

Columbia City Townhome Project

27th and Andover, Seattle

J a m e s T j o a & A s s o c i a t e s

- Plans drawn for 24 zero-lot line, fee simple townhomes with all required permits available
- Complete development project for sale including land, environmental reports, civil and structural engineering, architects' plans and more
- Marketable unit mix of 3Bd/2.5Ba and 3Bd/1.5Ba floor plans ranging from approx. 1150 to 1650 square feet
- One or two car attached garages per plan
- Development site offers 24,929 sq ft of L-3 zoned land
- Site lies adjacent to [Rainier Vista](#), one of Seattle's most anticipated planned neighborhood developments
- Located ten minutes from downtown Seattle with easy access to I-5 and I-90
- Located within walking distance of LINK LightRail stations



An exceptional value at \$979,000, or just over \$40,000 per unit, for a ready-to-build townhome project.



Artist's rendering of completed townhome units



Project site includes a six contiguous parcels with alley access.

Information contained herein, including but not limited to square footage, development potential, and zoning deemed reliable but not guaranteed. Purchaser to verify any and all information to their own satisfaction



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LOCATION

The 27th Avenue development site is ideally located in the greater Columbia City neighborhood, adjacent to Rainier Vista. Though these neighborhoods were once overlooked, the area has experienced a significant economic and cultural revitalization, bringing with it an influx of homebuyers. As expected, real estate values have climbed substantially over recent years, with an appreciation rate on par with the majority of Seattle neighborhoods.

Rainier Vista, which sits across from the development site, is a brand new planned community of single family homes, townhomes, shops, and services. The project is being developed by four separate Northwest homebuilders working together to offer market value homes that meet Built Green standards. The community is designed to encourage interaction among neighbors by incorporating front porches, sidewalks, parks, playgrounds, community centers, and meeting space.

As part of the greater Columbia City neighborhood, the 27th Ave site, along with Rainier Vista, enjoys access to one of Seattle's greatest urban renewal success stories. Despite receiving designation as a landmark neighborhood and historical district in 1978, the community experienced depressed growth throughout the 70s, 80s, and early 90s. Thanks to forward-thinking developers, thoughtful investors, involved residents, and concerned community activists, Columbia City has emerged as one of Seattle's most vibrant neighborhoods.

With its unrivaled ethnic diversity, Columbia City features cuisine, markets, and boutique offerings which span the globe. Diners also have their pick of sunny outdoor cafés, lively taverns, or more intimate upscale dining. Coffee shops, bookstores, art walks, a weekly farmer's market, and regular community events add to Columbia City's cultural vibe and welcoming neighborhood feel. While residents certainly appreciate the variety of dining, shopping, recreation, and arts offerings, Columbia City has also become a "destination neighborhood," which sees many visitors from all of Seattle's neighborhoods who want to experience the unique character of Columbia City.

Another asset of the 27th Ave development site is its proximity to downtown and major transportation. Downtown Seattle is about a 10 minute drive and I-5 and I-90 are just a few minutes away. Both the Mount Baker and Columbia City LINK Light Rail stations are within walking distance of the site. The site is also a short bike ride from Seward Park and Lake Washington, Jefferson Golf Course, the Chief Sealth biking/hiking trail, as well as area schools, grocery stores, and shopping centers.

