

FOR SALE OR LEASE

SEATTLE DESIGN CENTER SOUTH

*Significant Price Reduction
to \$8,750,000 (\$343/SF)*

*Great Owner/User
Purchase Opportunity*

*Unbeatable, Assumable
Loan at 4.464%
(Current Balance Approx. \$5.5M)*

5811 6TH AVE S | SEATTLE, WA

 **Kidder
Mathews**

TABLE OF CONTENTS

01

EXECUTIVE
SUMMARY

02

PROPERTY
OVERVIEW

03

LOCATION
OVERVIEW

Exclusively listed by

BRIAN CLAPP

Executive Vice President
206.248.7316
brian.clapp@kidder.com

JIM KIDDER, SIOB

Executive Vice President
206.248.7328
jim.kidder@kidder.com

SPENCER CLAPP

First Vice President
206.248.7427
spencer.clapp@kidder.com

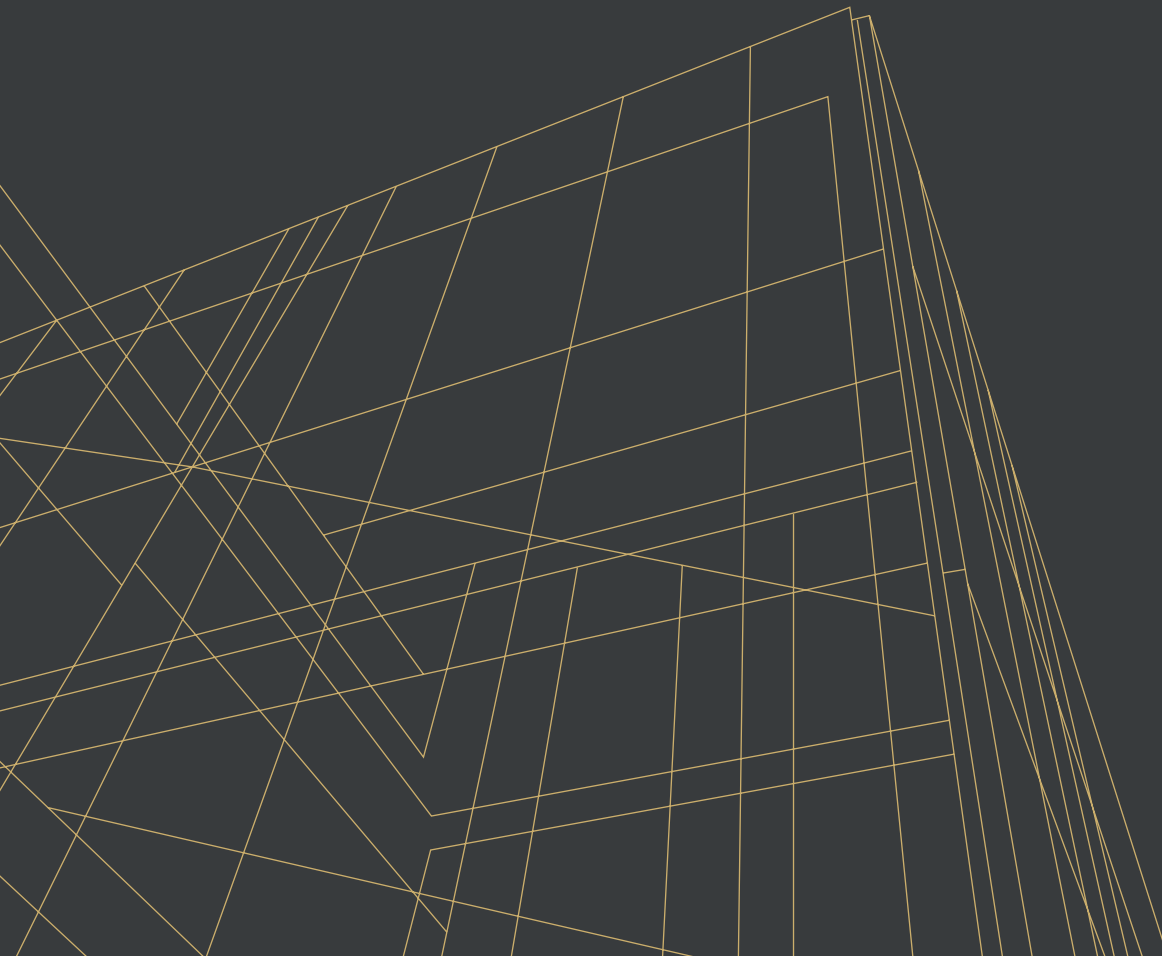
KIDDER.COM



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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.



