

17062 12TH AVE NE  
SHORELINE, WA 98155

  
**Windermere**  
REAL ESTATE

**FOR SALE: NORTH CITY COMMERCIAL LAND  
DEVELOPMENT OPPORTUNITY**  
14,820 SF PARCEL (.34 Acres)



EXECUTIVE SUMMARY

**EXCLUSIVELY OFFERED BY:**

Windermere Real Estate/Shoreline  
900 N. 185th Street, Shoreline, WA 98155

[jcg@windermere.com](mailto:jcg@windermere.com)  
[NorthCityDevSite.com](http://NorthCityDevSite.com)

**JC Gagnaire** (206) 769-5671  
**Chris Haynes** (206) 353-0134

  
**Windermere**  
COMMERCIAL

Information deemed reliable, but not guaranteed. Buyer to verify all information to own satisfaction.



# 17062 12TH AVE NE SHORELINE, WA 98155

## OFFERING SUMMARY

<b>Address</b>	17062 12th Ave NE Shoreline, WA 98133
<b>County</b>	King
<b>Subdivision</b>	Northend Country Estates
<b>Submarket</b>	North City
<b>Offering Price</b>	\$1,099,950
<b>Price PSF</b>	\$74.22
<b>Land SF</b>	14,820 SF
<b>Land Acres</b>	.34 AC
<b>Ownership Type</b>	Fee Simple
<b>Zoning Type</b>	Commercial, Retail, Multi-Family
<b># of Parcels</b>	1
<b>APN</b>	6163901462

## PROPOSED FINANCING

<b>Loan Type</b>	Amortized
<b>Down Payment</b>	\$274,987.50
<b>Loan Amount</b>	\$824,962.5
<b>Interest Rate</b>	6.2%
<b>Annual Debt Service</b>	\$64,998.67
<b>Loan to Value</b>	75%
<b>Amortization Period</b>	25 Years

## DEMOGRAPHICS

<b>2024 Summary</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population</b>	17,667	146,740	356,949
<b>Median HH Income</b>	\$124,761	\$106,351	\$114,258
<b>Average HH Income</b>	\$170,663	\$152,675	\$166,741



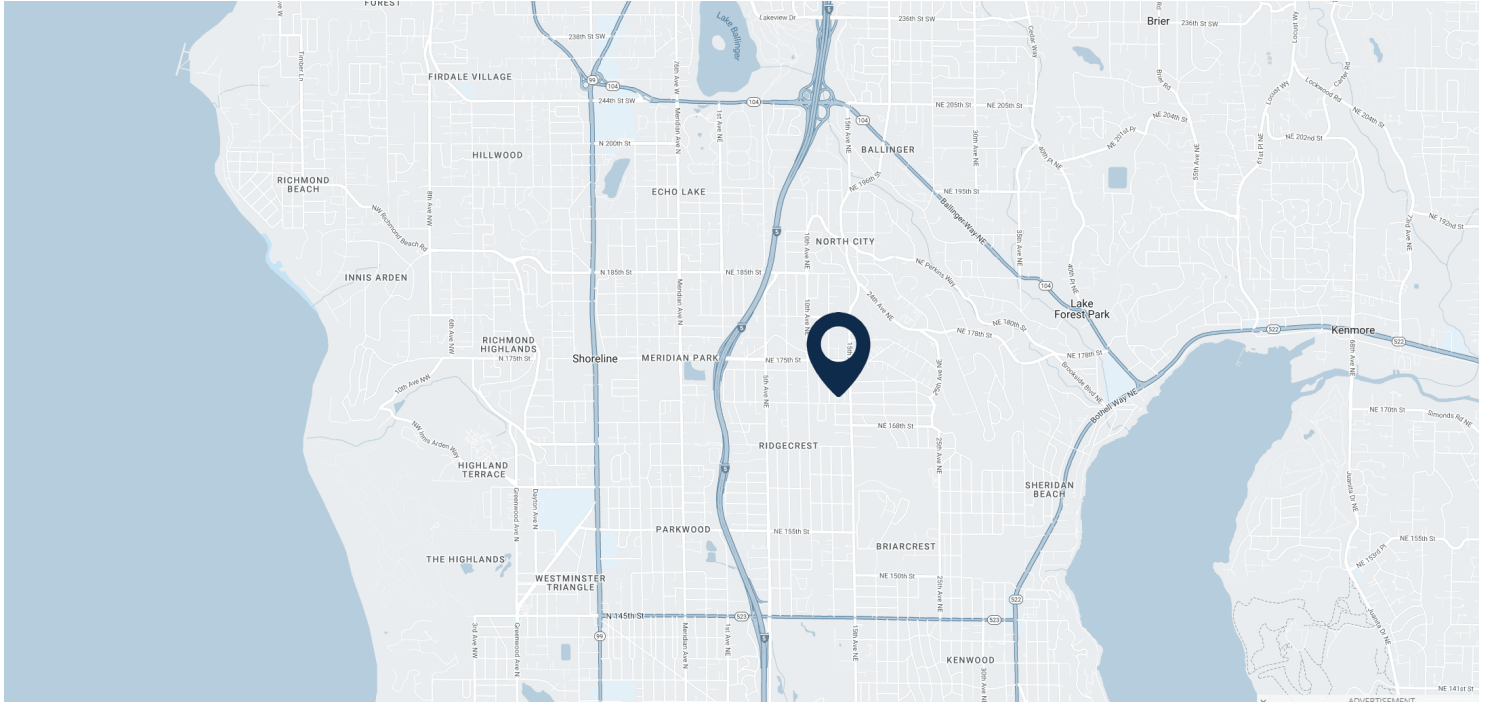
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LOT SIZE:  
**14,820 SF / .34 AC**



