

OFFERING MEMORANDUM

6211 ROOSEVELT WAY NE

SEATTLE, WA 98115

SUBJECT
PROPERTY

km Kidder
Mathews

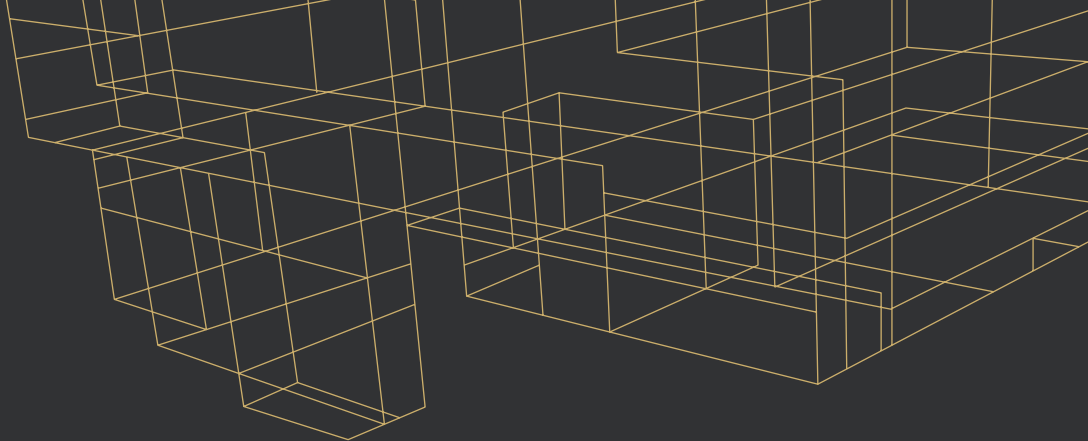


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Exclusively Listed by The Gellner Team

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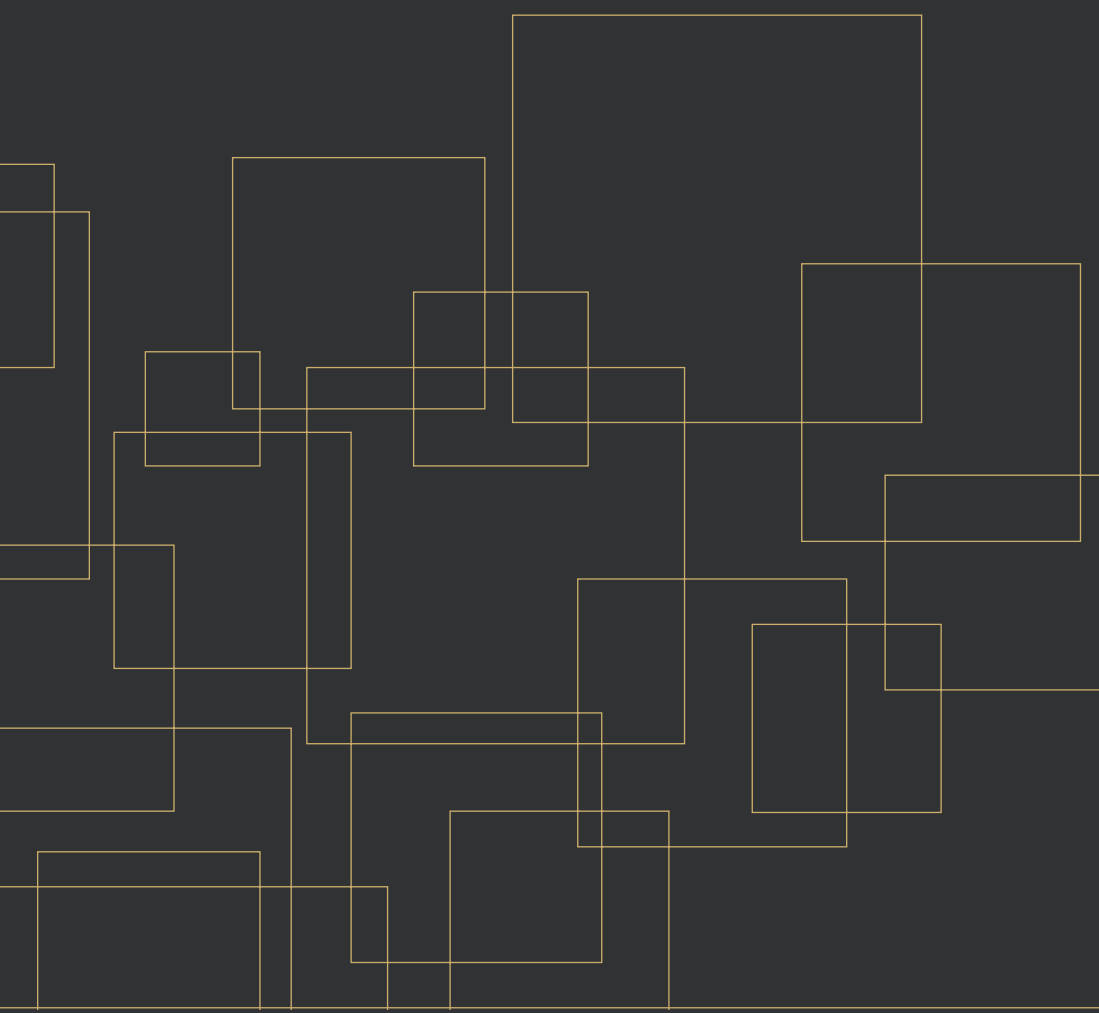
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INVESTMENT SUMMARY