EXECUTIVE SUMMARY

Section 01



Free-standing retail or office/flex building at 5811 6th Ave S in Seattle's Design District core. Approximately 25,500 SF on one level. Glass storefronts with awnings define the building's architectural centerpiece.

The single-story design accommodates retail, showroom, office, and roll-up door flex uses. Street-level space totals ±25,500 SF with broad storefront exposure to 6th Ave S. There is currently an approximately 11,500 SF vacancy which is ideal for an owner/user to occupy. The owner/user buyer will also enjoy net rent from three tenants of approximately \$30,000/Month.

The location suits an owner-user seeking identity or an investor targeting an adaptable, office/showroom building in the region's dominant design trade area. The asset's visibility, loading, on site parking, and vertical service core align with merchandising, show-rooming, and creative office concepts.

Unbeatable interest rate of 4.464% on assumable loan with current balance of approximately \$5.5M.

\$8,750,000

OFFERING PRICE

25,500

SQUARE FEET

\$24/SF NNN

LEASE RATE

SDC SOUTH IS A SUPERIOR ASSET IN SEATTLE/ GEORGETOWN

PROPERTY INFORMATION

ADDRESS	5811 6th Ave S, Seattle, WA
BUILDING	25,500 SF (11,500 SF Vacant for User)
LAND	43,556 SF / 1.00 AC (Parcel #273810-0380)
PRICE	\$8,750,000
LEASE RATE	Contact Brokers
YEAR BUILT	1967 / Remodeled 1989, 2020
CONSTRUCTION	Concrete Tilt
ZONING	MML U/85

\$8.75M

ASKING PRICE

25,500 SF

BUILDING SF





LOADING DOOR
OPPORTUNITY

OPPORTUNITY HIGHLIGHTS

Free-standing $\pm 25,500$ SF, single story retail/office/flex with 6th Ave S frontage

1.00 acre site in Georgetown Design Center suitable for broad commercial uses

11,500 RSF currently available in the middle of the building for Owner/User

Potential to have entire Building vacated

Ability to add a grade-level loading door to current vacant suite

All Suites have direct parking lot access

Approximately 35 on-site parking stalls provide convenient customer and employee parking along with street parking near by

Exposed beams with natural wood ceilings

Adjacent to the Seattle Design Center

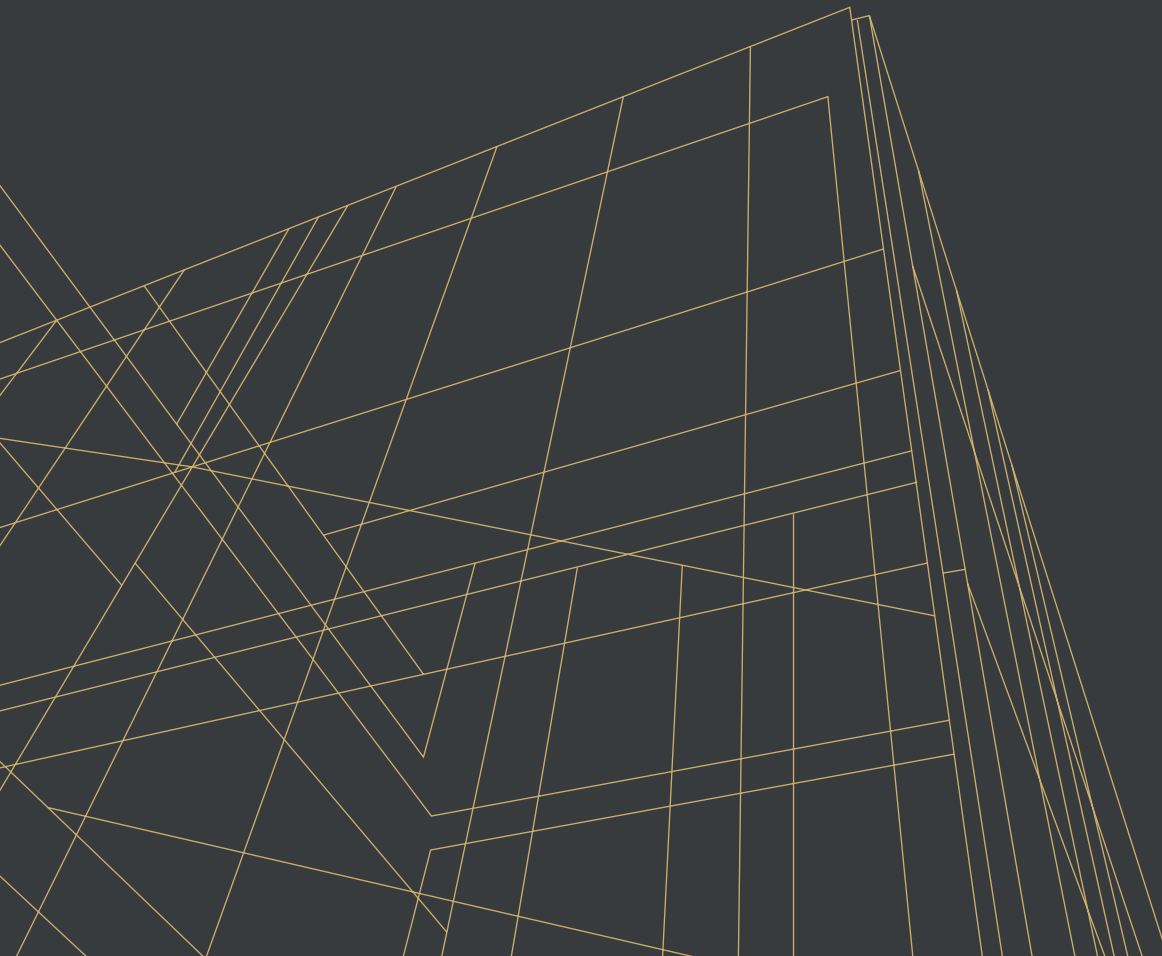
Owner/user can enjoy approximately \$30,000/Month in Net Tenant Income