ZONING:  
**CB (COMMERCIAL BUSINESS)**



LIST PRICE:  
**\$1,099,950**



SUBDIVISION:  
**NORTHEND  
COUNTRY ESTATES**



PARCEL NUMBERS:  
**1**



DIRECTIONS:  
**FROM I-5, EAST ON NE 175TH,  
SOUTH ON 12TH AVE NE,  
PROPERTY ON LEFT SIDE**

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**PARCEL MAP**



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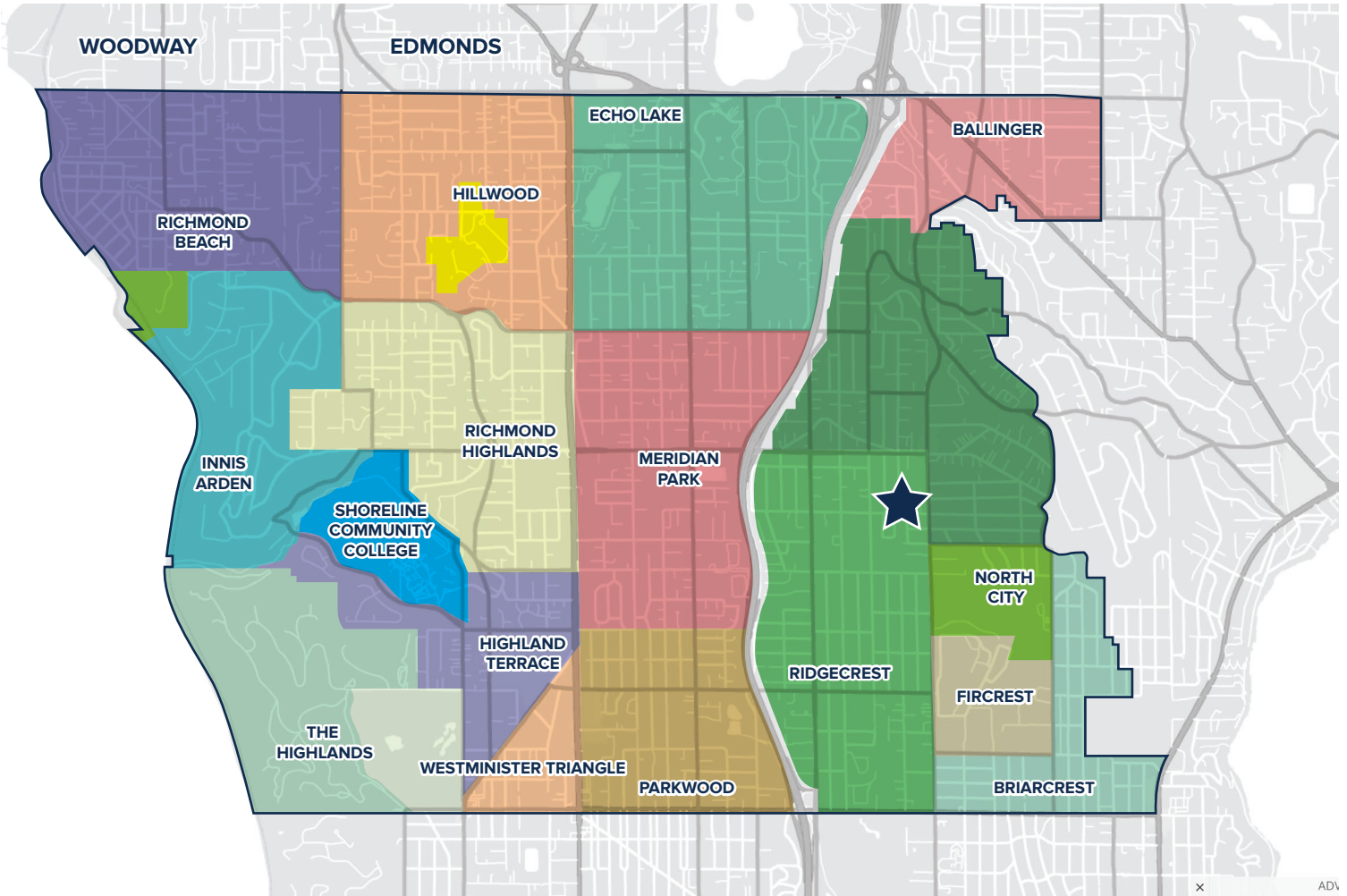
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**NEIGHBORHOOD MAP**





