INVESTMENT SUMMARY

Kidder Mathews is pleased to present the opportunity to acquire 6211 Roosevelt Way NE, a 100% leased, two-tenant retail commercial asset with a 3-bedroom residential unit.

Located in Seattle's highly desirable Roosevelt neighborhood. Situated along Roosevelt Way NE, the property benefits from a strong North Seattle location with convenient access to the University of Washington, University District, Green Lake, I-5, and the region's growing transit network.



\$1,900,000

PRICE

\$300

PRICE/SF

6.30%

CAP

\$119,466

NOI

1933

YEAR BUILT

6,337

TOTAL RSF

4,763

LAND SF

SEATTLE CBD

UNIVERSITY
DISTRICT



SUBJECT
PROPERTY

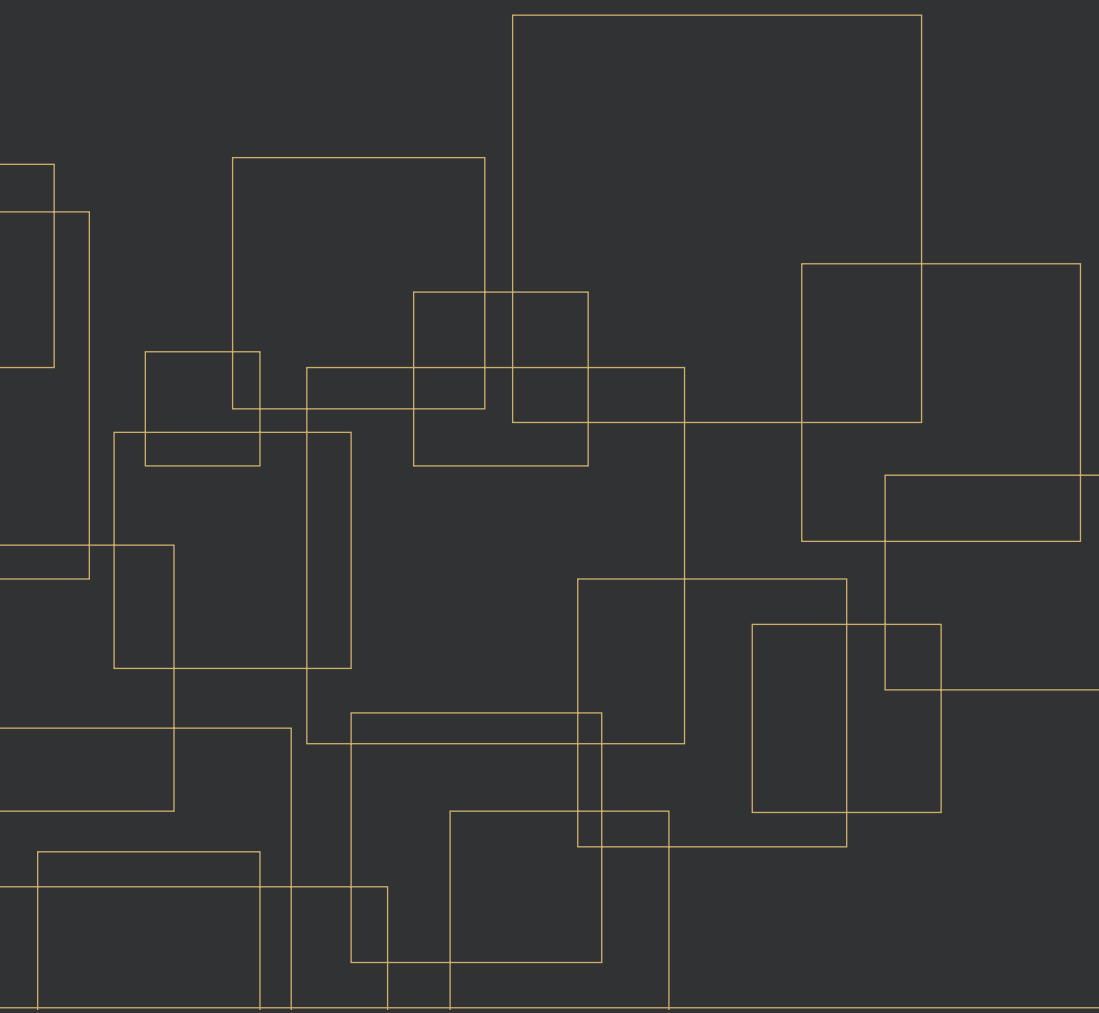
KIDDER MATHEWS

INVESTMENT HIGHLIGHTS

Situated in a highly desirable North Seattle neighborhood with excellent access to major employment, education, and retail

Roosevelt Way NE provides a direct north-south connection through Northeast Seattle, with convenient access to I-5 and the broader Seattle transportation network

Prominent frontage along Roosevelt Way NE offers strong visibility and exposure along one of North Seattle's established neighborhood commercial corridors



FINANCIALS

Section 02

CASH FLOW SUMMARY

SCHEDULED REVENUE

	Annual	Per SF
Scheduled Base Rent	\$136,320	\$21.51
Rent Increases During Analysis Period	\$624	\$0.10