Immediate access to I-5 for regional reach and 3 miles to downtown Seattle

Owner/user purchase opportunity in the heart of the Georgetown Design Center area

OWNER/USER SUITE TO OCCUPY

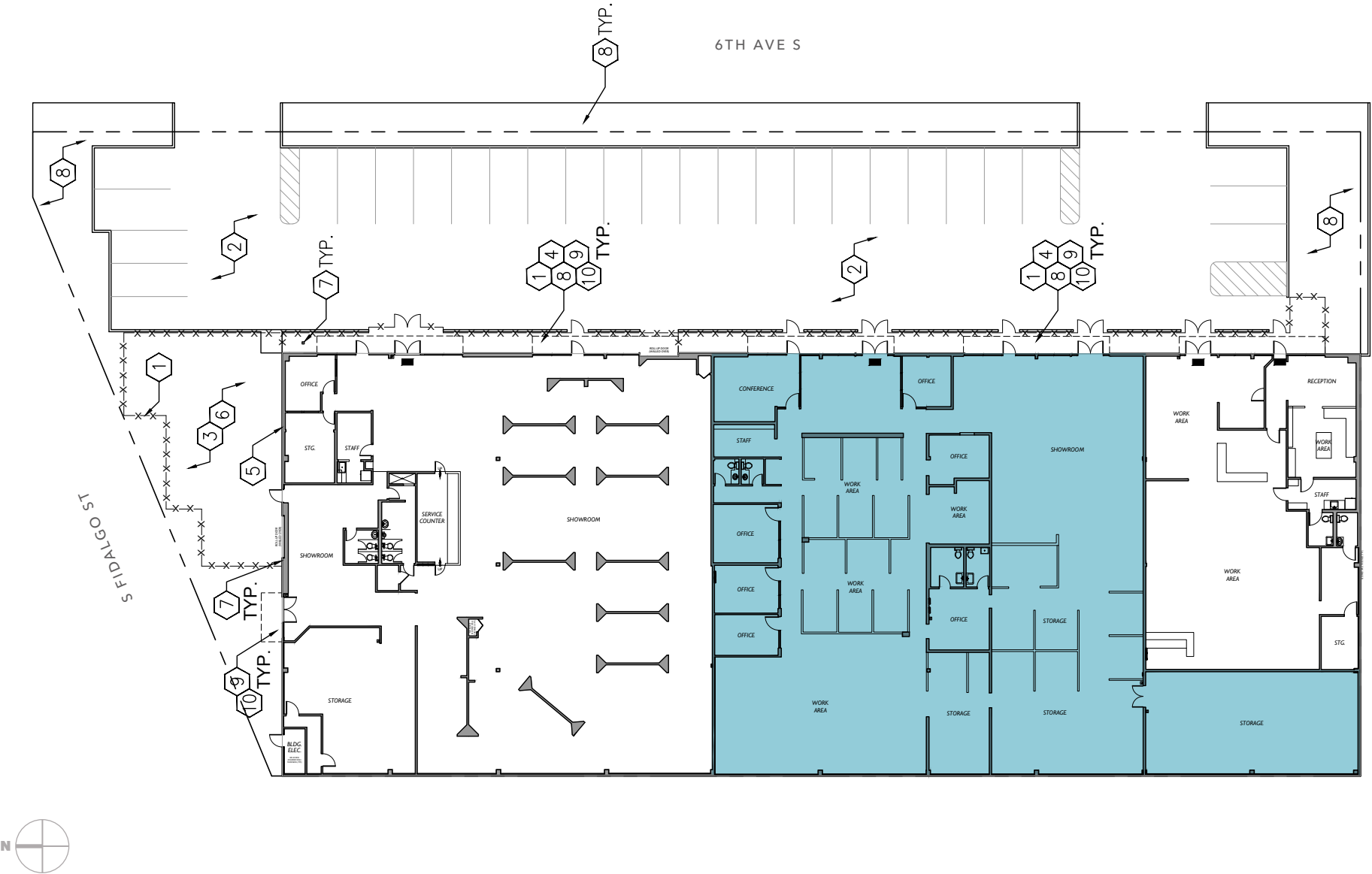


An abstract line drawing in a light gold color, depicting a complex, multi-faceted geometric structure that resembles a modern building's framework or a crystalline form. The lines intersect to create various rectangular and triangular shapes, some of which are tilted, giving a sense of depth and perspective. The drawing is positioned on the left side of the page, extending from the bottom towards the top.

