT HIGHLIGHTS



A+ Lower Queen Anne Location

Situated in the heart of Lower Queen Anne, walkable access to groceries, entertainment and unique restaurants



Timeless Vintage Character

Two charming 1929/1930 brick buildings featuring hardwood floors, built-in wooden cabinetry, and classic architectural detail rarely found in newer product



Attractive Basis & Scale

39 units at \$179,487/unit and \$357/SF



Value-Add Upside

In-place rents average \$1,393/unit vs. \$1,588 at market. Opportunity for future rent growth by renovating the remaining 31 classic units

Section 02

PROPERTY OVERVIEW

Naomi & Charmaine

km Kidder
Mathews

PROPERTY OVERVIEW



NAOMI &
CHARMAINE

PROPERTY OVERVIEW

CONSTRUCTION & MECHANICAL

CONSTRUCTION

Wood-frame construction with brick veneer exterior

Recently tuck-pointed masonry

Double-pane windows, recently re-caulked

TPO membrane roofs

MECHANICAL & ELECTRICAL

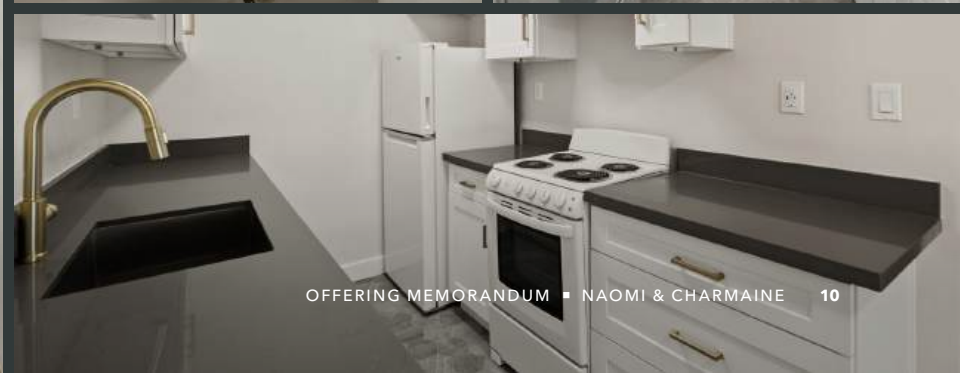
Electric baseboard and forced-air Cadet heating