**LEGEND**

City Limit

 City Boundary

City Limit

- |  |  |  |
|--|--|--|
|  Ballinger         |  Hillwood       |  Richmond Highlands          |
|  Briarcrest        |  Innis Arden    |  Ridgecrest                  |
|  Crista Ministries |  Meridian Park  |  Seattle Golf Club           |
|  Echo Lake         |  North City     |  Shoreline Community College |
|  Fircrest          |  Parkwood       |  The Highlands               |
|  Highland Terrace  |  Richmond Beach |  Westminister Triangle       |

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## RETAIL MAP



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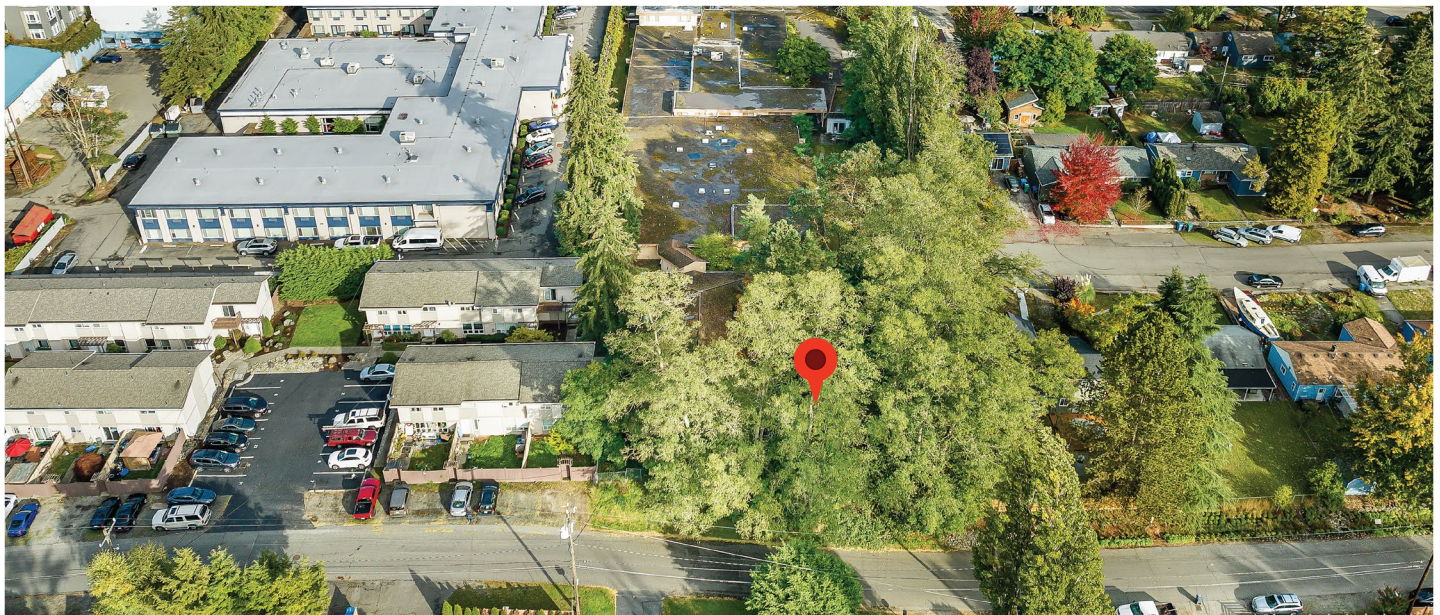
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**AERIAL MAP**