Operating Expense Reimbursement	\$23,920	\$3.77
Scheduled Gross Revenue	\$160,864	\$25.38
Effective Gross Revenue (EGR)	\$160,864	\$25.38

OPERATING EXPENSES

	Annual	Per SF
Property Taxes	\$21,902	\$3.46
Insurance	\$4,003	\$0.63
CAM	\$8,108	\$1.28
Management Fee (4.0% of EGR)	\$6,435	\$1.02
Reserves	\$951	\$0.15
Total Operating Expenses	\$41,398	\$6.53
Net Operating Income	\$119,466	

\$1,900,000
PRICE

6.30%
CURRENT CAP RATE

\$300
PRICE/SF



RENT ROLL

Tenant Name	Suite	Leased SF	% of NRA	Lease Start	Lease Expiration	Recovery Type	RENT DETAILS				
							Current Monthly Base Rent	Current Annual PSF Base Rent	Rent Increase Date	Rent Increase Monthly Amount	Renewal Options
TCA Architecture Planning	6211	2,183	34.45%	1/1/26	12/31/27	MG	\$5,000	\$27.49	NA	NA	1x5
3 Bedroom/2 Tenants	6213	1,762	27.80%	11/1/25	10/31/26	Gross	\$2,910	\$19.82	NA	NA	NA
Sierra Construction Company	6213-B	2,392	37.75%	3/17/26	11/30/27	MG	\$3,450	\$17.31	3/1/2027 3% annual increases	\$3,554	NA
Totals		6,337	100%				\$11,360	\$21.51		\$3,554	



OPERATING EXPENSES

OPERATING EXPENSES (FORECASTED)				REIMBURSEMENTS
	Total	PSF	Notations	Annualized In-Place
Property Taxes	\$21,902	\$3.46	1	\$15,812
Insurance	\$4,003	\$0.63	2	\$0
Utilities	\$8,108	\$1.28	3	\$8,108
Management Fee	\$6,435	\$1.02	3	\$0
Reserves	\$951	\$0.15	4	\$0
Total Expenses	\$41,398	\$6.53		\$23,920

