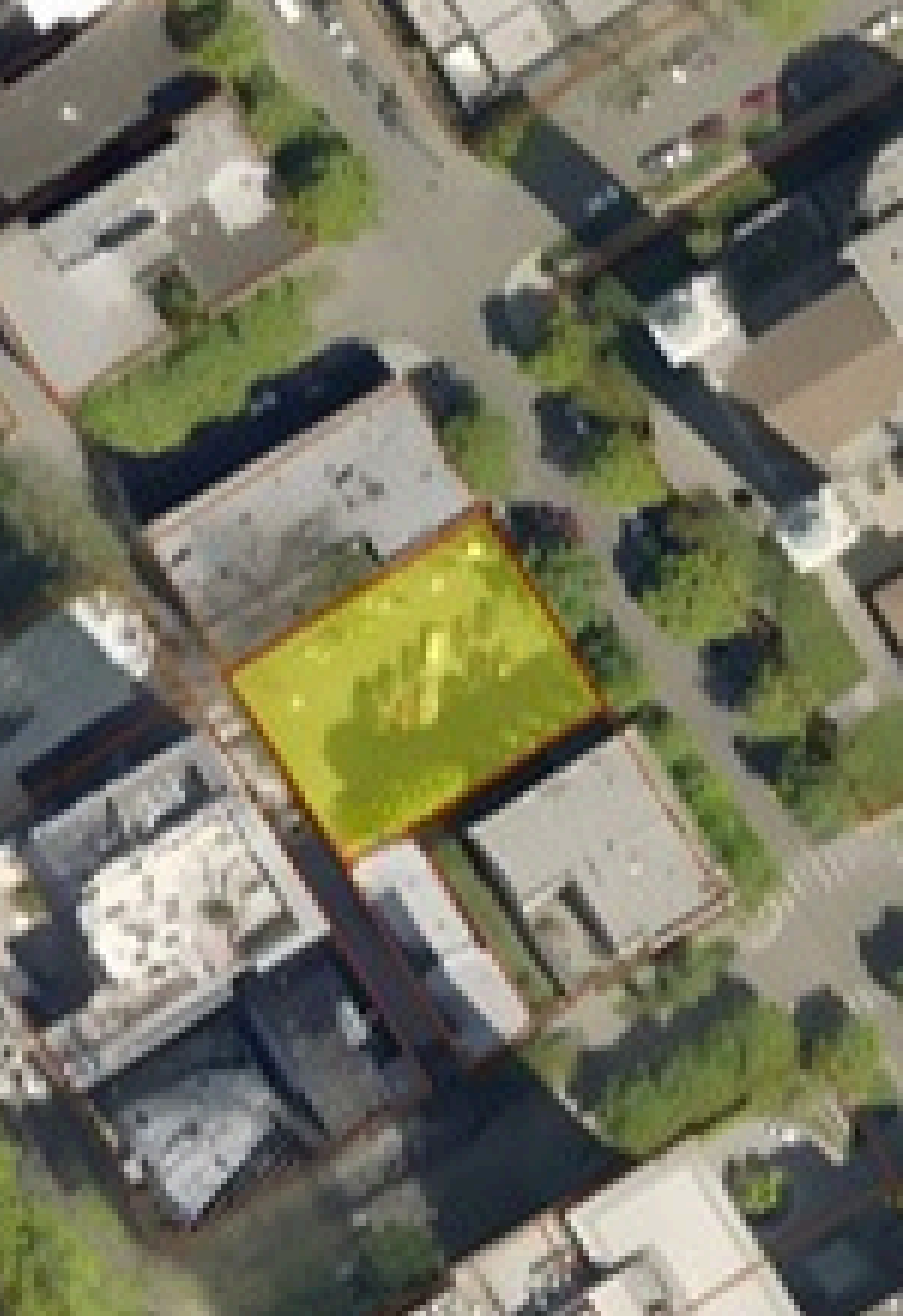
WPI REAL ESTATE
established 1972

First Hill Development Site

815 9th Ave
Seattle, WA 98104

TC Wu
Designated Broker I Partner
206.849.8858
tcwu@wpirealestate.com



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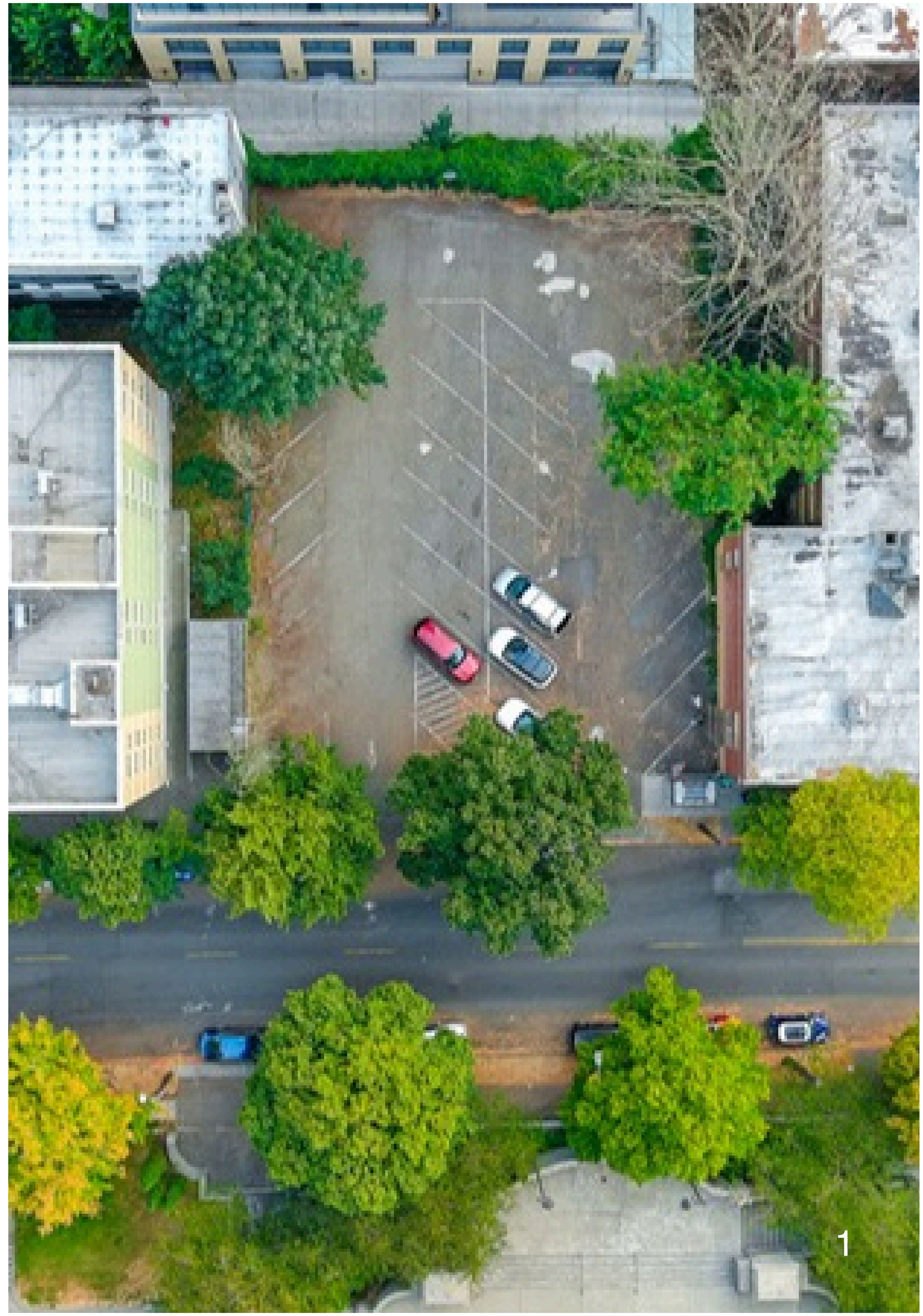
Site Description