All breaker panels – no fuses

Central hot water system

Plumbing updated over time

Decommissioned underground storage tank



CLASSIC KITCHEN



PROPERTY OVERVIEW

RENOVATED KITCHEN

EXTERIOR PHOTOS



INTERIOR PHOTOS



Section 03

FINANCIALS

Naomi & Charmaine

 **Kidder
Mathews**

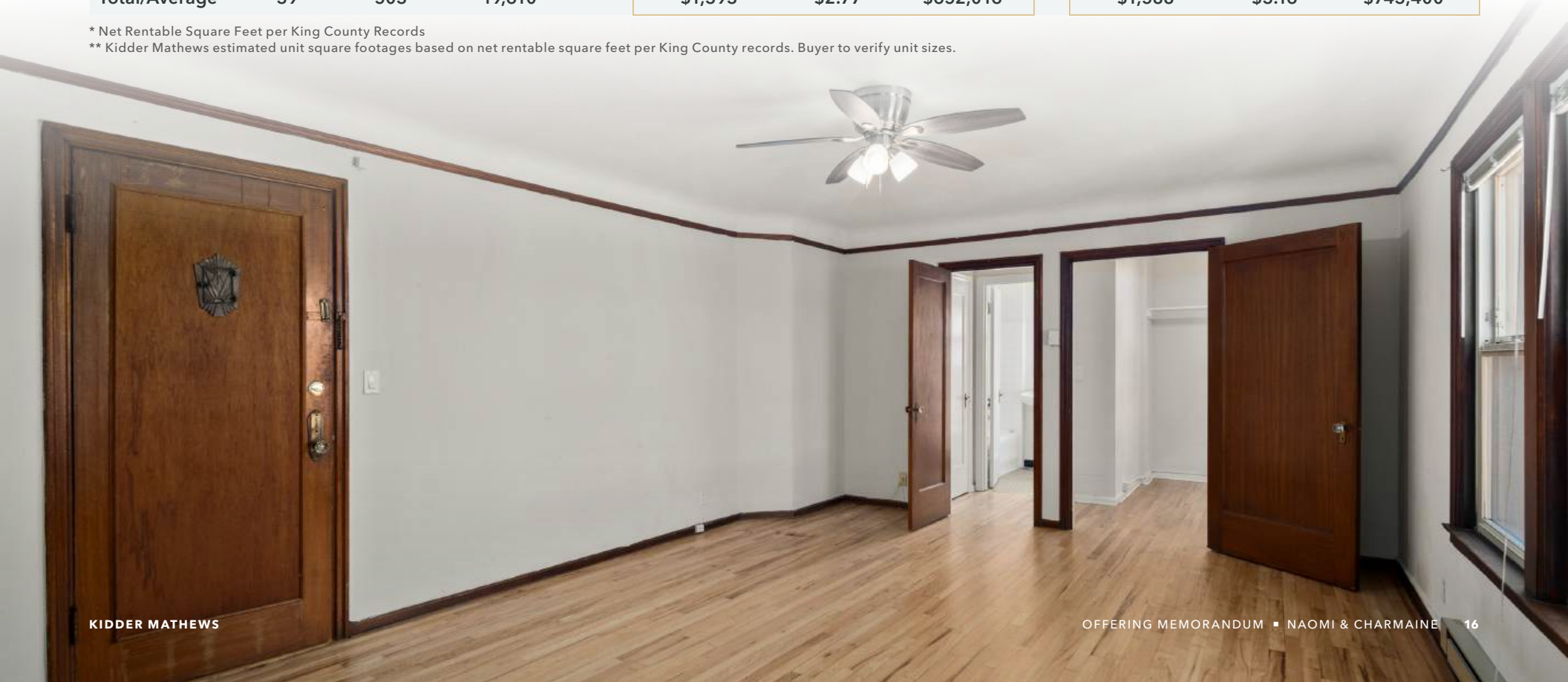
UNIT MIX

RESIDENTIAL UNIT SUMMARY

Type	Units	Avg SF**	Total SF	In-Place Rent			Market Rent		
				Rent	\$/SF	Annual Rent	Rent	\$/SF	Annual Rent
Studio	26	485	12,610	\$1,336	\$2.75	\$416,843	\$1,550	\$3.20	\$483,600
Studio Renovated	6	485	2,910	\$1,470	\$3.03	\$105,813	\$1,650	\$3.40	\$118,800
1x1	5	565	2,825	\$1,495	\$2.65	\$89,700	\$1,650	\$2.92	\$99,000
1x1 Renovated	2	633	1,265	\$1,653	\$2.61	\$39,660	\$1,750	\$2.77	\$42,000
Total/Average	39	503	19,610*	\$1,393	\$2.77	\$652,016	\$1,588	\$3.16	\$743,400

* Net Rentable Square Feet per King County Records

** Kidder Mathews estimated unit square footages based on net rentable square feet per King County records. Buyer to verify unit sizes.



FINANCIAL PERFORMANCE

	CURRENT OPERATIONS			MARKET OPERATIONS		
Income	CURRENT INCOME			MARKET INCOME		
Gross Potential Rent	652,016	2.77/SF/Mo	RR	743,400	3.16/SF/Mo	M
Vacancy	(26,081)	4.0%	M	(29,736)	4.0%	M
Bad Debt & Concessions	(6,520)	1.0%	M	(7,434)	1.0%	M
Net Rental Income	619,415			706,230		
Utility Fees	54,800	117/U/Mo	T12	54,800	117/U/Mo	T12
Parking	21,280	546/U	RR	21,280	546/U	RR
Laundry	5,736	147/U	T12	5,736	147/U	T12
Pet	0	0/U	T12	2,808	72/U	M
Miscellaneous	13,650	350/U	M	13,650	350/U	M
Effective Gross Income	714,881			804,503		
Expenses	T-12 (REMOVED CAPEX)			T-12 (REMOVED CAPEX)		
Taxes	82,916	2,126/U	Taxes	82,916	2,126/U	Taxes
Insurance	19,500	500/U	T12	19,500	500/U	T12
Utilities	56,836	1,457/U	T12	56,836	1,457/U	T12
R&M	88,684	2,274/U	T12 - Cap Ex	88,684	2,274/U	T12 - Cap Ex
Contract Services	14,450	371/U	T12	14,450	371/U	T12
Management	35,744	5% EGI	T12	40,225	5% EGI	T12
Payroll	22,356	573/U	T12	22,356	573/U	T12
Marketing	4,824	124/U	T12	4,824	124/U	T12
Administration	5,287	136/U	T12	5,287	136/U	T12
Total Expenses	330,597	46% EGI		335,078	42% EGI	
Expenses/U		8,477/U			8,592/U	
Expenses/SF		17/SF			17/SF	
Net Operating Income	384,283	9,853/U		469,425	12,037/U	

*Underwriting Assumptions***RR**

Annualized Rent Roll, assuming vacant units leased at average in-place

M

Market-based assumption, derived from expense comparable data and market data sourced from various data providers

T12

Trailing 12 months (May 2026)