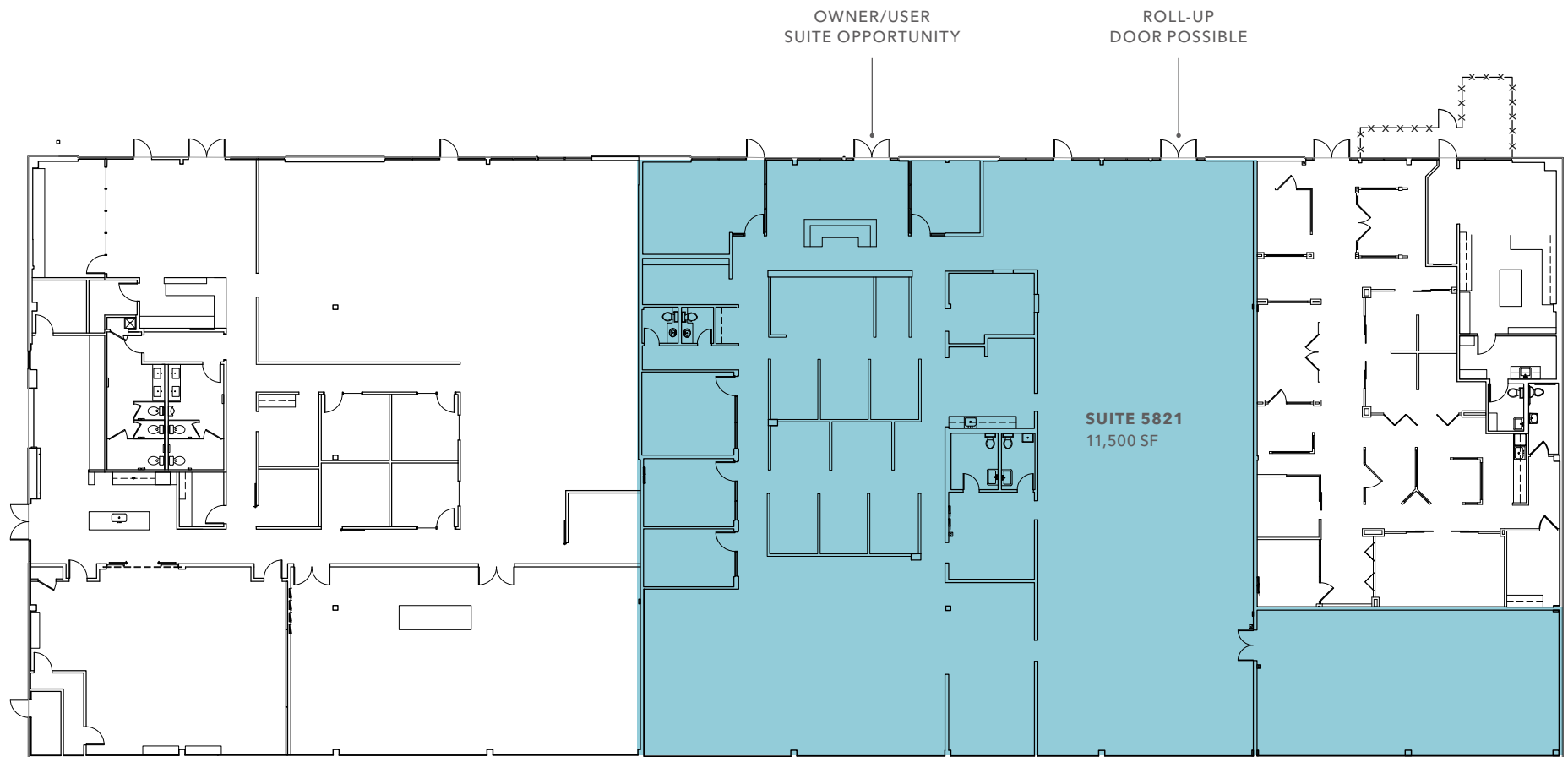
PROPERTY OVERVIEW

Section 02

SITE PLAN

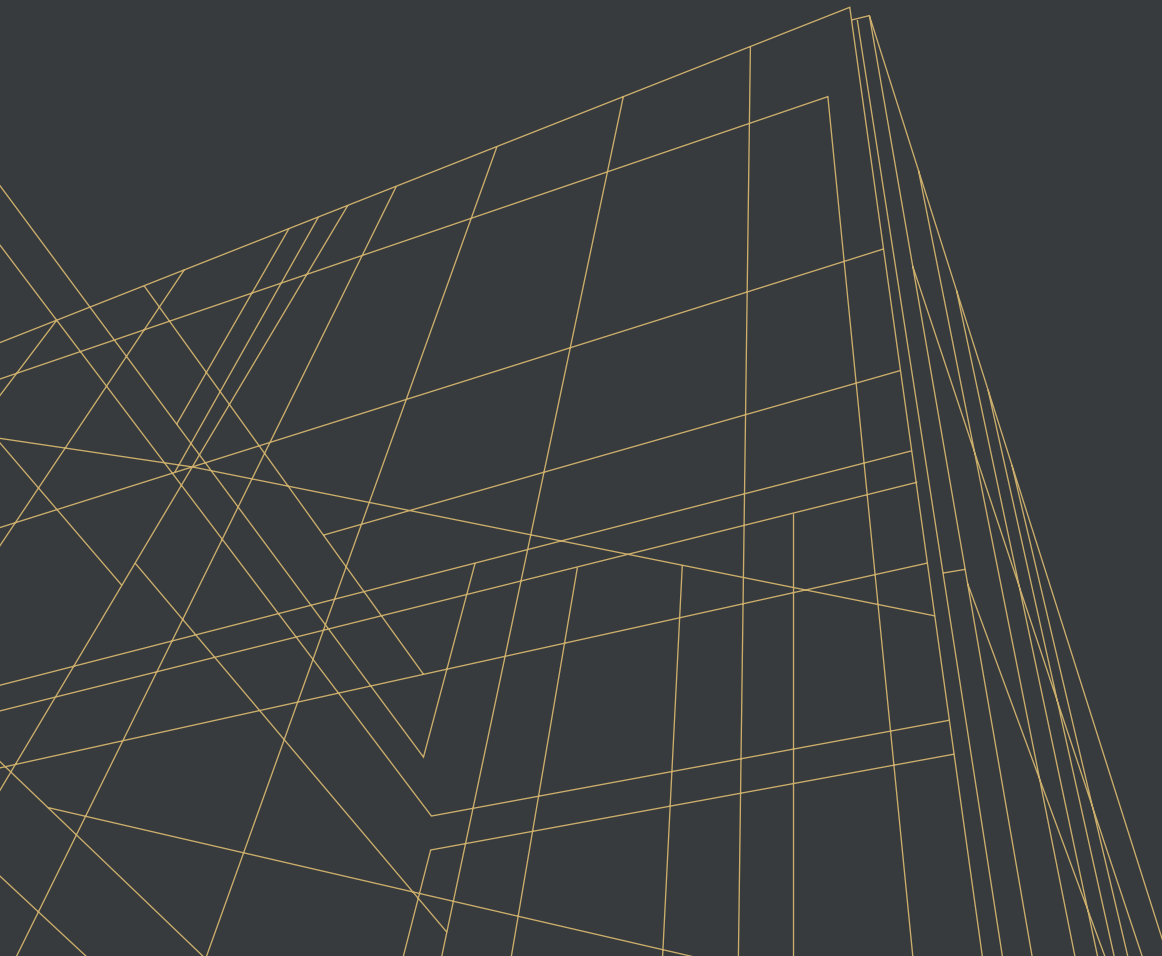


FLOORPLAN



EXECUTIVE SUMMARY



An abstract line drawing in a light beige color on a dark grey background. It depicts a complex, multi-layered geometric structure, possibly representing a building's framework or a series of overlapping planes. The lines are thin and create a sense of depth and perspective, with some lines converging towards a point on the right side of the image.

LOCATION OVERVIEW

Section 03



GEORGETOWN'S DESIGN CENTER OVERVIEW

The Seattle Design Center South is uniquely located in the heart of the Design Center area and a fantastic opportunity to locate your business in this thriving area.

