

10310 Aurora Ave N

PRICING
\$1,500,000



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10310 Aurora Ave N

Seattle, WA 98133

10310 Aurora Avenue N offers a rare opportunity to acquire a highly functional commercial asset along one of North Seattle's most established north-south corridors. The property combines Aurora Avenue visibility, on-site parking, flexible building configuration, and practical infrastructure in a format that can serve a wide range of owner-users, investors, and future repositioning strategies. Originally constructed as a service-oriented commercial building and later adapted for office, showroom, production, and storage uses, the property provides the type of operational utility that is increasingly difficult to replicate in Seattle's urban commercial districts.

The building features a flexible mix of main-floor space, mezzanine office area, basement storage, and secure vault space, creating a strong platform for showroom, contractor, light production, specialty service, creative commercial, or administrative uses. Seller-provided information notes a 2024 roof, three-phase power, HVAC systems approximately 10 years old, and a full basement with vault/storage on one side of the building, all of which should be independently verified by buyers during due diligence.

(Continued on next page)

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Beyond its immediate functionality, the property presents a compelling long-term redevelopment opportunity. The seller has completed feasibility studies and assembled supporting documentation indicating the potential for a 72-unit mixed-use development on the site. As Seattle continues to prioritize new housing production—particularly affordable and workforce housing in transit-served urban corridors—the property's NC3P-55(M) zoning and strategic location within the evolving Aurora/Licton Springs corridor position it as a strong candidate for future redevelopment. This creates a unique opportunity for investors to capitalize on both current income-producing utility and long-term land value appreciation in a market where development-ready sites remain in high demand.

With NC3P-55(M) zoning and a strategic location in the evolving Aurora/Licton Springs corridor, 10310 Aurora Avenue N offers both near-term usability and significant long-term optionality for buyers seeking control, visibility, redevelopment potential, and upside in North Seattle.

This version positions the property as both an operating asset and a future development play, which should resonate with investors and developers looking for housing-oriented opportunities in Seattle.

Property Details

PROPERTY ADDRESS	10310 Aurora Ave N, Seattle, WA 98133
ASKING PRICE	\$1,500,000
BUILDING AREA	±7,464 SF
LOT SIZE	±14,533 SF (0.33 Acres)
ZONING	NC3P-55(M)
PARKING	Up to 20 Vehicles
POWER	3-Phase Power
MAIN FLOOR	Showroom / Warehouse / Production Area
MEZZANINE	Office Component
BASEMENT	Sprinklered Basement with Indoor & Outdoor Access
SIGNAGE	Pole Sign Exposure on Aurora Avenue
REDEVELOPMENT POTENTIAL	Feasibility Study for Potential 72-Unit Mixed-Use Project