TAXES

2026 Taxes

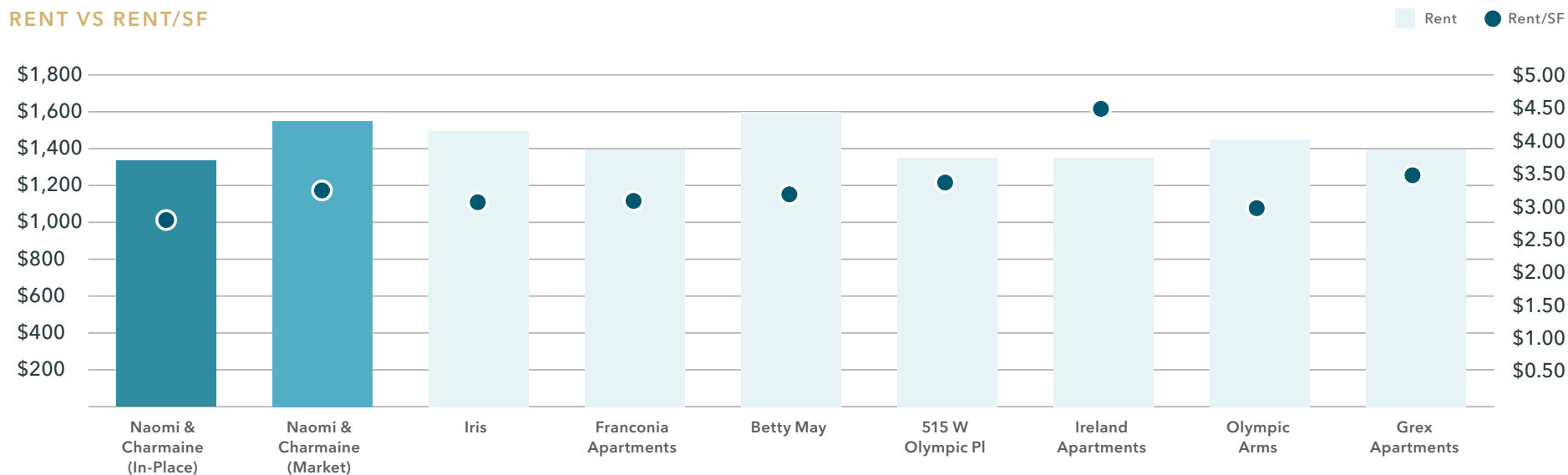
T12 - CAPEX

T-12 expense with CapEx removed

RENT COMPARABLES – STUDIO

	Property	Address	Neighborhood	Year	Unit SF	Rent	\$/SF
01	Naomi & Charmaine (In-Place)	625 - 627 4th Ave W	Lower Queen Anne	1929 // 1930	485	\$1,336	\$2.75
02	Naomi & Charmaine (Market)	625 - 627 4th Ave W	Lower Queen Anne	1929 // 1930	485	\$1,550	\$3.20
03	Iris	415 W Roy St	Lower Queen Anne	1930	486	\$1,495	\$3.08
04	Franconia Apartments	400 W Mercer St	Lower Queen Anne	1929	450	\$1,395	\$3.10
05	Betty May	221 W Mercer St	Lower Queen Anne	1926	500	\$1,600	\$3.20
06	515 W Olympic Pl	515 W Olympic Pl	Lower Queen Anne	1951	400	\$1,350	\$3.38
07	Ireland Apartments	100 W Olympic Pl	Lower Queen Anne	1927	300	\$1,350	\$4.50
08	Olympic Arms	201 W Olympic Pl	Lower Queen Anne	1925	485	\$1,450	\$2.99
09	Grex Apartments	503 1st Ave W	Lower Queen Anne	1930	400	\$1,395	\$3.49
	Averages			1931	432	\$1,434	\$3.39

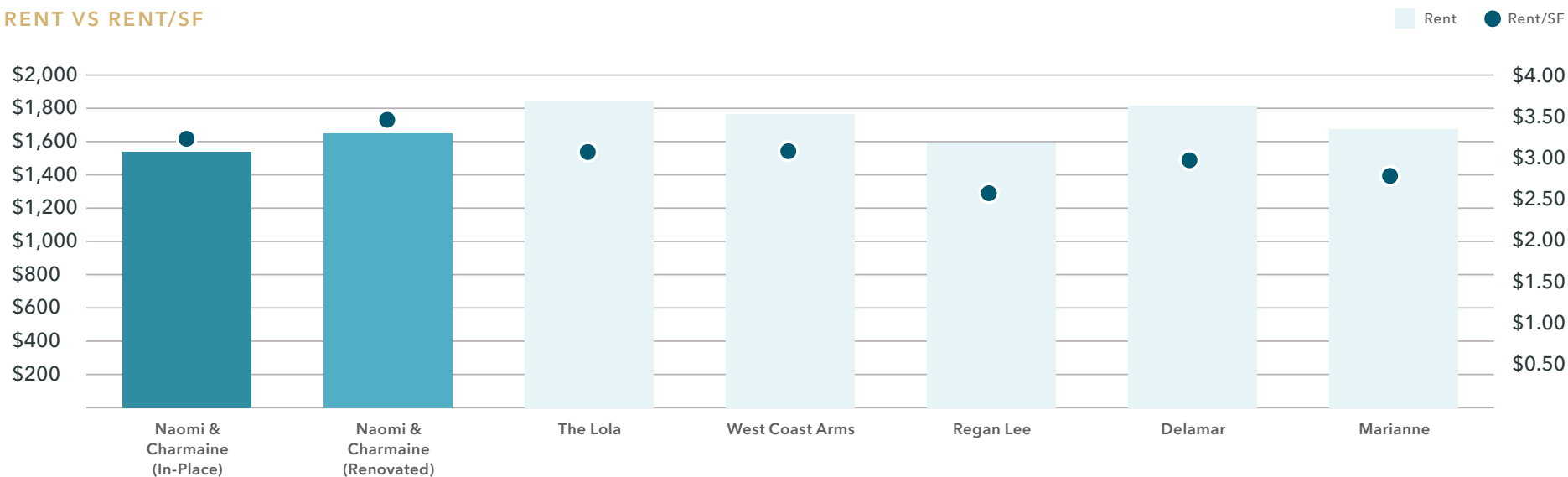
RENT VS RENT/SF



RENT COMPARABLES – STUDIO RENOVATED

	Property	Address	Neighborhood	Year	Unit SF	Rent	\$/SF
01	Naomi & Charmaine (In-Place)	625 - 627 4th Ave W	Lower Queen Anne	1929 // 1930	485	\$1,470	\$3.03
02	Naomi & Charmaine (Renovated)	625 - 627 4th Ave W	Lower Queen Anne	1929 // 1930	485	\$1,650	\$3.40
03	The Lola	326 W Mercer St	Lower Queen Anne	1929	600	\$1,845	\$3.08
04	West Coast Arms	712 3rd Ave W	Lower Queen Anne	1928	571	\$1,765	\$3.09
05	Regan Lee	603 3rd Ave W	Lower Queen Anne	1929	619	\$1,595	\$2.58
06	Delamar	115 W Olympic Pl	Lower Queen Anne	1909	610	\$1,815	\$2.98
07	Marianne	633 4th Ave W	Lower Queen Anne	1929	600	\$1,675	\$2.79
	Averages			1925	600	\$1,739	\$2.90