Georgetown is Seattle's oldest neighborhood, it was first settled in 1851 and lies just three miles south of downtown. Today, it's known for its industrial-chic character, where red-brick buildings, breweries, art galleries, and a mix of restaurants and shops. The area has evolved into a trendy, walkable neighborhood with a vibrant, artistic community, surrounded by industrial areas.

The Seattle Design Center area stands out as a nationally recognized destination for fine home furnishings, offering everything from designer textiles and rugs to bespoke lighting, curated art, and comprehensive kitchen and bath solutions.

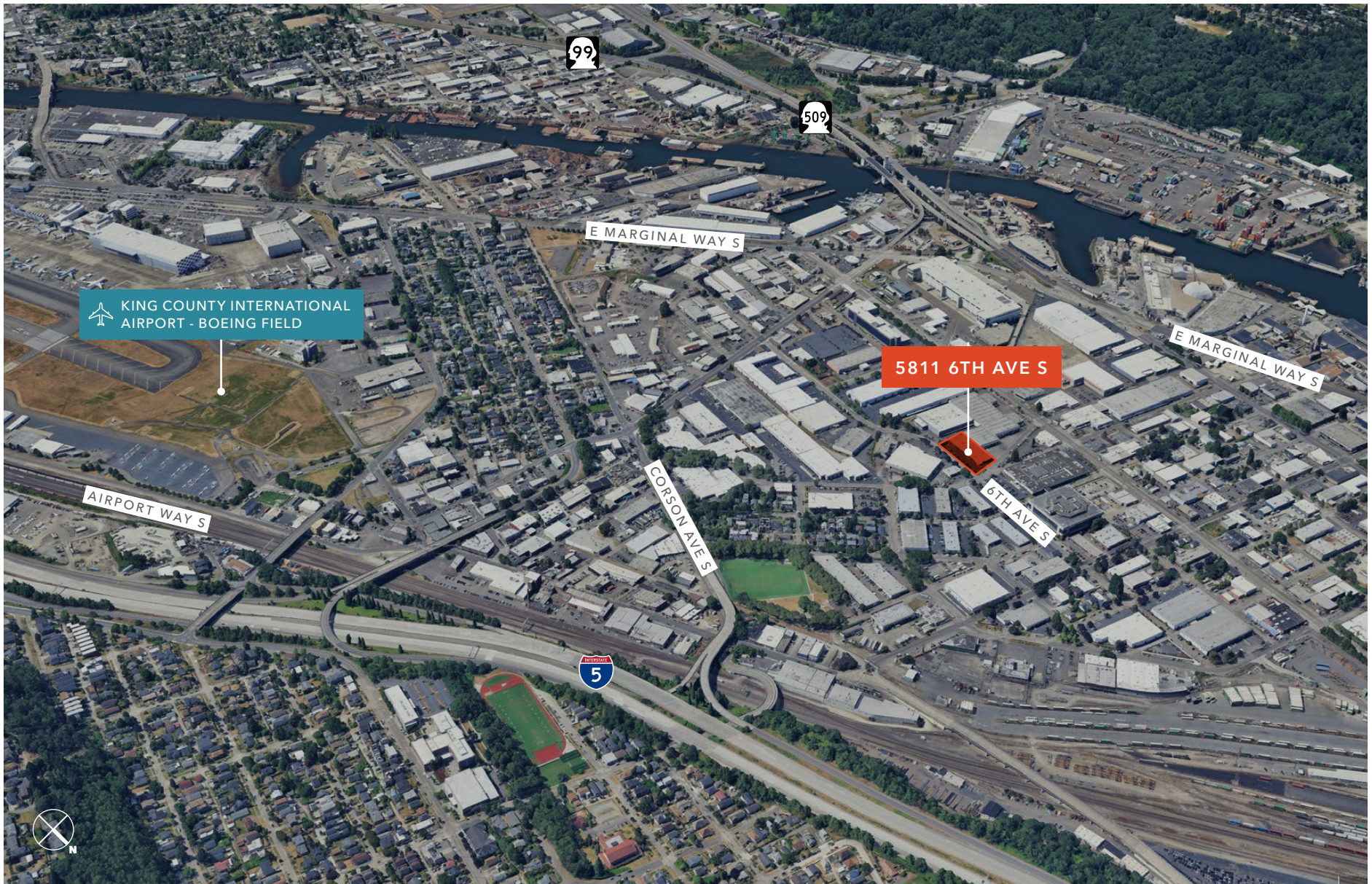
3 MILES

SOUTH OF DOWNTOWN

LOCATION

HEART OF THE DESIGN CENTER

LOCATION OVERVIEW



LOCATION OVERVIEW

Elliot Bay

HARBOR
ISLAND

T-MOBILE
PARK

SODO

JEFFERSON PARK

Lake Washington

WEST SEATTLE

SOUTH SEATTLE

WEST SEATTLE
GOLF COURSE

5811 6TH AVE S

RAINIER BEACH

KING COUNTY INTERNATIONAL
AIRPORT - BOEING FIELD

WESTWOOD

KIDDER MATHEWS

DEMOGRAPHICS



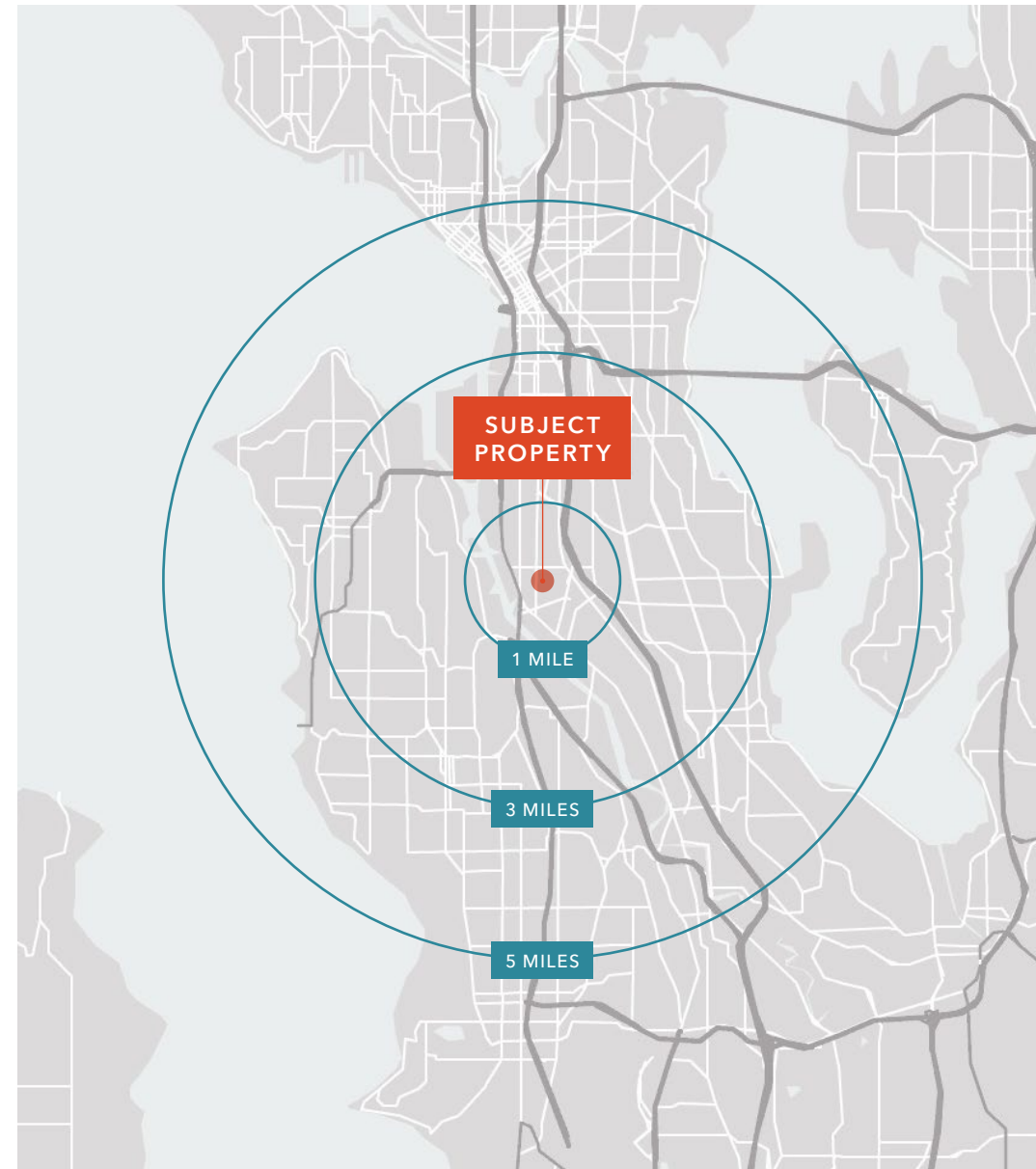
Population

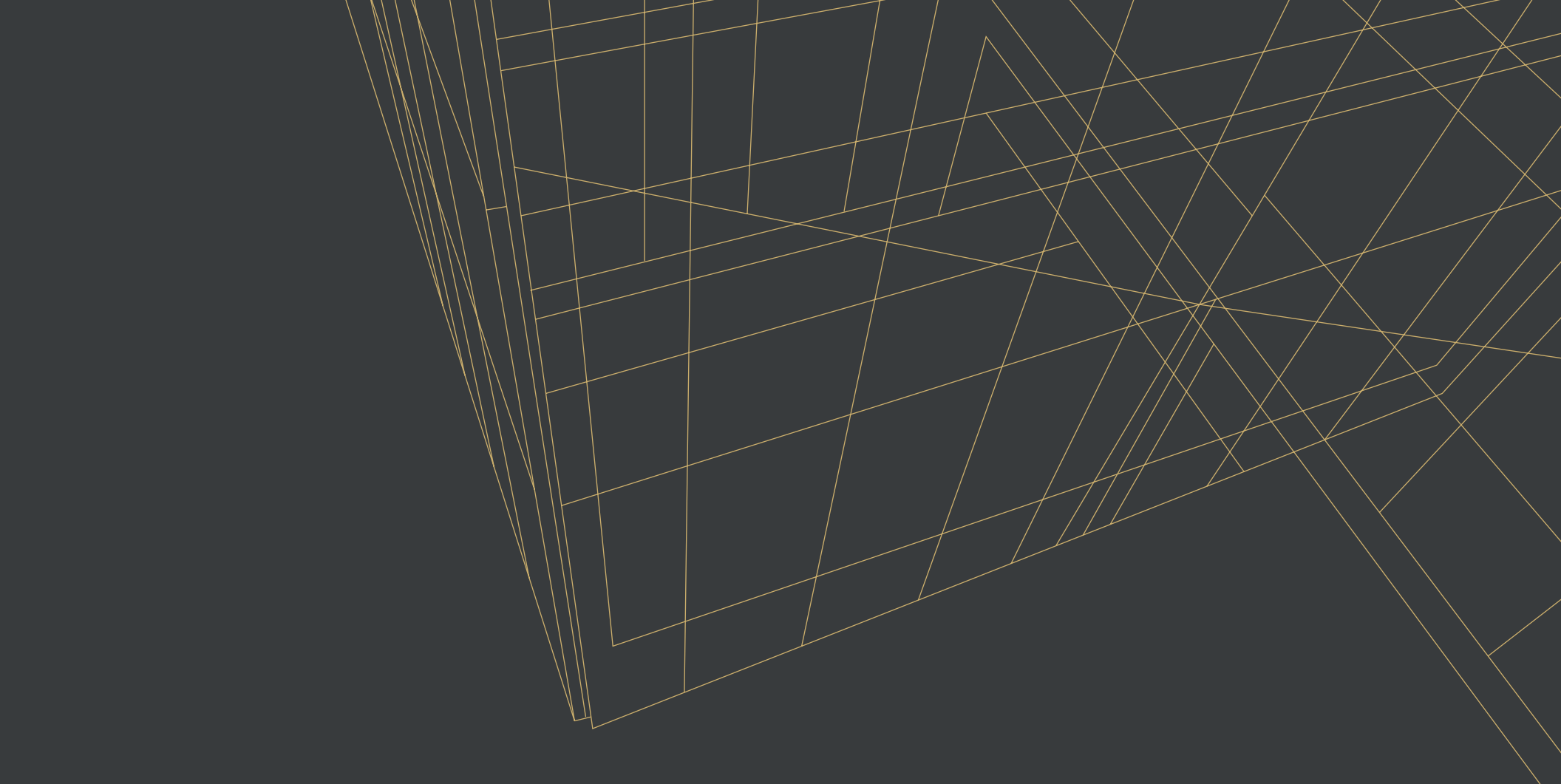
	1 Mile	3 Miles	5 Miles
2025 POPULATION	5,789	158,716	427,479
2030 PROJECTED	5,965	162,865	442,791
2020 CENSUS	5,346	155,412	395,893
2010 CENSUS	4,725	128,830	322,943



Household Income

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$127,939	\$123,428	\$129,759
2030 MEDIAN PROJECTED	\$129,000	\$124,399	\$130,298
2025 AVERAGE	\$159,329	\$165,335	\$174,321
2030 AVG PROJECTED	\$159,702	\$166,746	\$174,762





Exclusively listed by

BRIAN CLAPP
Executive Vice President
206.248.7316
brian.clapp@kidder.com

JIM KIDDER, SIOR
Executive Vice President
206.248.7328
jim.kidder@kidder.com

SPENCER CLAPP
First Vice President
206.248.7427
spencer.clapp@kidder.com

KIDDER.COM

