



REDEVELOPMENT OPPORTUNITY

UNIVERSITY DISTRICT - SEATTLE, WA

4100 ROOSEVELT WAY NE

SEATTLE, WA 98105

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An aerial photograph of a city, likely Seattle, showing a mix of urban development and greenery. A prominent white high-rise building is on the left. In the center, a building with a bright red roof is highlighted with a red square. The city extends to a waterfront with a bridge and boats in the distance.

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OFFERING SUMMARY

Marcus & Millichap has been selected to exclusively present the investment offering of 4100 Roosevelt Way NE in Seattle, Washington. The Subject Property is a ±7,500 SF parcel of land recently upzoned by the Seattle City Council to SM-U 75-240 (M1) and positioned uniquely adjacent to the border of the University of Washington's West Campus amidst the explosive growth of the University District Submarket.

The University of Washington prepared a Campus Master Plan in 2019 to serve as a long-term aspirational framework for future development. Much of that has already come to fruition and more is currently in progress. The University fosters collaborative relationships with the outside development community in order to strengthen the vital University District Urban Center. The Subject Property, 4100 Roosevelt Avenue NE, is adjacent to the most ambitious quadrant of this Master Plan: The University's West Campus features prominently in this plan with a desire for up to 3,000,000 total net new gross square feet of development.

In 2021, a Sound Transit light rail station opened just five blocks from the Subject Property, in the heart of the U District at N.E. 43rd Street and Brooklyn Avenue N.E. The light rail has already begun to transform the U District into a neighborhood that is exponentially more connected, making it a highly desirable place to live, work and play. Developers have taken notice, especially since the Seattle City Council upzoned the neighborhood in 2017, raising maximum building heights up to 320 feet in some areas. Between N.E. 41st and N.E. 50th streets, west of the Ave—where building heights were raised the most—nine towers up to 30 stories high are in development or planned. Dozens of other projects are in the works

across the neighborhood, ranging from the more than 1,455 recently delivered, student-focused high-rise apartments to townhouses and mixed-use buildings.

Additional demand exists for hospitality developments to accommodate the University's student population as well as the simple intrigue of this highly walkable and appealing neighborhood.

Directly adjacent to the University of Washington's West Campus (which is also home to the UW Innovation District) at the converging intersection of Roosevelt Avenue NE and Eastlake Avenue NE (the University Bridge Connector), both of which are considered principal arterials of the university campus. Just one block north of NE Campus Parkway and across from a UW Parking Location.

Investors are encouraged to seize on this once-in-a-generation opportunity to acquire this rare piece of land that has not been available to the market for nearly two decades.

***Limitations on maximum buildable square footage and maximum building height exist if the parcel size is below 12,000 SF, allowing for a mid-rise, seven-story structure. Potential assemblage opportunities may exist and potential purchasers are encouraged to explore the various options. Please speak with Listing Agent for more information. It is recommended to seek legal and architectural advice in order to fully understand the zoning laws and ordinances pertaining to this potential development project.**

\$4,500,000
LIST PRICE



± 7,500 SF
LOT SIZE (PER COUNTY)



± 80' X 100'
LOT DIMENSIONS



SM-U 75-240 (M1)
ZONING

114200-1825
APN #



6 / 12
BASE FAR / MAX FAR



BETWEEN 45,000 SF - 97,500 SF
ESTIMATED BUILDABLE SQUARE FOOTAGE*

INVESTMENT HIGHLIGHTS

4100 ROOSEVELT WAY NE, SEATTLE, WA



80 FT FRONTAGE
CORNER LOCATION
LAKE & BAY VIEWS
@ ± 6TH FLOOR



CRITICALLY LOCATED
IN BOOMING
UNIVERSITY DISTRICT
SUBMARKET



20,832 VPD
COMBINED TRAFFIC
COUNTS



INCREDIBLY DENSE
5-MILE RESIDENTIAL
POPULATION: 543,760



\$122,280 AVG HH INCOME
IN 1 MILE RADIUS



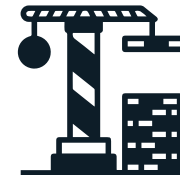
DIRECTLY ADJACENT
TO UNIVERSITY OF
WASHINGTON



96 WALK SCORE
WALKER'S PARADISE
85 TRANSIT SCORE
EXCELLENT TRANSIT



+/- 7,500 SQFT
.1722 ACRE
1 PARCEL
(PER KING COUNTY)



EXPLOSIVE GROWTH
IN THIS THRIVING
UNIVERSITY DISTRICT



4100 Roosevelt Way NE sits upon approximately .17 acres of land at the convergence of NE 41st St between Roosevelt Way and Eastlake Avenue NE (aka the University Bridge).