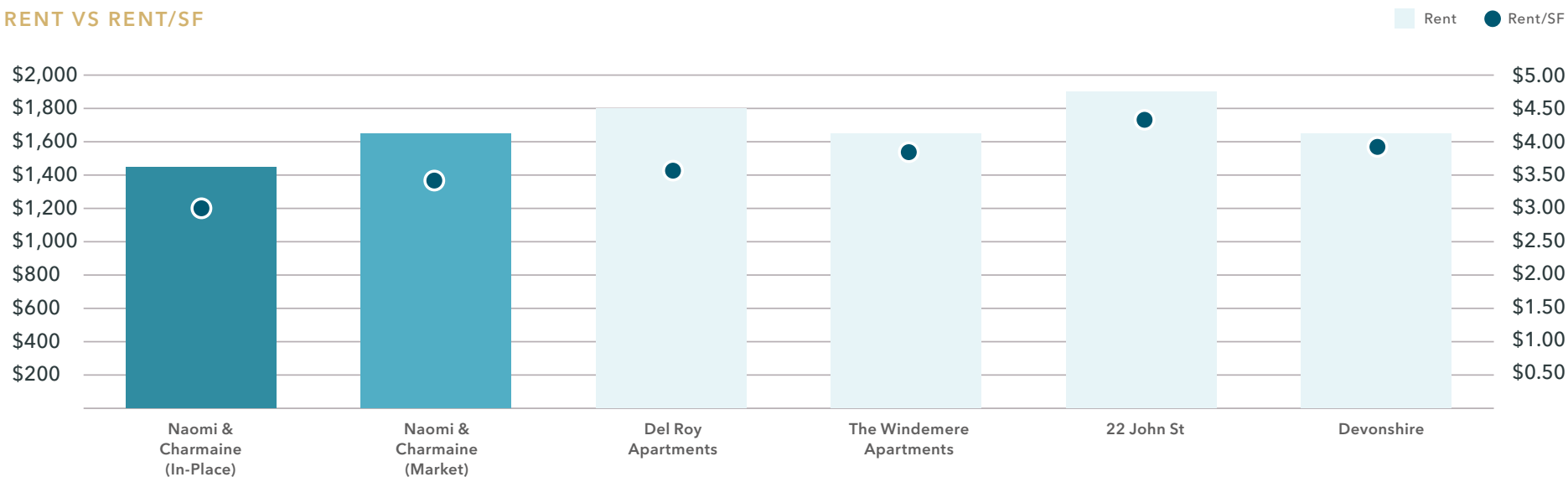
RENT VS RENT/SF



RENT COMPARABLES – 1X1

	Property	Address	Neighborhood	Year	Unit SF	Rent	\$/SF
01	Naomi & Charmaine (In-Place)	625 - 627 4th Ave W	Lower Queen Anne	1929 // 1930	565	\$1,495	\$2.65
02	Naomi & Charmaine (Market)	625 - 627 4th Ave W	Lower Queen Anne	1929 // 1930	565	\$1,650	\$2.92
03	Del Roy Apartments	25 W Roy St	Lower Queen Anne	1914	504	\$1,800	\$3.57
04	The Windemere Apartments	2933 2nd Ave	Belltown	1925	429	\$1,650	\$3.85
05	22 John St	22 John St	Lower Queen Anne	1908	438	\$1,900	\$4.34
06	Devonshire	420 Wall St	Belltown	1920	420	\$1,650	\$3.93
	Averages			1917	448	\$1,750	\$3.92

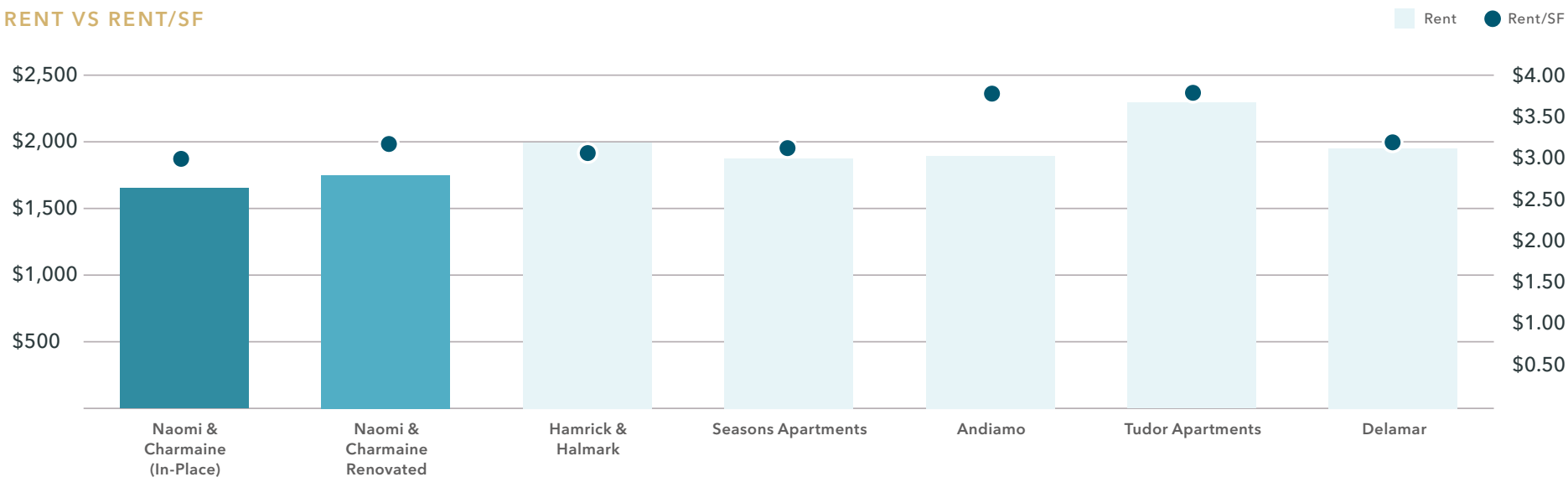
RENT VS RENT/SF



RENT COMPARABLES – 1X1 RENOVATED

	Property	Address	Neighborhood	Year	Unit SF	Rent	\$/SF
01	Naomi & Charmaine (In-Place)	625 - 627 4th Ave W	Lower Queen Anne	1929 // 1930	633	\$1,653	\$2.61
02	Naomi & Charmaine (Renovated)	625 - 627 4th Ave W	Lower Queen Anne	1929 // 1930	633	\$1,750	\$2.77
03	Hamrick & Halmark	705 2nd Ave W	Lower Queen Anne	1946	650	\$1,995	\$3.07
04	Seasons Apartments	324 W Olympic Pl	Lower Queen Anne	1960	600	\$1,875	\$3.13
05	Andiamo	626 4th Ave W	Lower Queen Anne	1996	500	\$1,895	\$3.79
06	Tudor Apartments	1105 5th Ave N	Lower Queen Anne	1928	604	\$2,295	\$3.80
07	Delamar	115 W Olympic Pl	Lower Queen Anne	1909	610	\$1,950	\$3.20
	Averages			1948	593	\$2,002	\$3.40