NOTATIONS

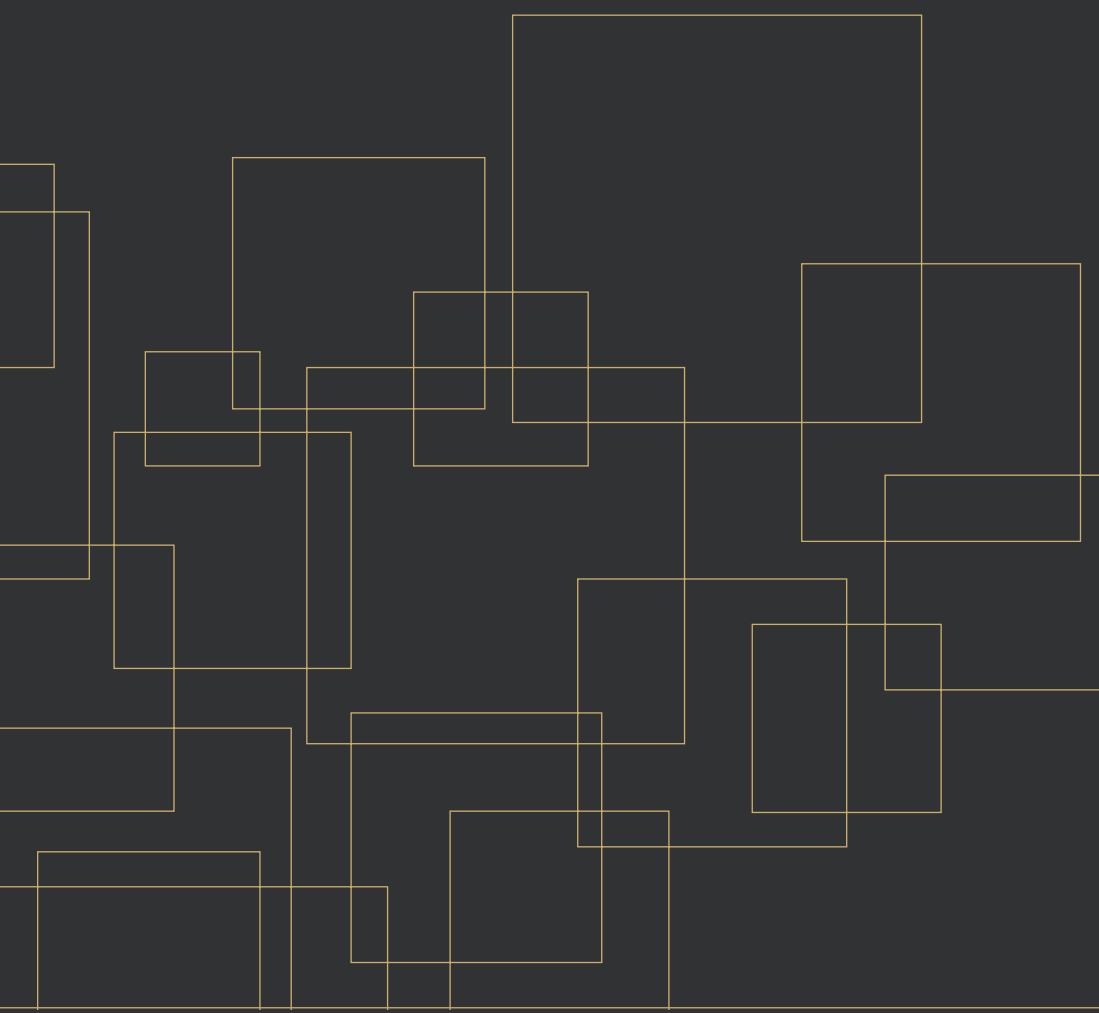
- 1) Per the 2026 King County Tax Assessor
- 2) Per Seller's Email
- 3) Annualized per Seller's Email
- 4) Calculated at \$0.15/SF

REIMBURSEMENTS

Tenant Name	Pro-Rata %	Property Taxes	Insurance	Utilities	Management Fee	Notations	Tenant Totals
TCA Architecture Planning	34.45%	\$7,545	\$0	\$2,793	\$0	1	\$10,338
3 Bedroom/2 Tenants	27.80%	\$0	\$0	\$2,254	\$0	2	\$2,254
Sierra Construction Company	37.75%	\$8,267	\$0	\$3,060	\$0	1	\$11,328
Total	100%	\$15,812	\$0	\$8,108	\$0		\$23,920

NOTATIONS

- 1) Tenant reimburses for their proportionate share of property taxes and utilities
- 2) Tenant reimburses for their proportionate share of utilities



LOCATION OVERVIEW

SEATTLE

Seattle is a national center for manufacturing, technology, services, international trade and tourism.

