



# Pacific Rim Automotive

3810 Stone Way, Seattle, WA 98103

James Tjoa & Associates

- 19,004 sq ft development site in popular Wallingford neighborhood
- Flexible [C1-40 zoning](#) for multitude of uses including office, retail, multifamily and more
- Preliminary research show potential for 88 units including 7 live/work
- Potential for 10 year tax abatement program for multifamily development
- Also ideal auto services property with 8,469 sq ft warehouse area with 22' ceilings and dock high loading
- 3,316 sq ft office space, 3,391 sq ft basement, and 800 sq ft mezzanine area
- Air conditioning, three phase power, 5 bathrooms, and 2 kitchens
- [Located](#) within walking distance of the Burke-Gilman Trail and various neighborhood amenities
- Quick access to UW, Aurora/I-99, Downtown, and South Lake Union
- Offered for \$3,490,000



Pacific Rim Auto is conveniently located along Stone Way Ave North, which carries 14,200 cars per day past the site.



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## DEVELOPMENT



The corner parcel measures 19,004 square feet and has alley access. Flexible C1-40 zoning allows for multifamily, mixed-use, office, retail, and other uses.

There is potential for stunning Lake Union, downtown Seattle, and mountain views.

Located within the Fremont Hub Urban Village, the property may receive potential 10 year property tax abatement and reduced parking requirement.

DEMOGRAPHICS	1 mile
Population	25,604
% of Population Who Rent	60%
Median Household Income	\$54,413
Average Household Income	\$66,681



There are potential lake, mountain, and city views from the property. Lake Union is three blocks south of the site, as is the Burke-Gilman Trail.

The site is on several bus lines and Stone Way has dedicated bicycle lanes along the front of the property.

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## LOCATION

The property is located at the convergence of two of Seattle's most popular neighborhoods, Wallingford and Fremont. Both neighborhoods offer a variety of desirable amenities such as coffee shops, restaurants, and nightlife. There are also several recreational opportunities including the Burke-Gilman Trail, a 27-mile bike and pedestrian trail which winds through the city and the suburbs.

Gas Works Park, on the shores of Lake Union, is also a short walk away. Further to the north is Green Lake Park, Seattle's most popular park which receives an estimated 800,000 visitors per year.

Most of the people who live in the area surrounding the property are renters, including nearby college students and faculty. The University of Washington, which is less than 1.5 miles from the site, has 42,446 students, 75% of whom live off campus. Seattle Pacific University, which is also less than 1.5 miles from the site, has over 4,000 students.

For those who need to commute to Downtown Seattle, Aurora Ave/I-99 is quickly accessed from the property, as is Interstate-5. The South Lake Union neighborhood, home of Amazon and its 10,000 employees, is only 5 minutes away. Additionally, Brooks Sports recently announced that they would be opening their new headquarters four blocks away from the site, which will bring 300 employees to the immediate area.



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

## PHOTOS



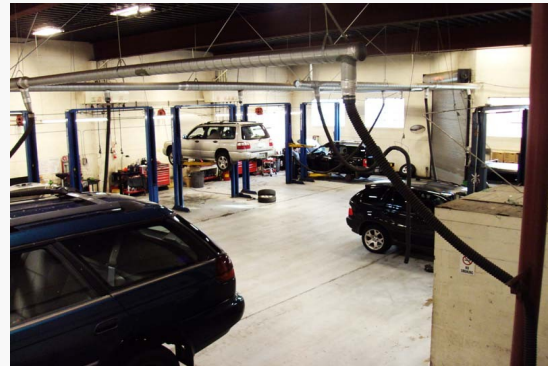
Ample parking for guests in 2 parking lots



Exterior view looking north



800sf mezzanine above service bays



Several service bays for owner/user



View of lobby entrance



Many loading bays available