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## SHORELINE

### Shoreline is Seattle's closest neighbor to the North.

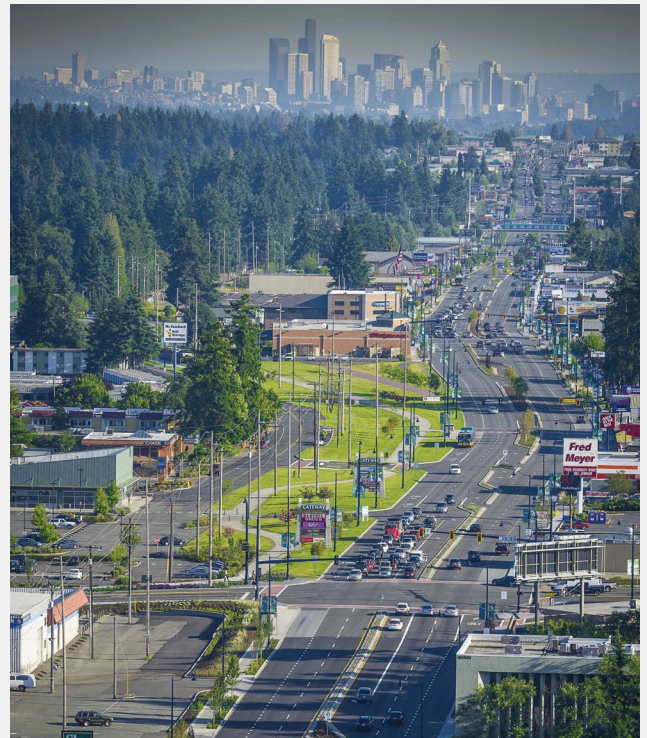
The two cities are basically linked together with minimal physical or geographical barrier in between. This is why Shoreline is appealing for commuters and anyone who wants to claim "North Seattle" as their home.

Shoreline, incorporated as a city in 1995, has a unique history and character derived from original settlements dating back to the late 1800s. The quality that brought early settlers to the area remains the same to this day: location.

The City of Shoreline offers classic Puget Sound beauty and the convenience of suburban living with the attractions of nearby urban opportunities. From stunning views of Puget Sound to many community activities such as indoor swimming, nature trails and beach access, Shoreline's more than 400 acres of park land and open space offer a variety of recreation and outdoor experiences.

The city recently invested \$18.5 million to improve its parks, which include saltwater shoreline, a botanical garden, an interurban trail and hiking trails, and newly improved athletic fields, courts and playgrounds. Shoreline shares its south border with Seattle and downtown Seattle is approximately 9 miles away.

Public transportation is readily available and easy to access. Metro Transit, Community Transit and Sound Transit all provide services to the surrounding communities and to the central business district.



## TOP JOB SECTORS:

- Administrative: 12.6%
- Management: 10.9%
- Sales: 9.8%
- Educational: 5.8%
- Food Service: 5.8%
- Financial: 5.7%
- Production: 5.1%
- Personal Care: 4.9%
- Comp/Mathematical: 4.6%
- Health Practitioners: 4.3%

\* [datausa.io/profile/geo/shoreline-wa/](https://datausa.io/profile/geo/shoreline-wa/)

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## SHORELINE UPZONE

### **Chris Haynes & JC Gagnaire**

#### **Commercial Brokers**

Together, Chris & JC have more than 29 years of combined experience, and they are currently working with local home builders and commercial developers. They have successfully completed transactions over \$200,000,000, and their projects for 2024 are valued at over \$25 million.

Chris's local expertise and extensive commercial real estate experience benefits property owners, developers, builders, and investors at every stage of every real estate transaction with clear support, strong communication, and expert negotiations.

Chris considers the greater Seattle area an excellent place to reside and would love to share with you his enthusiasm for the many neighborhoods that encompass it. He prides himself on providing unparalleled service and looks forward to developing a long-term relationship with everyone he serves.

JC's wealth of commercial and residential experience in the greater Seattle area allows him to consistently identify key opportunities for his clients, whether it's establishing a proven marketing plan, evaluating properties, or reviewing technical and legal points. JC produces impressive results and takes every measure to assure that all of his clients' real estate goals are achieved.

JC positions himself globally on the internet through various networking channels so he can act as a liaison between Seattle sellers and international developers, builders, and investors in the continuing emerging Seattle area. He has his clients' best interests in mind and uses strong perseverance to assure their real estate goals are achieved and he is persistent in negotiating the best results.

Please consider that Chris & JC are viable counsel as Commercial Brokers with regards to the Shoreline Mixed Use Residential Zoning, and they would invite you the opportunity to utilize them as advocates and allow their expertise to be your resource. You would be offered access to their professional network, including attorneys, tax specialists, real estate builders and developers, among others, to help you meet your objectives.



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