Situated at the pivotal edge of University of Washington's West Campus, a main transit thoroughfare for UW's more than 60,000 students plus an approximate 25,000 faculty.

Beneficial Upzoning that has recently taken place allows for Mixed Use Developments: SM-U 75-240 (M1) maximum height for the land parcel.

SM-U Zoning Ordinance with base FAR of 6 and maximum FAR of 13, allowing estimated buildable square footage of 45,000 SF to 97,500 SF (max likely requires assemblage).



• Zoned for a maximum building height of 240 feet, similar to many of the surrounding new and existing residential and new student housing projects.

• Walking distance to the new U-District Light Rail Station and the UW Shuttle Stop. Three short blocks to vibrant Brooklyn Avenue commercial district, AKA “The Ave.”

• The University of Washington embarked upon a massive 10-Year Conceptual Campus Master Plan which seeks to collaborate with developers to achieve long term growth plans.

• There are approximately 1,455 recently delivered residential units aimed at the student population, while the demand for new hospitality projects is apparent.



NORTHGATE

MAPLE LEAF

I-5 EXPRESS (233,369 VPD)

ROOSEVELT WAY NE

11TH AVE NE (9,499)

ROOSEVELT WAY NE (11,333 VPD)

EASTLAKE AVE NE (24,667 VPD)

AUGUSTA APARTMENTS
210 UNITS
2.9% VACANCY

AUGUSTA APARTMENTS
210 UNITS
2.9% VACANCY

STAYPINEAPPLE
WATERTOWN
HOTEL

STAYPINEAPPLE
UNIVERSITY
INN

COLLEGE PLACE
APARTMENTS
73 UNITS
1.3% VACANCY

PORTAGE BAY GRAIN
FEED & MERCANTILE

4111 11TH
AVE NE
8 UNITS



UW LAND

NE 41ST

OLIV
SEATTLE
STUDENT
APARTMENTS
211 UNITS
41 ACRES

UW
TOWER
(UNIVERSITY
OF
WASHINGTON
OFFICE)

THE
M
STUDENT
APARTMENTS
230 UNITS
37 ACRES

THE
STANDARD
STUDENT
APARTMENTS
213 UNITS

THE
STANDARD
STUDENT
APARTMENTS
213 UNITS

THE
ACCOLADE
STUDENT
APARTMENTS
226 UNITS
37 ACRES

12TH AVE NE (8,000 VPD)

CEDAR
STUDENT
APARTMENTS
344 UNITS
(UW OWNED)

BROOKLYN AVENUE NE "THE AVE"

University of Washington West Campus

NE CAMPUS PARKWAY (8,000 VPD)



I-5 EXPRESS (220,755 VPD)

EASTLAKE AVE E (24,667 VPD)

ROOSEVELT WAY NE (11,333 VPD)

4100
ROOSEVELT
WAY NE



4100
ROOSEVELT
WAY NE



WOODLAND PARK

WALLINGFORD

FREMONT

AURORA BRIDGE

NORTHLAKE

I-5 EXPRESS (220,755 VPD)



EASTLAKE AVE E (24,667 VPD)

NE NORTHLAKE WAY

ROOSEVELT WAY NE (11,333 VPD)

NE CAMPUS PKWY (8,000 VPD)

NE 41ST ST

CEDAR STUDENT APARTMENTS (UW OWNED)