The region is known for its quality of life, arts, and outdoor lifestyle which helps attract an educated workforce. Numerous camping, hiking, winter sports, and recreational activities are located a short drive from the city. Seattle's main attractions include Pike Place Market, the Space Needle, and Seattle Center, home of the 1962 World's Fair.

EMPLOYMENT GROWTH

Seattle has remained one of the most resilient cities due to its diverse industries. The Port of Seattle was ranked the 6th business seaport in the US, playing a key role in bringing international trade, transportation and travel to the Pacific Northwest.

As the home of Microsoft and Amazon, Seattle accounts for over 20% of the nation's software publishing employment. Healthcare employment is projected to continue to grow dramatically and Seattle has the 5th largest biotechnology Research and Development alliance between the University of Washington and the Fred Hutchinson Cancer Research Center. In addition, Puget Sound is one of the capitals of aerospace and computing, with Boeing as an industry leader and one of the largest employers.

LOCATION OVERVIEW

Green Lake

SUBJECT
PROPERTY



ROOSEVELT LIGHT
RAIL STATION

UNIVERSITY VILLAGE

THE AVE

NE 50TH ST



TRADER JOE'S

NE 45TH ST

W
UNIVERSITY of
WASHINGTON



U DISTRICT LIGHT
RAIL STATION

BURKE
GILMAN TRAIL

Wallingford

KIDDER MATHEWS

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2026 EST. TOTAL	50,970	270,345	584,743
2031 PROJECTION	54,798	281,683	612,095
2020 CENSUS	47,968	254,716	536,457
PROJECTED GROWTH 2026 - 2031	3,828 (1.5%)	11,338 (0.8%)	27,352 (0.9%)

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2026 EST. MEDIAN HH INCOME	\$124,631	\$150,280	\$148,544
2026 PER CAPITA INCOME	\$80,298	\$96,765	\$104,961
TOTAL BUSINESSES	2,554	15,929	40,611
TOTAL EMPLOYEES	13,580	122,673	384,373

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2026 TOTAL	23,823	123,718	294,961
2031 PROJECTED	25,641	128,747	307,257
2020 CENSUS	21,260	113,165	263,006
PROJECTED GROWTH 2026 - 2031	1,818 (1.5%)	5,029 (0.8%)	12,296 (0.8%)



96

WALK SCORE



71

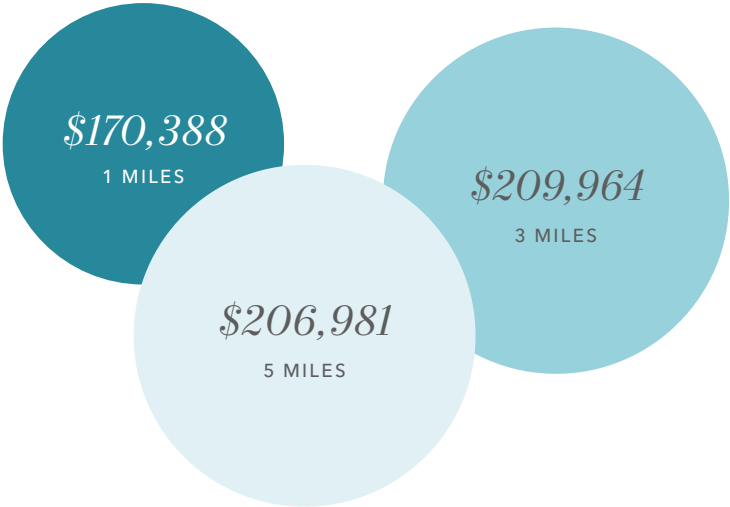
TRANSIT SCORE



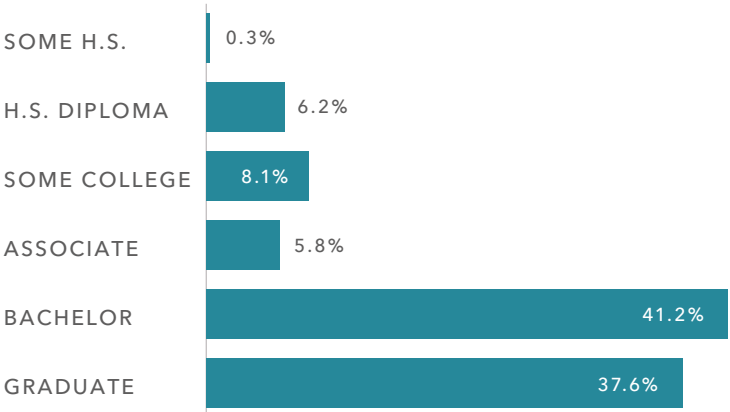
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BIKE SCORE

