

SHORELINE
SOUTH STATION
TOD

FUTURE
SHORELINE SOUTH/
145TH STATION

WWW.DEVELOPASHORELINETOD.COM

TRANSIT ORIENTED DEVELOPMENT SITE

NE 148TH STREET, SHORELINE, WA

Shoreline South Station Transit Oriented Development (TOD) offers an incredible opportunity to develop a mixed-use, retail-residential/hospitality building at the doorstep of Shoreline's premier Light Rail Station. Located on a hard-corner directly adjacent to the Shoreline South Station, this opportunity is the most favorable development site on the Lynnwood Link Extension.

Massed to the full assemblage, this site offers 1.27 acres of development potential, with the ability to provide ground-floor retail and more than 240 residential units at an average unit size roughly 650 square feet. Located at a truly ideal intersection, the site offers adjacency to the Shoreline South Station, and easy access to Interstate 5 and major arterials in every direction.

CLOSE SALE ON PERMIT ISSUANCE

Sellers will consider developer's terms allowing for closing on permit issuance.

DEVELOPMENT DETAILS

**NE 148th at 5th Avenue NE
and 6th Avenue NE**
LOCATION

55,376 Square Feet*
ASSEMBLED PARCEL SIZE

MUR 70
ZONING

240 Units
MASSED UNIT COUNT

70' Base Height / 140' Max
HEIGHT LIMIT

\$2.60 per Square Foot
MARKET RENTAL RATES

3.2%
SUBMARKET VACANCY RATE

*Colliers exclusively represents the owners of 14802 5th Ave NE, 14808 5th Ave NE, 14812 5th Ave NE, 14815 6th Ave NE and 14819 6th Ave NE, Shoreline, WA 98155. The owners of parcels 14818 5th Ave NE, 14803 6th Ave NE and 14808 6th Ave NE, Shoreline, WA 98155 are aware of our marketing of their neighbors properties and may consider an offer to purchase their property.





SHORELINE SOUTH STATION TOD

SHORELINE SOUTH STATION

NORTHGATE LIGHT RAIL STATION

NORTH SEATTLE COLLEGE

SAMPLE MASSING: OPTION A

240 Units
Residential Units

656 Square Feet
Average Unit Size

7,600 Square Feet
Retail Programming

6 Stories Residential + 1 Retail
Building Programming

223 Stalls
Retail + Residential Parking Stalls

SAMPLE MASSING: OPTION B

241 Units
Residential Units

646 Square Feet
Average Unit Size

5,400 Square Feet
Retail Programming

6 Stories Residential + 1 Retail
Building Programming

227 Stalls
Retail + Residential Parking Stalls

SHORELINE SOUTH STATION

The Shoreline South Station will include a large parking garage on the east side of I-5 with a proposed pedestrian/bike bridge at 148th Street crossing to the station, as well as ample bike racks and bike lockers. Construction on the station will begin later this year.

EXCLUSIVE LISTING BROKERS:

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