UW Medicine

UNIVERSITY OF WASHINGTON

SEATTLE, WASHINGTON



University of
Washington

4100
ROOSEVELT
WAY NE

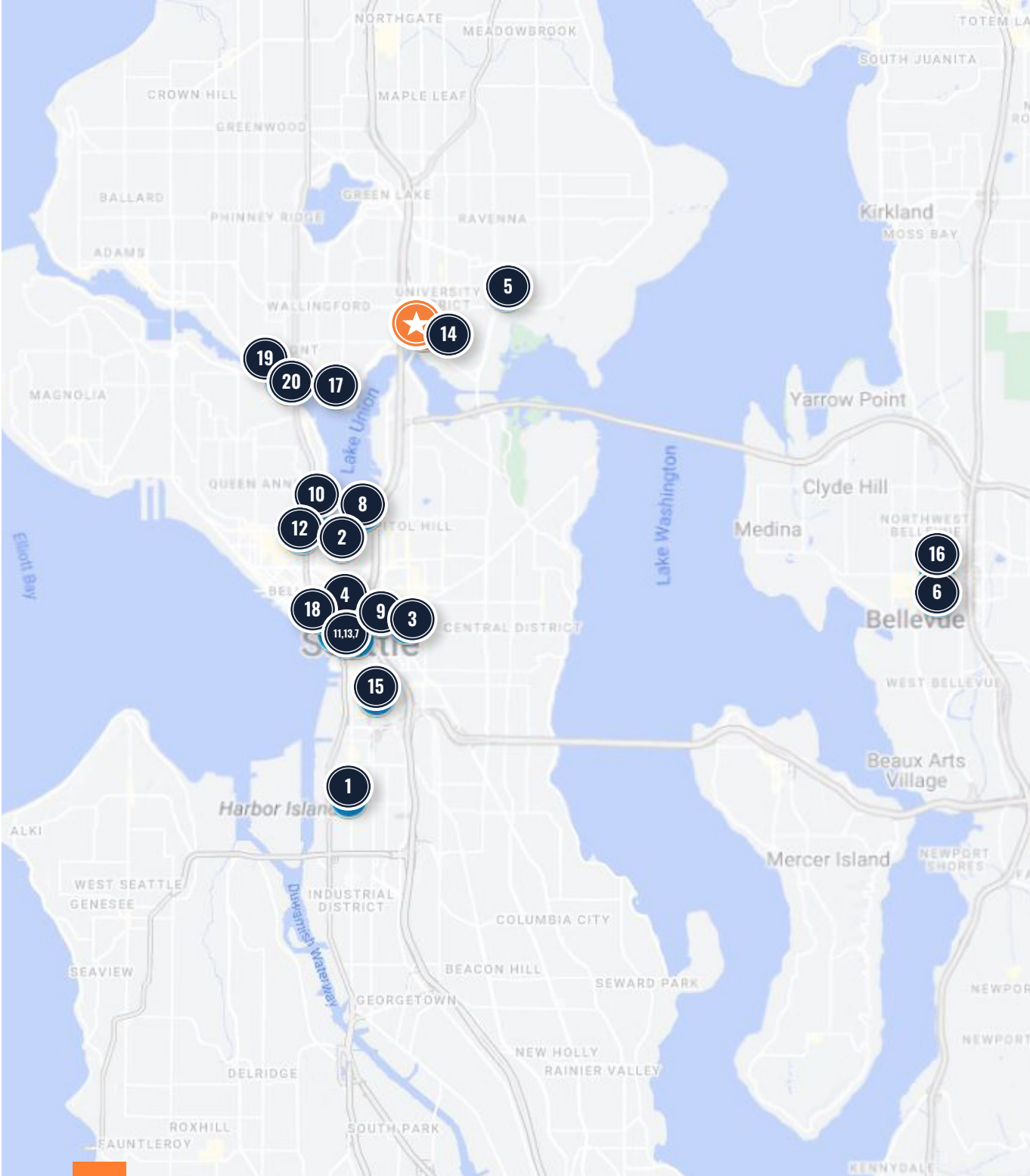
I-5 EXPRESS (220,755 VPD)

EASTLAKE AVE E (24,667 VPD)

NE NORTHLAKE WAY (10,000 VPD)