WPI Real Estate presents 815 9th Avenue, Seattle, WA, a rare high-rise or mid-rise development site with approved MUP in the heart of First Hill. The 10,800 SF lot is zoned High Rise (HR) with an approved MUP for an 8-story, 96-unit multi-family building, including 10 auto stalls and 102 bicycle spaces. With a Walk Score of 98 (“Walker’s Paradise”) and Transit Score of 100 (“Rider’s Paradise”), the location offers unmatched connectivity and urban convenience.

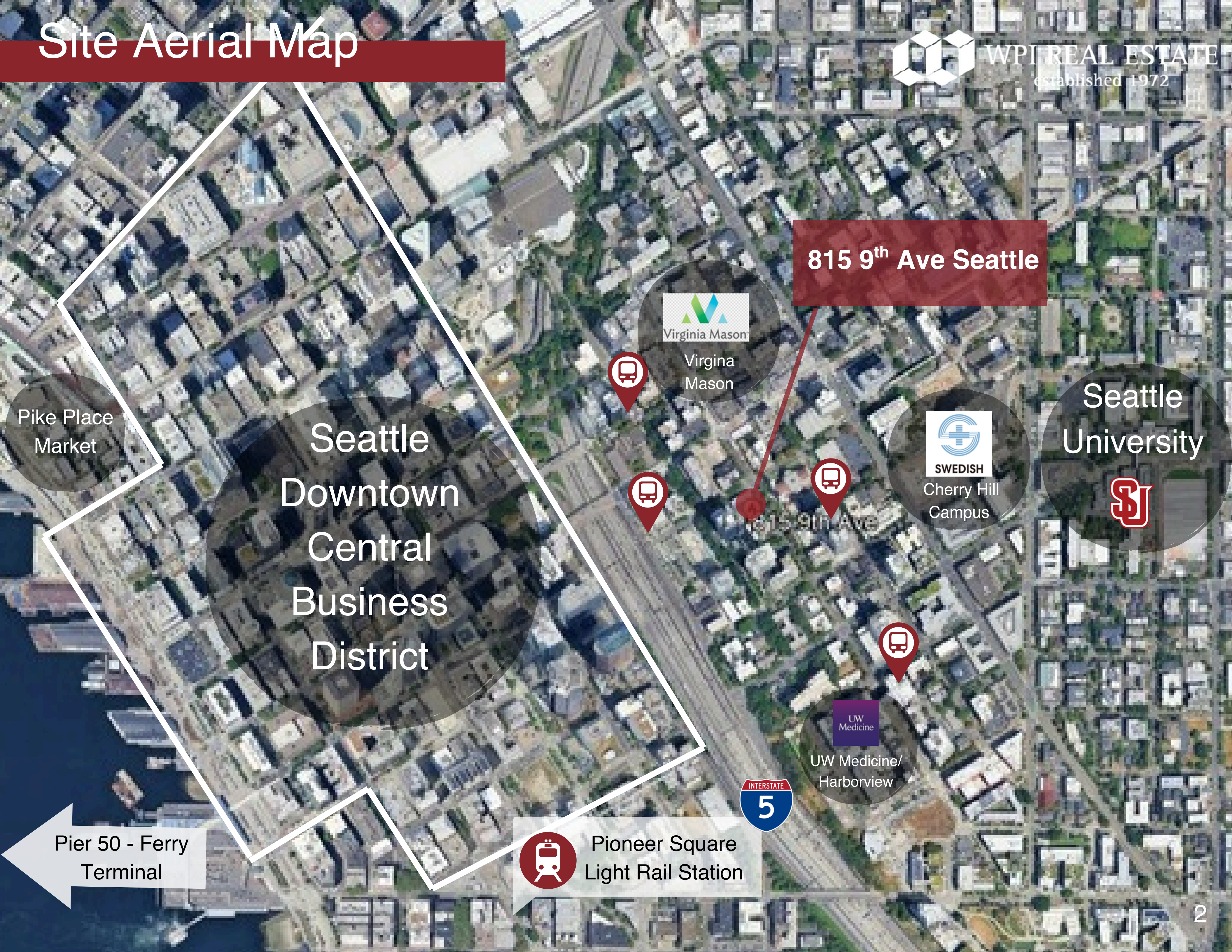
Located in First Hill, the site is steps from major hospitals (Harborview, Swedish, Virginia Mason), Seattle University, and downtown’s 340,000+ jobs across tech, finance, retail, and professional services. Transit access includes multiple bus lines, the First Hill Streetcar, and future Link Light Rail expansions, connecting residents directly to Seattle’s employment hubs such as Amazon, Meta, and Google.

As one of the last infill opportunities in Seattle’s core, this project benefits from strong fundamentals: walkability, transit, and job proximity.