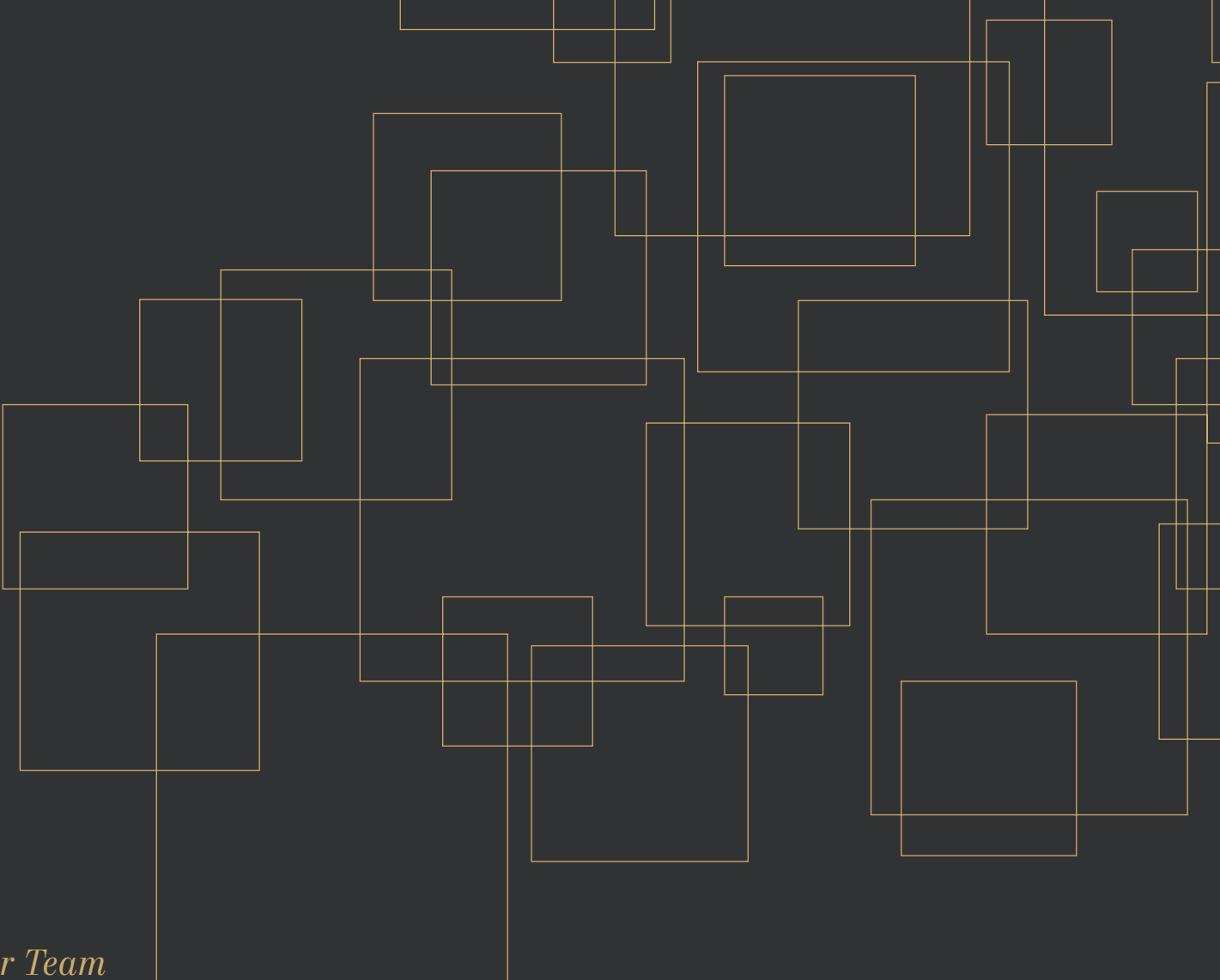
AVERAGE HOUSEHOLD INCOME



EDUCATION (5 MILES)



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