NE BOAT ST

Fritz Hedges Waterway Park



MAJOR EMPLOYERS

4100 ROOSEVELT WAY NE	
1	Starbucks Corporation
2	Amazon
3	Swedish Medical Services
4	Nordstrom
5	Apple
6	Expedia Group Inc
7	Safeco Insurance
8	Fred Hutchinson Cancer Research Center
9	Virginia Mason Medical Center
10	Meta
11	Zillow Group Inc
12	Bill & Melinda Gates Foundation
13	Qualtrics
14	University of Washington
15	Oracle
16	Dell Technologies
17	Tableau Software Inc
18	Indeed
19	Google
20	Adobe Systems

UNIVERSITY DISTRICT

AREA OVERVIEW: UNIVERSITY DISTRICT IN SEATTLE, WA

The University District is a vibrant and diverse neighborhood located in northeast Seattle, adjacent to the University of Washington's Seattle campus.

STUDENT POPULATION AND CULTURAL SCENE

The neighborhood is primarily known for its thriving student population, with the University of Washington serving as the central hub of activity. With over 48,000 students enrolled in the University, the area is home to a diverse mix of cultures and backgrounds. Alongside the student population, the University District is also home to a thriving arts scene, with a variety of galleries, theaters, and music venues showcasing local talent.

COMMERCIAL CENTER

The neighborhood boasts a bustling commercial center, known as "The Ave," which is home to an array of shops, restaurants, and cafes. The area is also known for its vibrant farmer's market, which takes place year-round and features a range of local vendors and producers.

PARKS AND OUTDOOR SPACES

In addition to its cultural and commercial offerings, the University District is also home to a number of parks and outdoor spaces, including Ravenna Park, Cowen Park, and the Burke-Gilman Trail. These areas provide ample opportunities for outdoor recreation and relaxation, and are popular destinations for locals and visitors alike.

CONCLUSION

Overall, the University District is a dynamic and diverse neighborhood that offers something for everyone, from its thriving student population to its bustling commercial center and ample outdoor spaces.