Lot Size	10,800 SF
Address	815 9th Ave, Seattle, WA 98104
Zoning	HR (High Rise)
Parcel #	8590400875
Site	90ft x 120ft



Site Aerial Map



Highlights

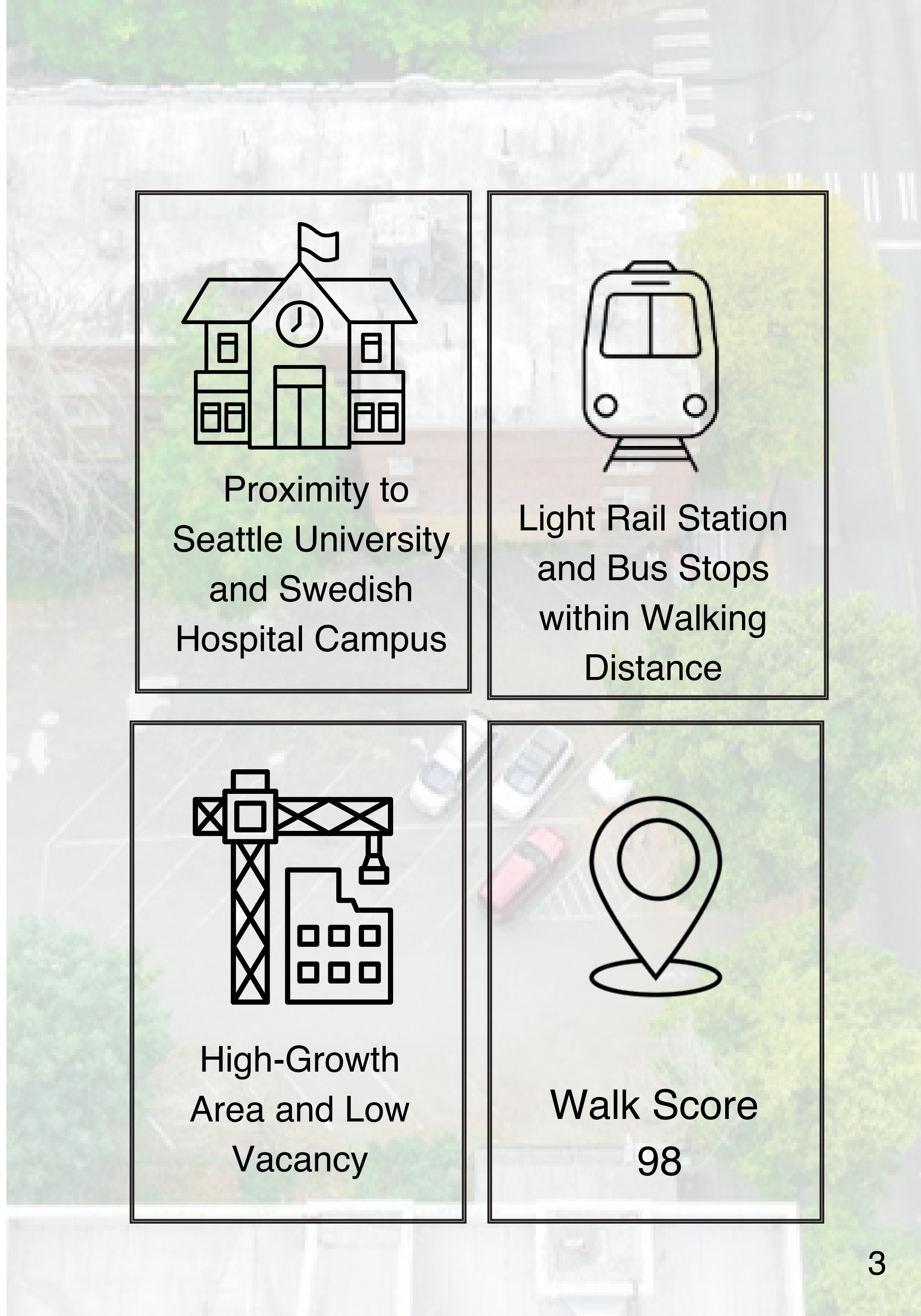
- **Master Use Permit Approval**
  10,800 SF lot zoned High Rise (HR) with approved Master Use Permit (MUP) for a 8-story, 96-unit multifamily project. Saves significant time and risk for developers with entitlements already in place.

- **Prime Urban Infill Location**
  One of the last remaining development-ready sites in Seattle’s dense First Hill neighborhood. Steps from downtown, Capitol Hill, and Seattle University, ensuring steady renter demand from professionals, students, and healthcare workers

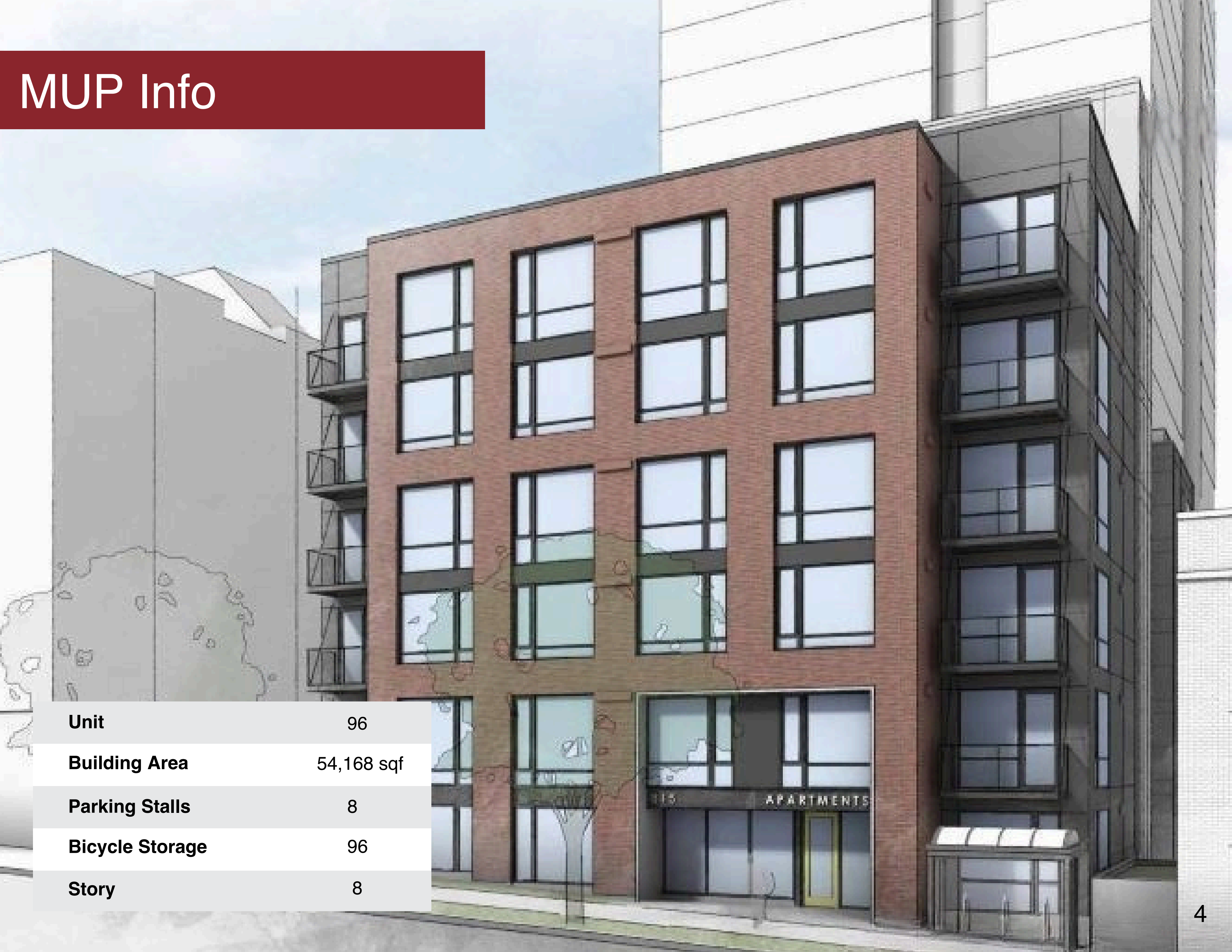
- **Unmatched Connectivity**
  Walk Score: 98 (“Walker’s Paradise”) - nearly every daily need within walking distance.
  Transit Score: 100 (“Rider’s Paradise”) - direct access to bus lines, First Hill Streetcar, and future Link Light Rail expansions.