RENT VS RENT/SF



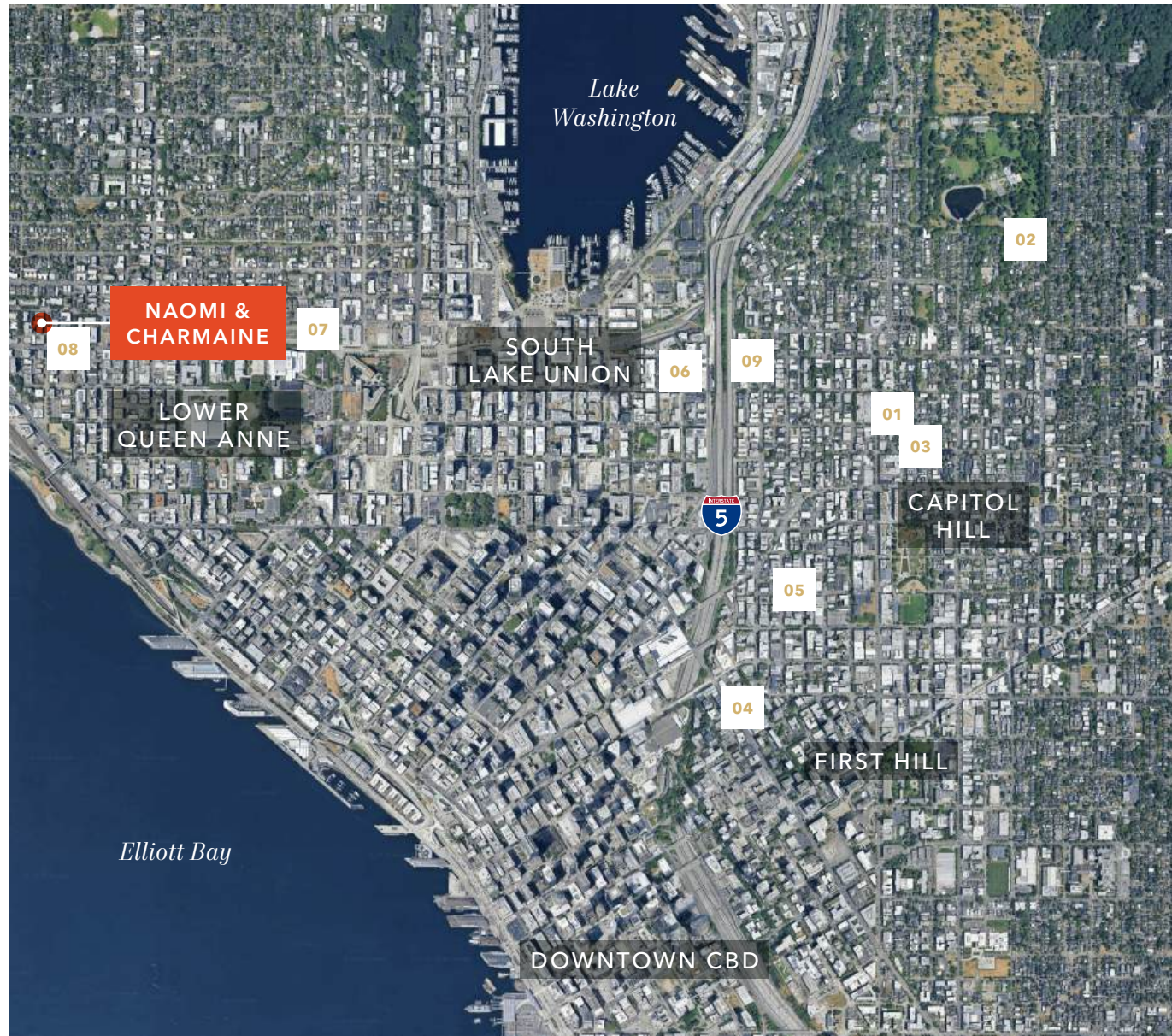
SALE COMPARABLES

	Property Name	Neighborhood	Built	Units	Avg. Unit Size	Sale Date	Price	\$/Unit	\$/SF	Cap
01	AUSTIN 409 10th Ave E	Capitol Hill	1928	22	505	3/6/2026	\$4,650,000	\$211,364	\$419	6.4%
02	1425 E PROSPECT ST 1425 E Prospect St	Capitol Hill	1908	10	681	12/19/2025	\$2,220,000	\$222,000	\$326	4.7%
03	THE DUBLIN 1052 E Thomas St	Capitol Hill	1909	29	577	12/9/2025	\$6,250,000	\$215,517	\$373	5.7%
04	STOCKBRIDGE 1330 Boren Ave	First Hill	1925	76	430	8/7/2025	\$12,530,000	\$164,868	\$384	5.8%
05	THE CHARBERN 1705 Belmont Ave	Capitol Hill	1925	67	569	8/7/2025	\$12,100,000	\$180,597	\$317	4.9%
06	CAROLINA COURT 527 Eastlake Ave	South Lake Union	1916	72	477	8/7/2025	\$10,570,000	\$146,806	\$308	4.8%
07	THE DELMONT 403 Roy St	Lower Queen Anne	1910	33	598	6/26/2025	\$6,000,000	\$181,818	\$304	6.3%
08	REGAN LEE APARTMENTS 603 3rd Ave W	Lower Queen Anne	1929	24	522	5/20/2025	\$5,140,000	\$214,167	\$411	4.3%
09	MARWOOD APARTMENTS 531 Bellevue Ave E	Capitol Hill	1927	29	619	11/22/2024	\$5,750,000	\$198,276	\$320	7.1%
	Average		1920	40	553			\$192,824	\$351	5.6%
	NAOMI & CHARMAINE 625 - 627 4th Ave W	Lower Queen Anne	1929 // 1930	39	503	--	\$7,000,000	\$179,487	\$357	5.5%