W
UNIVERSITY of
WASHINGTON

520 FEET

TO UNIVERSITY OF WASHINGTON

0.4 MILES

TO U DISTRICT LIGHT RAIL STATION

0.4 MILES

TO UW MEDICAL CENTER

0.6 MILES

TO 1-5 EXPRESS

1.4 MILES

TO UNIVERSITY VILLAGE

1.8 MILES

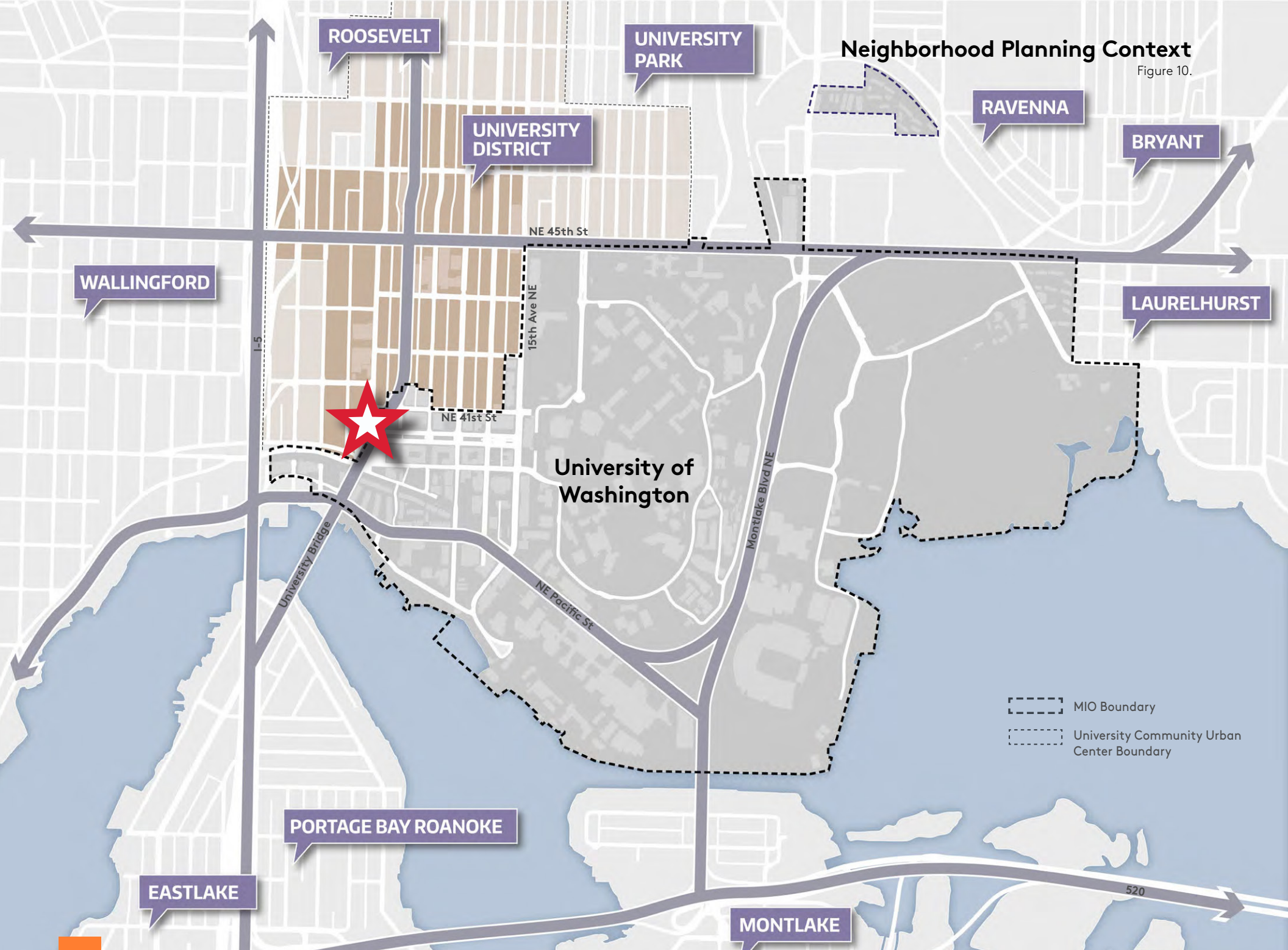
TO UNION BAY NATURAREA

4.1 MILES

TO DOWNTOWN SEATTLE

Neighborhood Planning Context

Figure 10.










UNIVERSITY OF WASHINGTON

West Campus

West Campus is the most urban of the four campus sectors and accommodates a wide range of uses including student housing, academic, research, and cultural programs. Given its regional transportation access from I-5, regional transit services, retail, research in numerous fields, as well as cafes, industry

partners, and a significant supply of the UW-operated student housing, West Campus is uniquely positioned to develop as an "innovation district" within the broader Seattle region (see page 78 for more detail on the UW's history of innovation activity). The long-term vision for West Campus:

-  Significant Pedestrian Path
-  Significant Open Space
-  Active Ground Floor
-  Existing Building
-  Potential Building
-  Gateway
-  Potential Street Vacation





LAURELHURST

CENTRAL HOUGHTON

HUNTS POINT

EVERGREEN POINT

BELLEVUE

WEBSTER POINT

EVERGREEN POINT
FLOATING BRIDGE



University of Washington



THE STANDARD

THE STANDARD

THE ACCOLADE

WELLS FARGO

NE 42ND ST

NE 41ST ST

NE CAMPUS PKWY (8,000 VPD)

EASTLAKE AVE E (24,667 VPD)

4100 ROOSEVELT WAY NE

ROOSEVELT WAY NE





DOWNTOWN SEATTLE

amazon

Google

BELLTOWN

Meta

EAST QUEEN ANNE

Queen City
Yacht Club

SOUTH LAKE UNION

WESTLAKE

PORTAGE BAY

NORTHLAKE

University of
Washington

EASTLAKE AVE E (24,667 VPD)

5

I-5 EXPRESS (220,755 VPD)

AUGUSTA
APARTMENTS

ROOSEVELT WAY NE (11,333 VPD)

4100
ROOSEVELT
WAY NE

11TH AVE NE (9,499)

NE 42ND ST (4,986 VPD)

Light Rail Expansion Project

The Light Rail Expansion Project in Seattle is an ongoing project that aims to expand the city's public transportation system. The project is managed by Sound Transit, a regional transit agency, and it includes the construction of several new light rail lines and stations throughout the Seattle metropolitan area.