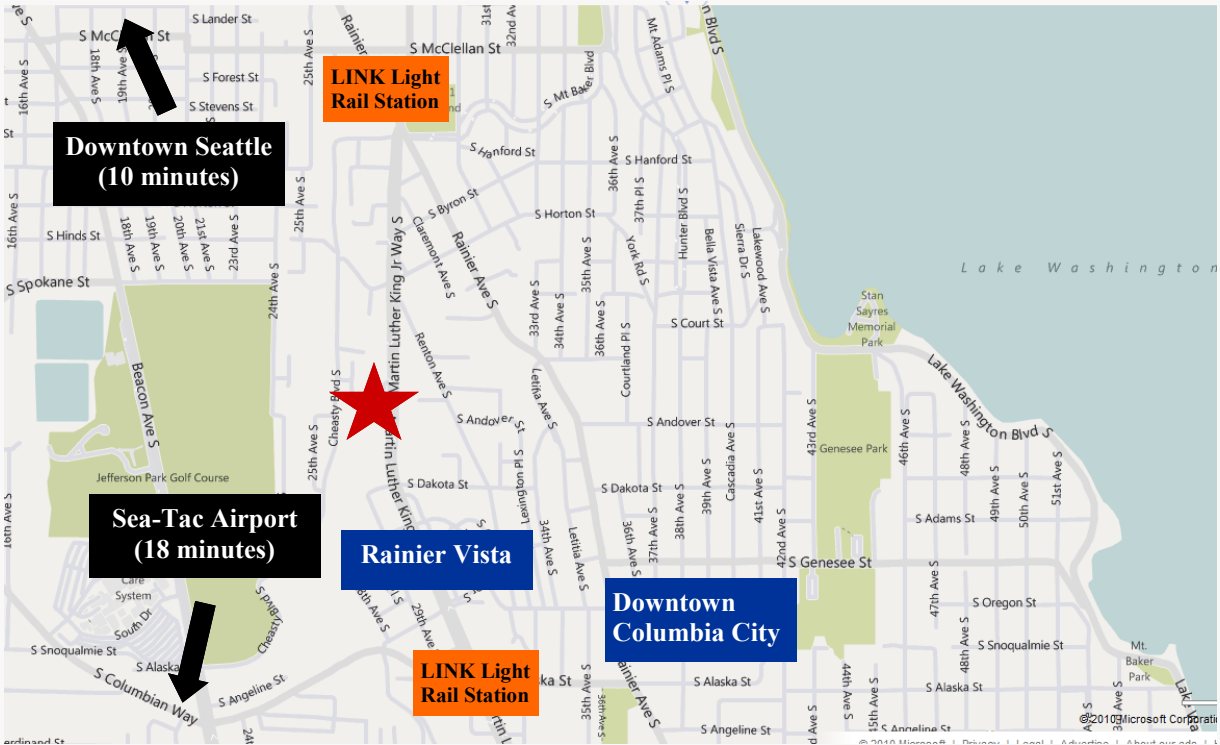
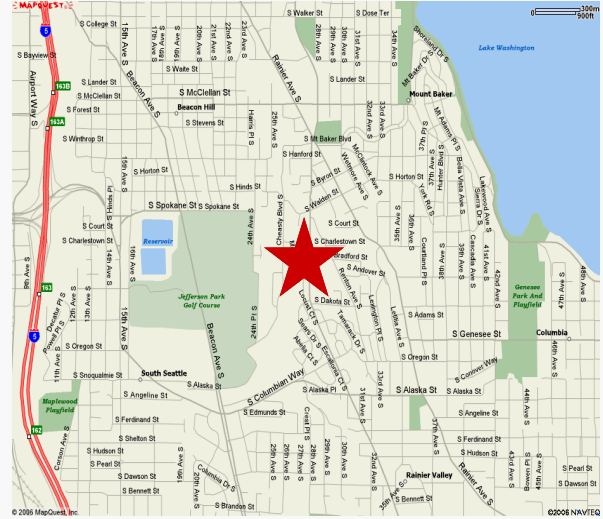
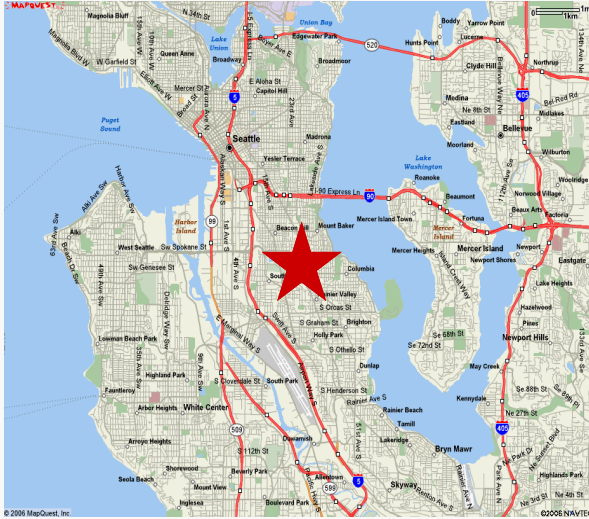