COMPARABLES



- | | |
|----|---|
| 01 | AUSTIN
409 10th Ave E |
| 02 | 1425 E PROSPECT ST
1425 E Prospect St |
| 03 | THE DUBLIN
1052 E Thomas St |
| 04 | STOCKBRIDGE
1330 Boren Ave |
| 05 | THE CHARBERN
1705 Belmont Ave |
| 06 | CAROLINA COURT
527 Eastlake Ave |
| 07 | THE DELMONT
403 Roy St |
| 08 | REGAN LEE APARTMENTS
603 3rd Ave W |
| 09 | MARWOOD APARTMENTS
531 Bellevue Ave E |



Section 04

LOCATION OVERVIEW

Naomi & Charmaine

km Kidder
Mathews

QUEEN ANNE

Queen Anne is one of Seattle's most desirable neighborhoods, located just minutes away from Seattle's downtown core, offering unparalleled access to the city's premier amenities, entertainment, and major employers.

Situated at the heart of Seattle, the Queen Anne neighborhood stands as a vibrant and prestigious community, seamlessly blending historical charm with modern urban living. With landmarks such as the Seattle Center, Climate Pledge Arena, and Kerry Park, Queen Anne emerges as a cultural and entertainment hub, attracting both locals and visitors alike.

Just five minutes north of downtown, Queen Anne provides convenient access to Seattle's bustling downtown core and the major employers in South Lake Union, all supported by excellent public transportation options. The neighborhood offers a superlative quality of life, highlighted by outstanding schools, abundant recreational amenities, and breathtaking panoramic views of the Seattle skyline. Residents enjoy easy access to a myriad of upscale dining, shopping, and entertainment options, making Queen Anne a highly sought-after place to live.

The recent \$1.2 billion renovation of Climate Pledge Arena has greatly enhanced the neighborhood, attracting major events and boosting local businesses. As a state-of-the-art venue for sports, concerts, and other large-scale events, it has revitalized the area around the Seattle Center, drawing more visitors and stimulating economic growth.



THE SONICS ARE COMING HOME

*An NBA franchise is on track to return to Climate Pledge Arena —
0.3 miles from Naomi & Charmaine.*



EXPANSION VOTE PENDING - POTENTIAL 2028-29 DEBUT

2028-29

TARGET RETURN
SEASON

41+

ADDED NBA
HOME GAMES

240+

EVENT DAYS A YEAR
WITH THE SONICS

3

MAJOR LEAGUE TEAMS
NHL - WNBA - NBA

6 MIN

WALK TO
THE ARENA



SEATTLE'S \$806M WATERFRONT TRANSFORMATION: A GAME-CHANGER FOR THE CITY

\$288M

ONGOING ANNUAL
ECONOMIC IMPACT

8M

VISITORS
ANNUALLY

2,385

PERMANENT NEW
JOBS

Seattle's \$806 million Waterfront Seattle Project has reshaped the city's connection to Elliott Bay, creating a world-class public space that links Belltown, Downtown, and the waterfront.

This revitalization includes new parks, cultural attractions, and pedestrian-friendly infrastructure, making it a major draw for residents, businesses, and tourists.

With enhanced walkability, waterfront dining, and year-round public programming, the area has become more vibrant and accessible. The removal of the Alaskan Way Viaduct has opened waterfront views, improved connectivity, and increased urban appeal.

This investment is driving higher foot traffic, tourism, and retail demand, all of which strengthen the multifamily housing market. As Seattle's urban core evolves, the Waterfront Seattle project cements the city as a top-tier destination for living, working, and investing.

LOCATION OVERVIEW

EXCELLENT ACCESS TO THE REGION'S TOP JOB CENTERS

SEATTLE

10 MIN DRIVE

Current Office Space **108.1M SF**

Office Space Under Dev. **3.0M SF**

ACCESS TO BELLEVUE

30 MIN DRIVE

Current Office Space **30.9M SF**

Office Space Under Dev. **2.8M SF**

ACCESS TO REDMOND

35 MIN DRIVE

Current Office Space **17.1M SF**

Office Space Under Dev. **3.0M SF**

ACCESS TO SOUTH END

20 MIN DRIVE

Current Office Space / Industrial **16.6M SF**

Industrial Space Under Dev. **674K SF**

Source: CoStar, US Census Bureau



SEATTLE IS A NATIONAL LEADER IN *AI INNOVATION*

*The AI wave is real—and it's
anchored in Seattle.*

*Seattle's AI economy is a
structural tailwind for
long-term multifamily value.*



TIER 1 AI METRO

Seattle is 1 of 28 "Star Hubs" per Brookings, excelling in talent, innovation, and adoption.



TOP RESEARCH & TALENT

Amazon, Microsoft, UW, and Ai2 lead AI research and employment.



VENTURE-FUNDED MOMENTUM

Seattle AI startups are growing rapidly across enterprise sectors.

Why Seattle's AI Ecosystem Matters for Multifamily Investors

TOP 5 U.S. METRO FOR AI READINESS

Seattle ranks in the top tier nationally for AI research and industry activity (Brookings, 2024).