One of the stops along the light rail expansion project is the University District Station, which is located in the heart of the University District neighborhood, adjacent to the University of Washington campus. The station is part of the Northgate Link Extension, which is a 4.3-mile light rail extension that connects the University District to Northgate, a neighborhood to the north of Seattle.

The University District Station is an underground station that is accessible via two entrances on either side of NE 43rd Street. The station features two platforms, each with two tracks, and it is equipped with elevators, escalators, and stairs to facilitate access for all riders.

The University District Station is a major transportation hub that provides convenient access to the University of Washington campus, as well as to other destinations throughout Seattle. From the station, riders can connect to several bus routes, including the RapidRide E Line, which provides frequent service to downtown Seattle and other neighborhoods.

The Light Rail Expansion Project, including the University District Station, is expected to have a significant impact on transportation in Seattle, providing a faster, more reliable, and more sustainable mode of transportation for commuters and residents alike.

The Subject Property is within an enjoyable 6-minute walking distance of the U-District Link Light Rail Station.



Light Rail Expansions in Seattle



Seattle



INTRODUCTION

Seattle, Washington is a vibrant and diverse city located in the Pacific Northwest region of the United States. Known for its stunning natural beauty, thriving economy, and unique cultural offerings, Seattle is a popular destination for tourists, professionals, and families alike.

NATURAL BEAUTY AND SUSTAINABILITY

The city is situated on the shores of Puget Sound and is surrounded by a stunning landscape of mountains, forests, and waterways. Seattle is a city that values sustainability and environmental stewardship. The city has made significant investments in green infrastructure and alternative transportation options, including an extensive network of bike lanes and pedestrian paths.

CULTURAL OFFERINGS

Seattle is known for its dynamic cultural scene, which includes a wide range of museums, art galleries, music venues, and theaters. The city is home to some of the world's most innovative and successful companies, including Amazon, Microsoft, and Boeing.

DIVERSE AND WELCOMING COMMUNITY

Seattle is also known for its diverse and welcoming community. The city is home to people from all walks of life, and its neighborhoods reflect this diversity. From the historic streets of Pioneer Square to the hipster haven of Capitol Hill, each neighborhood in Seattle has its own unique character and charm.

ECONOMIC OPPORTUNITIES

Seattle is a thriving city with a strong economy, anchored by several major industries, including technology, healthcare, and aerospace. The city offers numerous job opportunities for professionals and has a robust startup scene, making it an excellent destination for entrepreneurs.

CONCLUSION

Overall, Seattle is a city that offers a rich blend of natural beauty, cultural offerings, economic opportunities, and community spirit. Whether you're looking to visit, work, or live in Seattle, there's something for everyone in this dynamic and exciting city.

769,000

TOTAL POPULATION

\$102,486

MEDIAN HOUSEHOLD INCOME

35.5

MEDIAN AGE

Demographics

By Radius



POPULATION WITHIN
A 1-MILE RADIUS

48,436



POPULATION WITHIN
A 5-MILE RADIUS

543,760



AVG HH INCOME WITHIN
A 5-MILE RADIUS

\$157,488



MEDIAN HH INCOME
WITHIN A 1-MILE RADIUS

\$63,318



HOUSEHOLDS WITHIN
A 5-MILE RADIUS

269,322



OWNER OCCUPIED HH
WITHIN A 5-MILE RADIUS

111,164



RENTER OCCUPIED HH
WITHIN A 5-MILE RADIUS

158,159



MEDIAN AGE WITHIN
A 1- MILE RADIUS

23.5

DEMOGRAPHICS BY RADIUS	1-MILE	3-MILE	5-MILE
Population	52,547	322,520	589,881
Households	18,630	146,386	269,322
Average Household Income	\$122,280	\$164,110	\$157,488
Median Household Income	\$66,318	\$112,152	\$107,947

DEMOGRAPHICS BY RADIUS	1-MILE	3-MILE	5-MILE
Median Age	23.5	33.5	35.2
Owner Occupied Households	4,735	58,414	111,164
Renter Occupied Households	13,895	87,971	158,159
Average Household Size	2.0	1.9	1.9

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