- **Proximity to Major employment & Education Hubs**
  Located in First Hill (“Pill Hill”), home to Swedish, Virginia Mason, and Harborview hospitals—tens of thousands of healthcare jobs. Walking distance to Seattle University and minutes to Amazon, Meta, and Google offices in Downtown and South Lake Union.

- **Long-Term Growth and Investment Stability**
  Walkable, transit-rich environments near top employers historically deliver higher occupancy, rent growth, and investor resilience.



MUP Info



Unit	96
Building Area	54,168 sqf
Parking Stalls	8
Bicycle Storage	96
Story	8

Elevation - High-rise

Elevation - MUP

VIEW FROM NORTH
SCALE: NTS

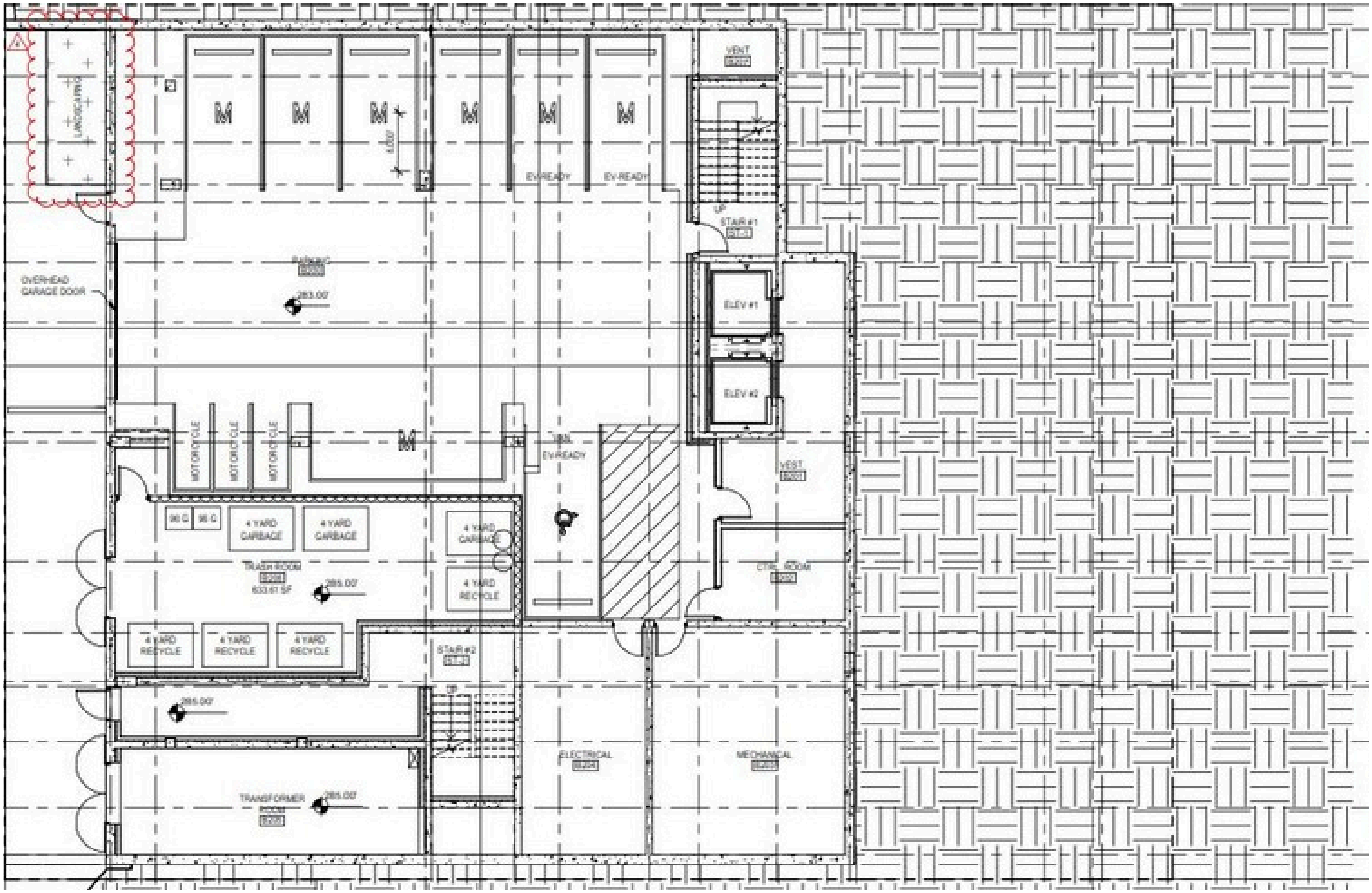
C3 VIEW FROM EAST
SCALE: NTS

VIEW FROM SOUTH
SCALE: NTS

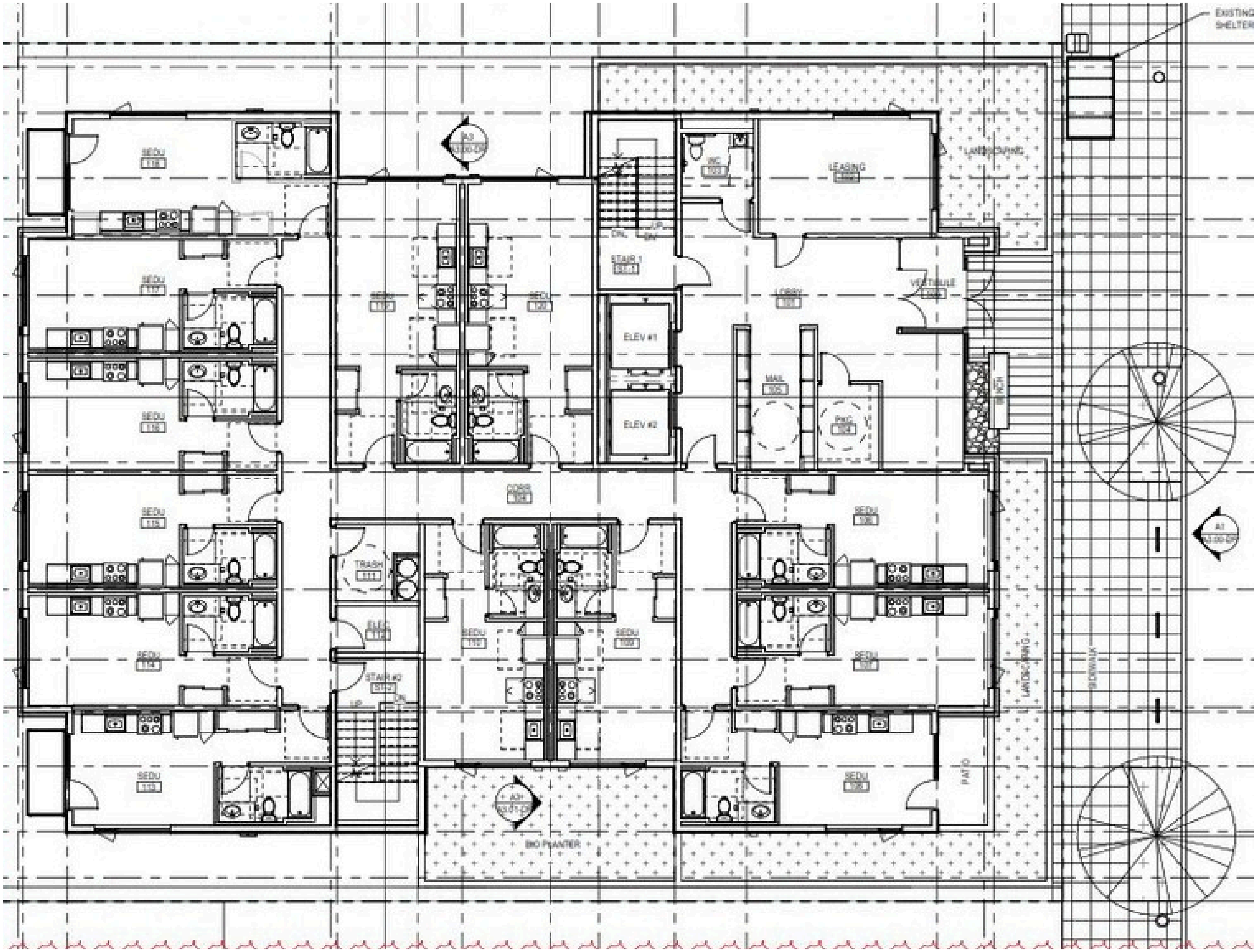