HOME TO AI POWERHOUSES

Amazon, Microsoft, and the Allen Institute for AI anchor the region's AI economy.

UNMATCHED TALENT PIPELINE

The University of Washington and global recruiting funnel top-tier engineers into the local market.

VENTURE CAPITAL MAGNET

Billions in AI VC funding drive job creation, new startups, and long-term population growth.

STABILITY IN A SHIFTING MARKET

As AI transforms industries, Seattle's diversified tech base offers resilient demand for housing.

SEATTLE ENTERPRISE AI MARKET

LOCATION OVERVIEW

MAJOR EMPLOYERS

Seattle

108,690,376 511,688

TOTAL OFFICE SF

TOTAL EMPLOYEES

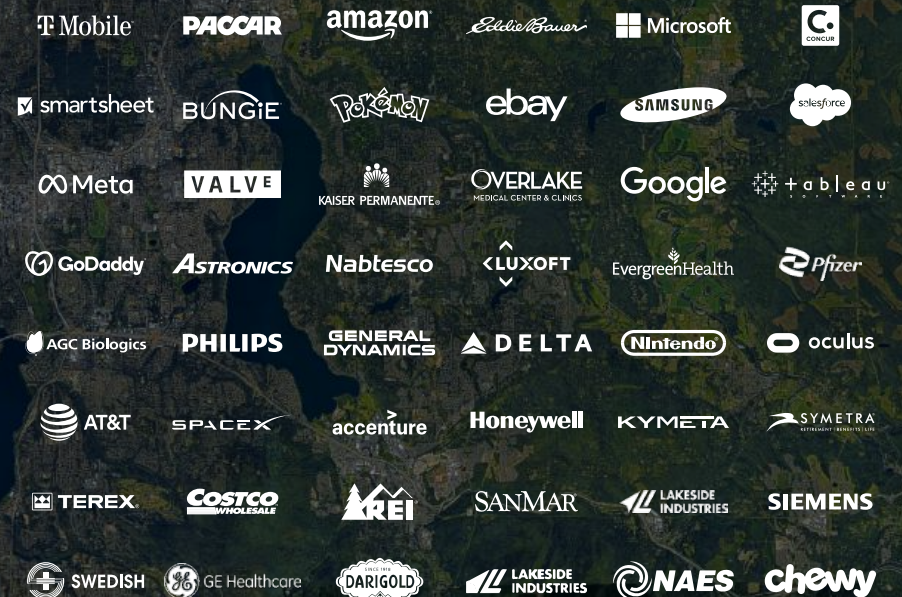


Eastside

77,834,835 259,322

TOTAL OFFICE SF

TOTAL EMPLOYEES



Kent Valley

114,094,059 279,560

TOTAL INDUSTRIAL SF

TOTAL EMPLOYEES



HEADQUARTERED IN THE PUGET SOUND



\$638B

2024 REVENUE

1.5M+

EMPLOYEES

87K

WA EMPLOYEES

Amazon, ranked #2 on the Fortune 500 list, has a market capitalization of \$1.61 trillion. The company has invested over \$225.6B in Washington State, contributing \$205B to the state's GDP. Amazon employs over 87,000 people directly in Washington and supports more than 487,200 indirect jobs. Its footprint in the state consists of 54 buildings with a total of 12M square feet of office space.



Microsoft

\$245B

2024 REVENUE

228K

EMPLOYEES

55.1K

WA EMPLOYEES

Ranked #13 on the Fortune 500, Microsoft is a global leader in technology and boasts a \$2.96 trillion market cap. Microsoft is expanding its Redmond World HQ with a multibillion-dollar project, adding 17 buildings and 6.7M SF of renovated space by 2025. Microsoft's influence in the region is highlighted by its more than 58,400 employees in Washington and its status as the 2024 World's Most Valuable Company.

T-Mobile

\$81.4B

2024 REVENUE

70K

EMPLOYEES

6.6K

WA EMPLOYEES

T-Mobile recently completed a \$160M renovation of its Bellevue headquarters. The company employs around 7,600 people in Washington and occupies 1.5M SF of real estate in the Puget Sound region. This includes its national technology lab and Tech Experience 5G Hub, demonstrating its dedication to innovation in the telecommunications industry.



STARBUCKS

\$36.2B

2024 REVENUE

361K

EMPLOYEES

10K

WA EMPLOYEES

Starbucks is the leading roaster and retailer of specialty coffee worldwide, with over 38,000 stores globally. Headquartered in Seattle, it employs 10,700 people in Washington State and occupies over 1M SF of office space, driving economic growth and development in Seattle.

HEADQUARTERED IN THE PUGET SOUND

expedia group™

\$13.7B

2024 REVENUE

16.5K

EMPLOYEES

3.3K

WA EMPLOYEES

Expedia Group ranks among the world's largest online travel companies, with major consumer brands including Expedia, Hotels.com, and VRBO. In 2021, the company opened a new \$900M headquarters in Seattle's Interbay neighborhood, which spans 1.38M SF across a 40-acre campus. The facility is designed to accommodate up to 6,500 employees, underscoring Expedia's commitment to the Puget Sound region.

(Image Source: ZGF)

COSTCO
WHOLESALE

\$255B

2024 REVENUE

333K+

EMPLOYEES

21.5K

WA EMPLOYEES

Ranked #12 on the Fortune 500, Costco's global HQ is in Issaquah. In 2023, it opened a nine-story, 625K SF office building. With 876+ locations worldwide, serving 132M cardholders, Costco employs around 21,000 in WA. Known for community engagement, it ranks 6th among the state's top corporate philanthropists.