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MAPS



Columbia City Townhome Project

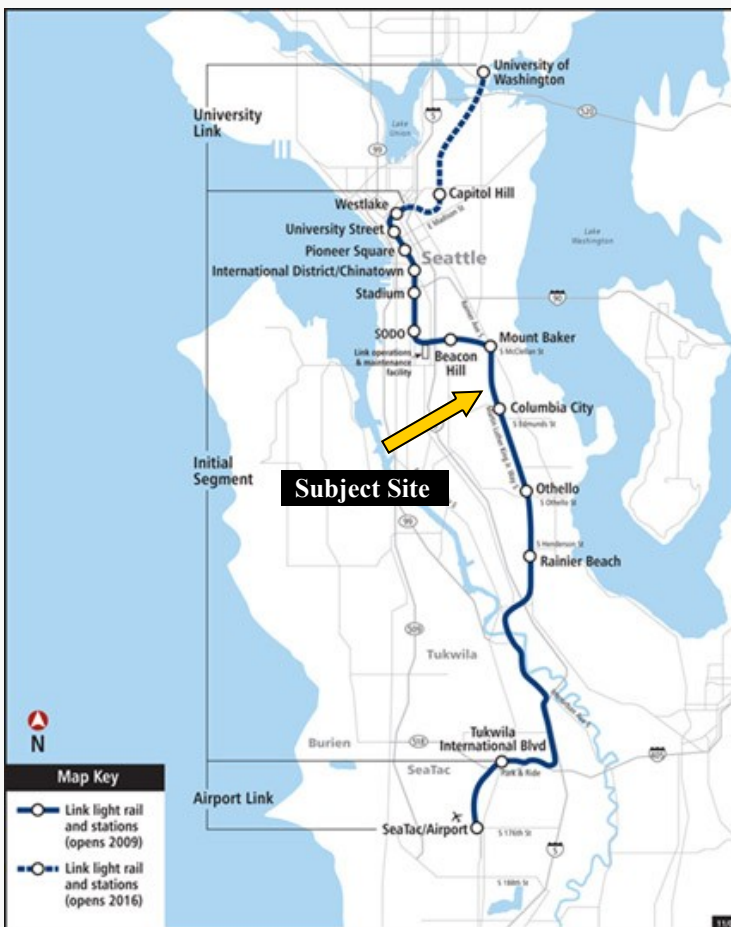
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JAMES TJOA & ASSOCIATES

LINK Light Rail

In 2009, Seattle opened its Columbia City and Mount Baker LINK Light Rail stations, which are each within walking distance of the project site. The station features landscaped plazas and secure areas for bicycle parking. Light rail allows area commuters to reach the International District/Chinatown in 9 minutes and Westlake Center, Seattle's shopping hub, in just 15 minutes. Planners estimate that the stations will achieve a ridership of nearly 3,000 daily boardings.

These stations is just two of thirteen which currently dot the 13.9 mile rail line. A second phase of the light rail is currently being developed, which will eventually bring commuters through Capitol Hill and ending at the University of Washington. At its completion, light rail will total 15.6 miles. To encourage ridership and make the experience enjoyable and safe for pedestrians, the city has also improved sidewalks and installed signaled crosswalks along the Light Rail line.



Project map from Sound Transit which depicts current and future Light Rail stops.



Having two stations in close proximity to the subject site is appealing to potential homeowners as it allows for the option of a car-free lifestyle. It offers environmentally-friendly transportation to downtown Seattle, and affordable and convenient transportation to Sea-Tac Airport.

For fun and entertainment, Light Rail also reaches the Stadium District, which is home to Safeco Field (Seattle Mariners) and Qwest Field (Seattle Seahawks). Cultural and dining experiences are also within easy access via the International District and Pioneer Square Light Rail stops.



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UNIT COUNT

27th Ave Buildings

| | | | | |
|-------|-------------|------------|-------------|---------------|
| Lot 1 | Unit 1A | 1650 Sq Ft | 3 Bd/2.5 Ba | 1+ Car Garage |
| | Unit 1B, 1C | 1450 Sq Ft | 3 Bd/2.5 Ba | 1 Car Garage |
| | Unit 1D | 1620 Sq Ft | 3 Bd/2.5 Ba | 1+ Car Garage |
| Lot 2 | Unit 1A, 1D | 1620 Sq Ft | 3 Bd/2.5 Ba | 1+ Car Garage |
| | Unit 1B, 1C | 1420 Sq Ft | 3 Bd/2.5 Ba | 1 Car Garage |
| Lot 3 | Unit 1A, 1D | 1620 Sq Ft | 3 Bd/2.5 Ba | 1+ Car Garage |
| | Unit 1B, 1C | 1420 Sq Ft | 3 Bd/2.5 Ba | 1 Car Garage |

Alley Side Buildings

| | | | | |
|-------|-------------|------------|-------------|---------------|
| Lot 1 | Unit 2A | 1450 Sq Ft | 3 Bd/2.5 Ba | 1+ Car Garage |
| | Unit 2B, 2C | 1150 Sq Ft | 3 Bd/1.5 Ba | 1 Car Garage |
| | Unit 2D | 1356 Sq Ft | 3 Bd/2.5 Ba | 1+ Car Garage |
| Lot 2 | Unit 2A, 2D | 1356 Sq Ft | 3 Bd/2.5 Ba | 1+ Car Garage |
| | Unit 2B, 2C | 1150 Sq Ft | 3 Bd/1.5 Ba | 1 Car Garage |
| Lot 3 | Unit 2A, 2D | 1356 Sq Ft | 3 Bd/2.5 Ba | 1+ Car Garage |
| | Unit 2B, 2C | 1150 Sq Ft | 3 Bd/1.5 Ba | 1 Car Garage |

SITE PLAN