A3 VIEW FROM WEST
SCALE: NTS

Floor Plans - Basement 1

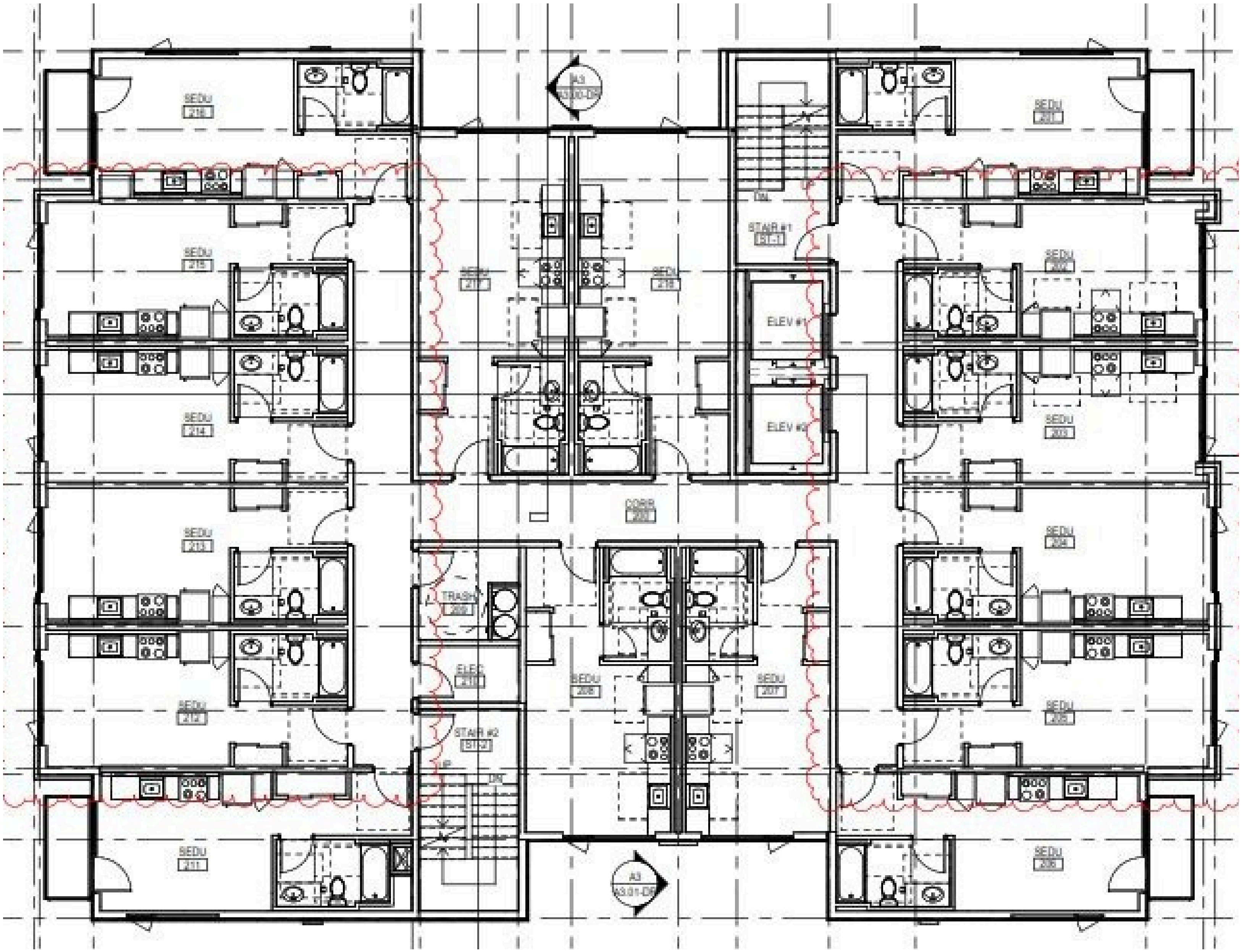
Floor Plans - Basement 2



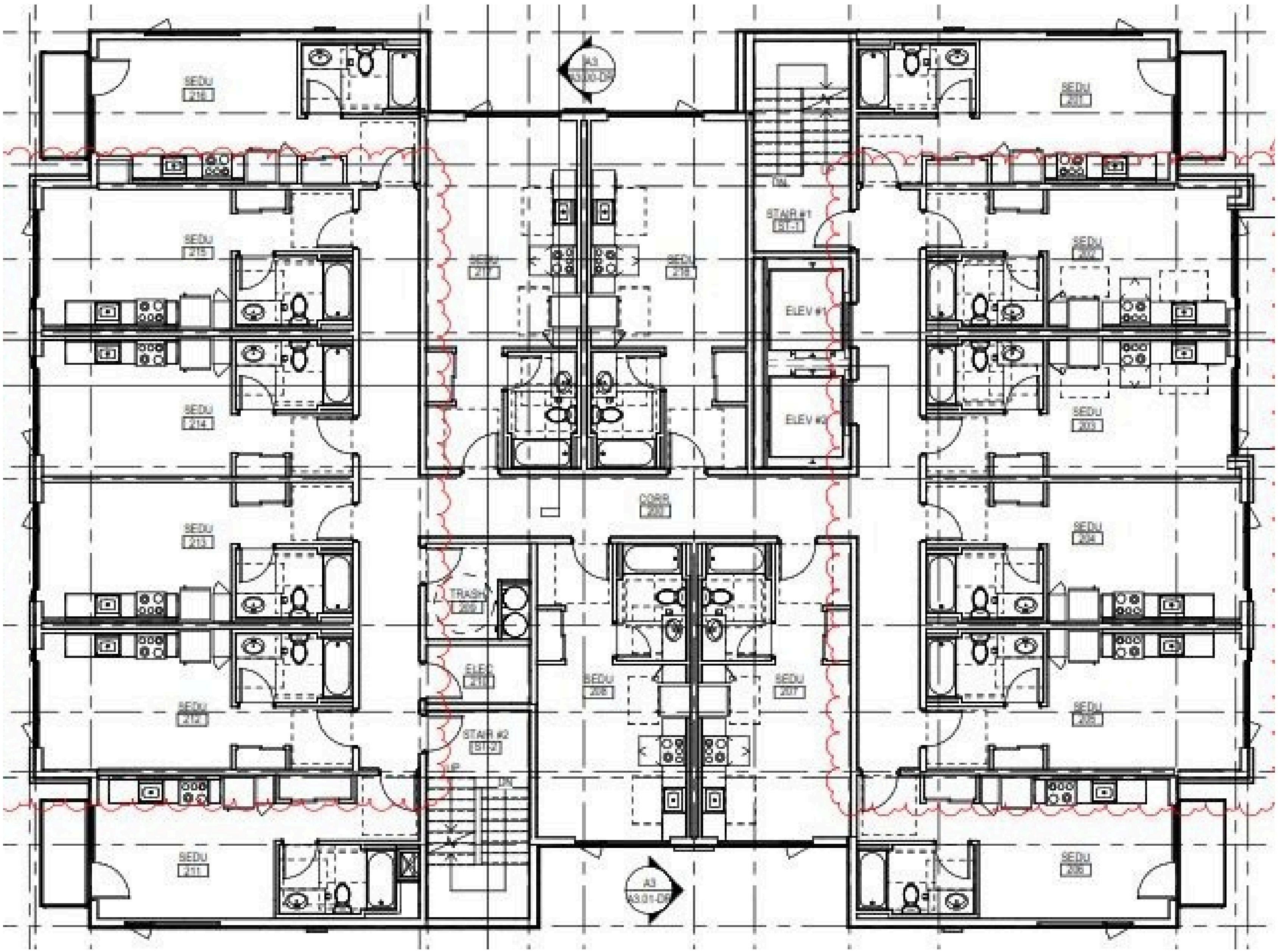
Floor Plans - Level 1



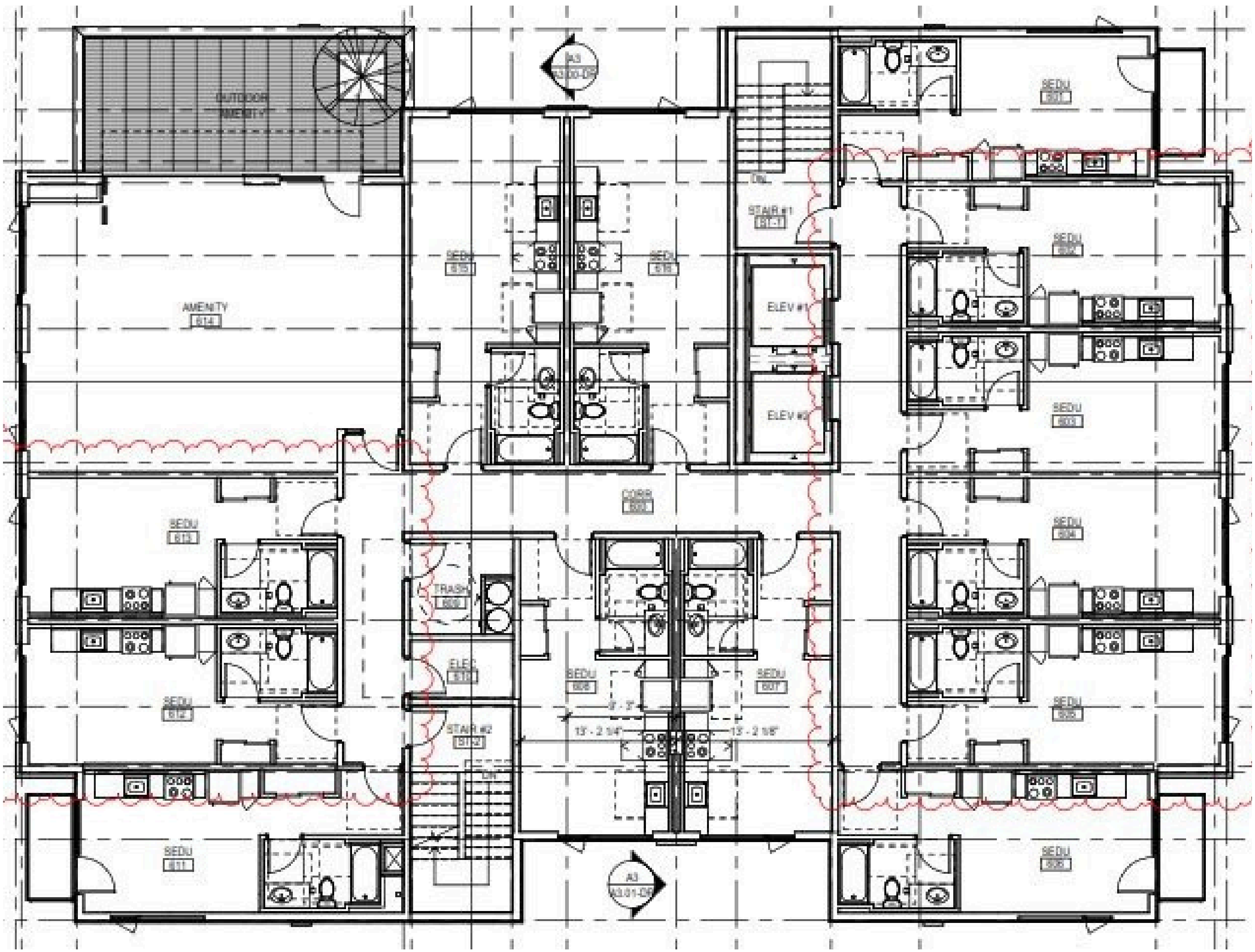
Floor Plans - Level 2



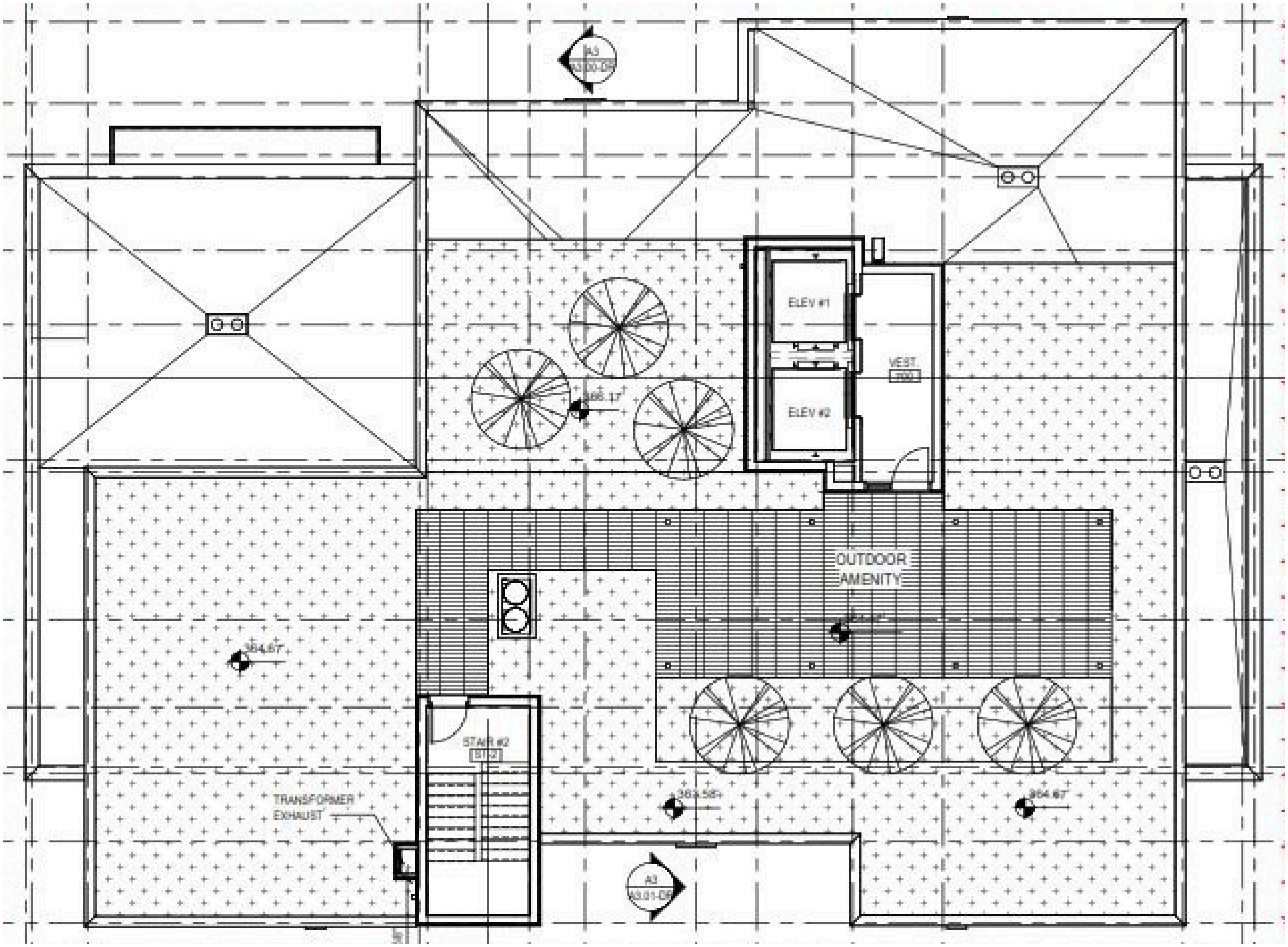
Floor Plans - Level 3-5



Floor Plans - Level 6



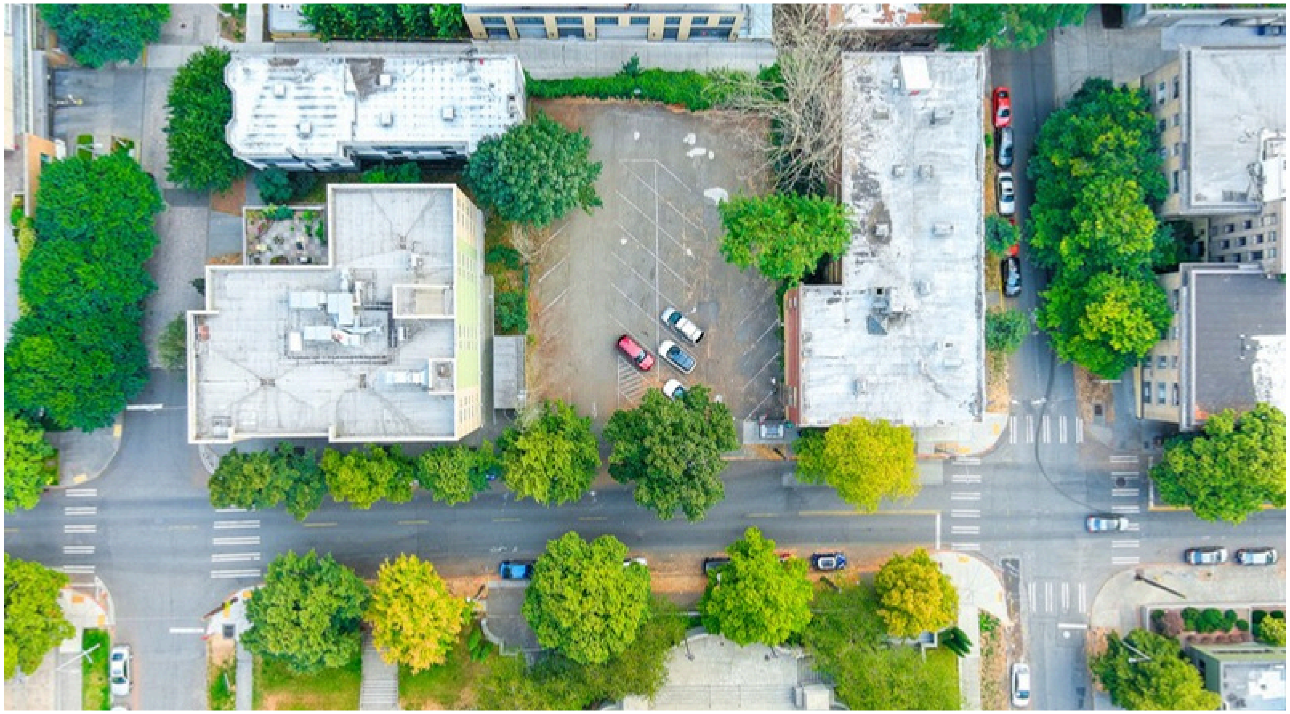