NORDSTROM

\$15.1B

2024 REVENUE

54K+

EMPLOYEES

6.5K

WA EMPLOYEES

Nordstrom, a luxury department store chain founded in Seattle, operates 99 stores in the U.S. and 260 Nordstrom Rack locations. In 2023, the company opened 19 new Nordstrom Rack stores and plans to continue its expansion with 22 more in 2024 and four in 2025. Nordstrom is known for its strong corporate philanthropy in the Puget Sound area, donating over \$3M to Washington State in 2022.

Alaska

\$11.7B

2024 REVENUE

26K+

EMPLOYEES

11.4K

WA EMPLOYEES

Alaska Airlines is one of the largest airline carriers in the United States, serving a broad network of destinations across North America and beyond. The recent opening of "The Hub 2020" office facility at SeaTac enhances its regional operations. Alaska Airlines announced its plan to acquire Hawaiian Airlines for \$1.9B in December 2023, aiming to integrate the airlines' operations & loyalty programs.

LOCATION OVERVIEW

SPORTS & ENTERTAINMENT

CLIMATE PLEDGE ARENA

18,100

SEATING CAPACITY

League: NHL, WNBA



SEATTLE
KRAKEN

LUMEN FIELD

68,740

SEATING CAPACITY

League: NFL, MLS



HUSKY STADIUM

70,138

SEATING CAPACITY

League: NCAA | Big Ten Conference



KIDDER MATHEWS

T-MOBILE PARK

47,929

SEATING CAPACITY

League: MLB



LOCATION OVERVIEW

INSTITUTIONS OF HIGHER EDUCATION

Sources: U.S. News & World Report, U.S. Census, WalletHub

#3

IN HIGHER EDUCATION RANKINGS IN U.S.

#1

MOST EDUCATED BIG CITY IN THE U.S.

#1

METRO IN THE U.S. FOR STEM PROFESSIONALS

37%

WITH A BACHELOR'S OR HIGHER IN WA

68%

OF SEATTLE RESIDENTS AGED 25+ WITH A DEGREE

#1

U.S. CITY FOR HIGHLY VALUED TECH SKILLS

W

UNIVERSITY of WASHINGTON



MOST INNOVATIVE
Among U.S. Public Universities, Reuters



FED. RESEARCH FUNDING
Among U.S. Public Universities



U.S. PUBLIC INSTITUTIONS
Times Higher Education, 2025



GLOBAL UNIVERSITY RANKING
U.S. News & World Report, 2025

60,690+ student body

Best in the nation programs, with 41 programs placed in the top 10

75% of students call Washington home after graduation, most staying in Seattle

\$1.87 billion in research awards

UW Medical Center ranked #1 hospital in WA for 12 years running

5th Largest Employer in the State, supporting 1 out of every 34 jobs in the state, with an annual economic impact of \$21 billion

GLOBAL INNOVATION EXCHANGE
UNIVERSITY of WASHINGTON



Global Innovation Exchange (GIX), located in Bellevue, is a graduate-level institute for interdisciplinary engineering, business, and design. Founded by the UW, Tsinghua University (China's leading university), and Microsoft, GIX brings together top faculty and learners worldwide to work closely with industry, non-profit, and government partners.

PUGET SOUND REGION UNIVERSITIES

SEATTLEU

7,172 Students

SEATTLE PACIFIC

2,662 Students

PIU | PACIFIC LUTHERAN UNIVERSITY

2,600 Students

UNIVERSITY of PUGET SOUND

2,100 Students

BELLEVUE COLLEGE

19,134 Students

Northwest UNIVERSITY

723 Students

DigiPen
INSTITUTE OF TECHNOLOGY

1,288 Students

BASTYR UNIVERSITY

742 Students

LIFE SCIENCES & HEALTHCARE

Seattle Ranked #9 Largest Life Science Ecosystem in the U.S.

The Seattle area ranked third for life sciences employment growth, which increased 25% from 2019 to 2022. R&D employment in the region increased even more rapidly, at 39.3%.

LEADING LIFE SCIENCE COMPANIES IN SEATTLE

Biotech & Pharmaceutical



Medical Research & Innovation



Healthcare Providers



Nonprofit & Philanthropic



LIFE SCIENCES

1,100+ life science organizations

46,540+ individuals employed directly in life science jobs

112,810+ jobs supported by WA life science industry

\$39 billion total economic impact

\$22 billion added to WA's GDP

\$49 billion record high WA life science M&A activity in 2023

HEALTHCARE

1,365+ healthcare organizations

218,515+ individuals employed directly in healthcare jobs

\$46 billion total revenues

LOCATION OVERVIEW

SEA Seattle-Tacoma
International
Airport

THE NORTHWEST
SEAPORT ALLIANCE
SEATTLE + TACOMA

151K+

JOBS GENERATED

\$3.6B+

DIRECT EARNINGS

50.8M

PASSENGERS IN 2023

\$12.4B+

IN BUSINESS OUTPUT

58.4K

JOBS GENERATED

\$4B+

IN LABOR INCOME

SeaTac Airport has a 4-star Skytrax airport rating and designation as the best airport in North America, connecting directly to Seattle via Light Rail in 35 minutes.

35 total airlines connecting to 93 non-stop domestic and 30 international destinations

More than 87,300 direct jobs

\$3.6B+ direct earnings

\$442M+ state/local taxes

50.8 MM passengers in 2023, 10% up from 2022

2024 cargo on track for four-year high (up 6.5% YTD)

The Northwest Seaport Alliance is a marine cargo operating partnership of the Ports of Seattle and Tacoma in the Puget Sound. It is the third largest cargo port in the United States.

20,100 of direct jobs

Over \$70 BB of waterborne trade

\$4B+ labor income

\$136M+ state and local taxes

180 global trading partners (2022)

1.9x job multiplier

Full international exports up 4.9% for 2023

Exclusively listed by the Simon / Anderson Multifamily Team

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