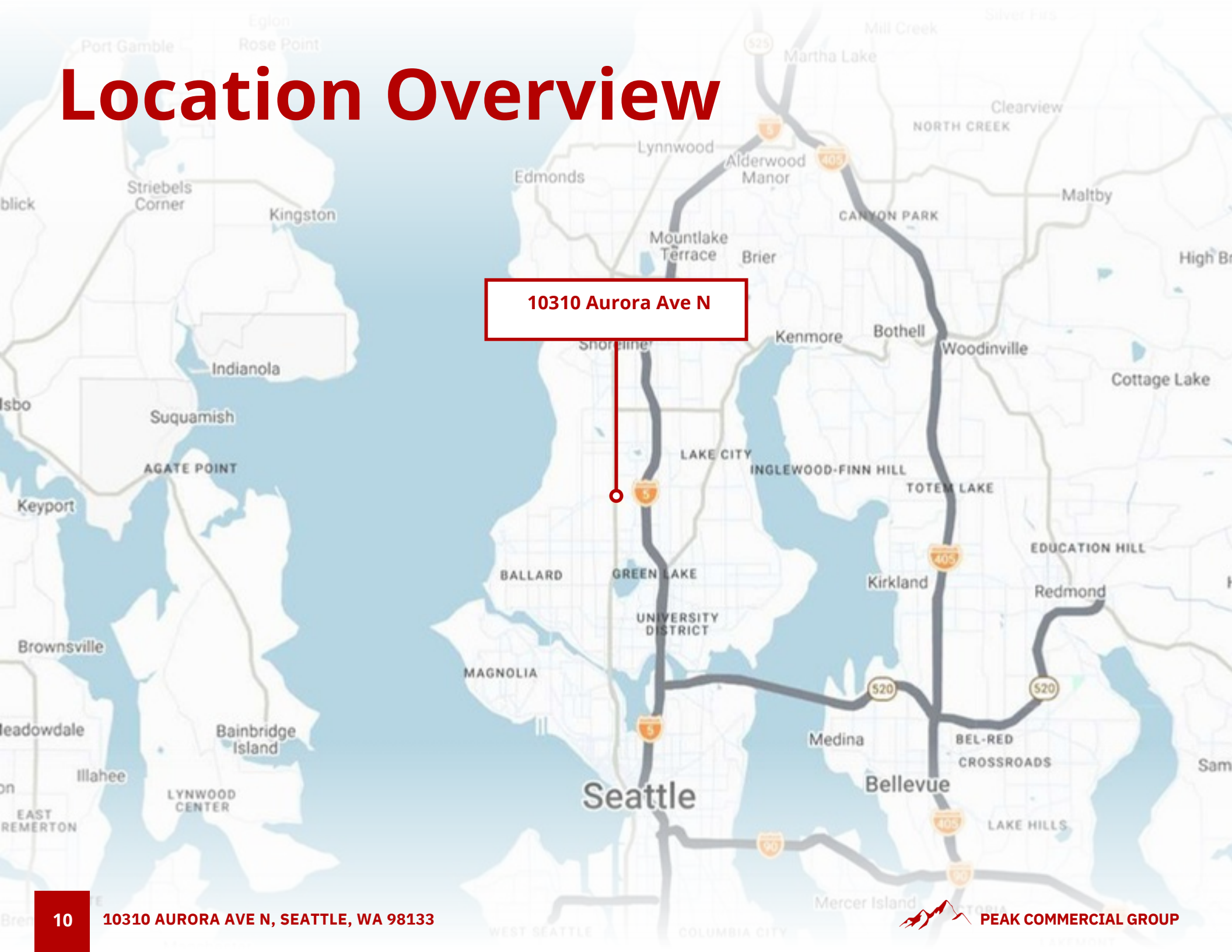








Location Overview



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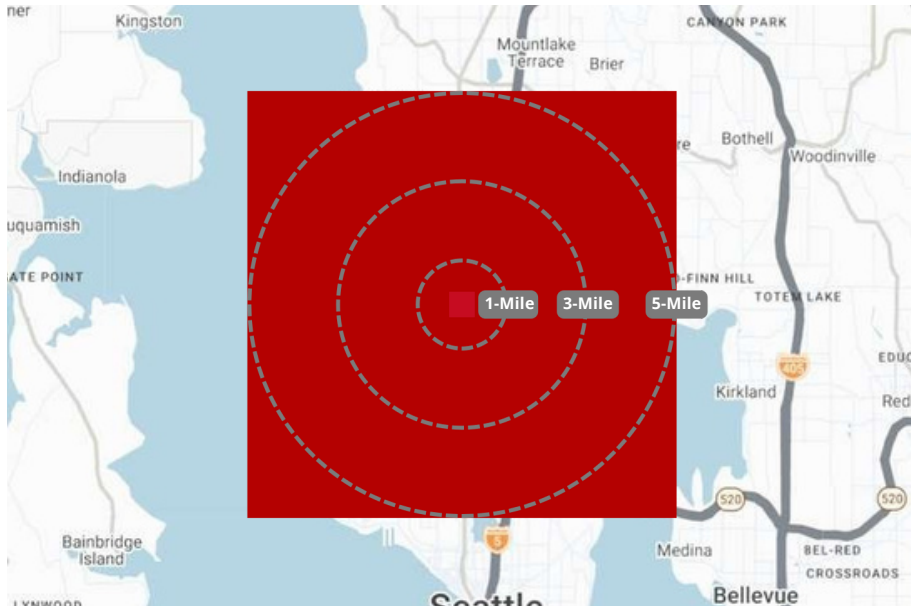


Points of Interest



Demographics and Traffic Count

Demographic	1 Mile	3 Mile	5 Mile
2025 Population	30,852	228,759	445,973
2030 Population Projection	32,324	238,544	466,072
Annual Growth 2020–2025	6.39%	3.92%	5.18%
Annual Growth 2025–2030	4.77%	4.28%	4.51%
Owner Occupied Households	5,884	49,946	93,295
Renter Occupied Households	8,870	52,560	102,977
Median Household Income	\$109,245	\$124,755	\$124,720
Avg Household Income	\$139,367	\$158,212	\$157,379



No	Roadway	Cross Street	Avg Daily Traffic (VPD)
1	Aurora Avenue N	N 104th St	34,869
2	Aurora Avenue N	N 100th St	31,077
3	Aurora Avenue N	N 97th St	32,774
4	N 105th St	Whitman Ave N	21,539
5	N Northgate Way	Midvale Ave N	22,180

Market Overview

Seattle, Washington is one of the Pacific Northwest's most dynamic urban markets, supported by a diverse employment base, strong population fundamentals, limited land supply, and sustained demand for housing, commercial services, and mixed-use development. As the region continues to grow, well-located infill properties with flexible zoning and redevelopment potential remain highly sought after by investors, developers, and owner-users. Positioned in North Seattle, 10310 Aurora Ave N benefits from the city's long-term growth trajectory while offering immediate utility, visibility, and optionality along a major commercial corridor.

Key Market Insights

- **Major Pacific Northwest Market:** Seattle serves as a regional economic hub with strong demand drivers across technology, healthcare, education, logistics, retail, and professional services.
- **Strong Housing Demand:** Continued demand for urban housing supports long-term redevelopment opportunities, particularly on sites with flexible zoning and access to transit-served corridors.
- **Limited Infill Supply:** Well-located commercial and redevelopment sites within Seattle are increasingly difficult to acquire, creating long-term value for strategically positioned properties.
- **Established Commercial Corridor:** Aurora Avenue N provides prominent visibility, steady vehicle traffic, and connectivity to North Seattle neighborhoods, Downtown Seattle, Shoreline, and regional employment centers.
- **Flexible Zoning & Optionality:** NC3P-55(M) zoning supports a range of commercial and mixed-use possibilities, allowing investors to evaluate both near-term operations and future redevelopment strategies.
- **Compelling Investment Profile:** 10310 Aurora Ave N combines existing building utility, on-site parking, infrastructure, and seller-provided redevelopment feasibility, offering buyers both current usability and long-term upside in Seattle.





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