Floor Plans - Rooftop

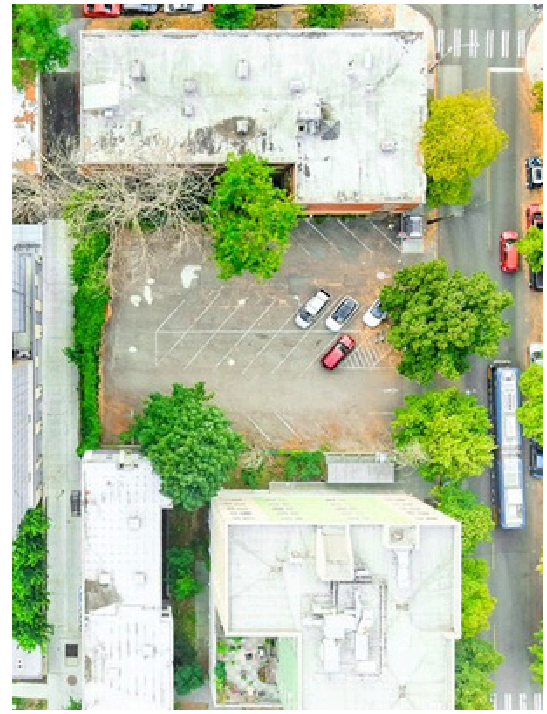


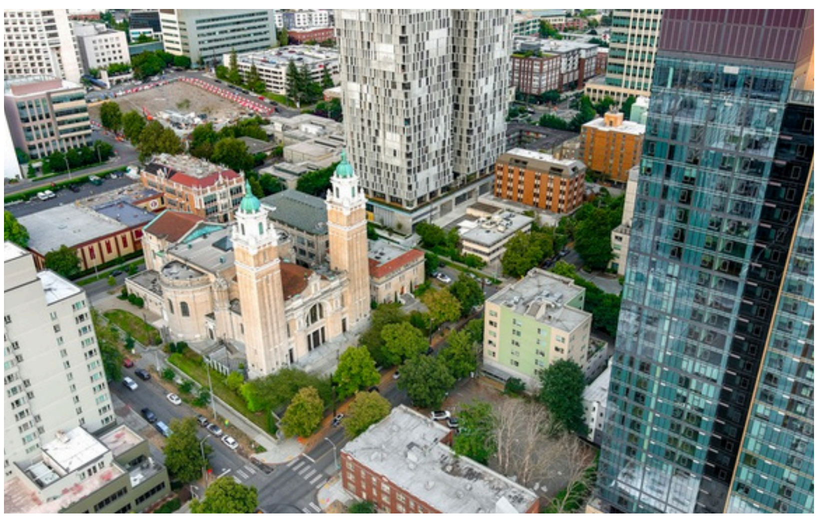
FOR SALE

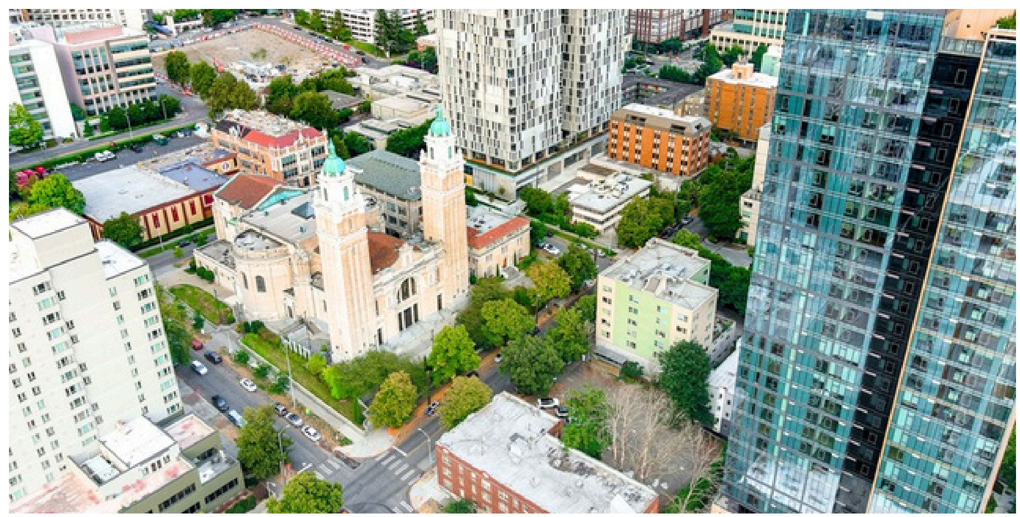
815 9th Ave

815 9th Ave Seattle, WA 98104









Seattle

Seattle is still among the fastest-growing major metropolitan areas in the U.S., propelled by a resilient, globally connected economy.

The Emerald City

The “Emerald City” and its surrounding Puget Sound region remain a powerhouse, hosting numerous Fortune 500 headquarters today. These include Amazon (ranked #2) and Starbucks (#125), both headquartered in Seattle; as well as Expeditors International of Washington (#299), Nordstrom (#289), Weyerhaeuser (#387), Expedia Group (#500), and Zillow (#424—all as of the Fortune list for 2022).

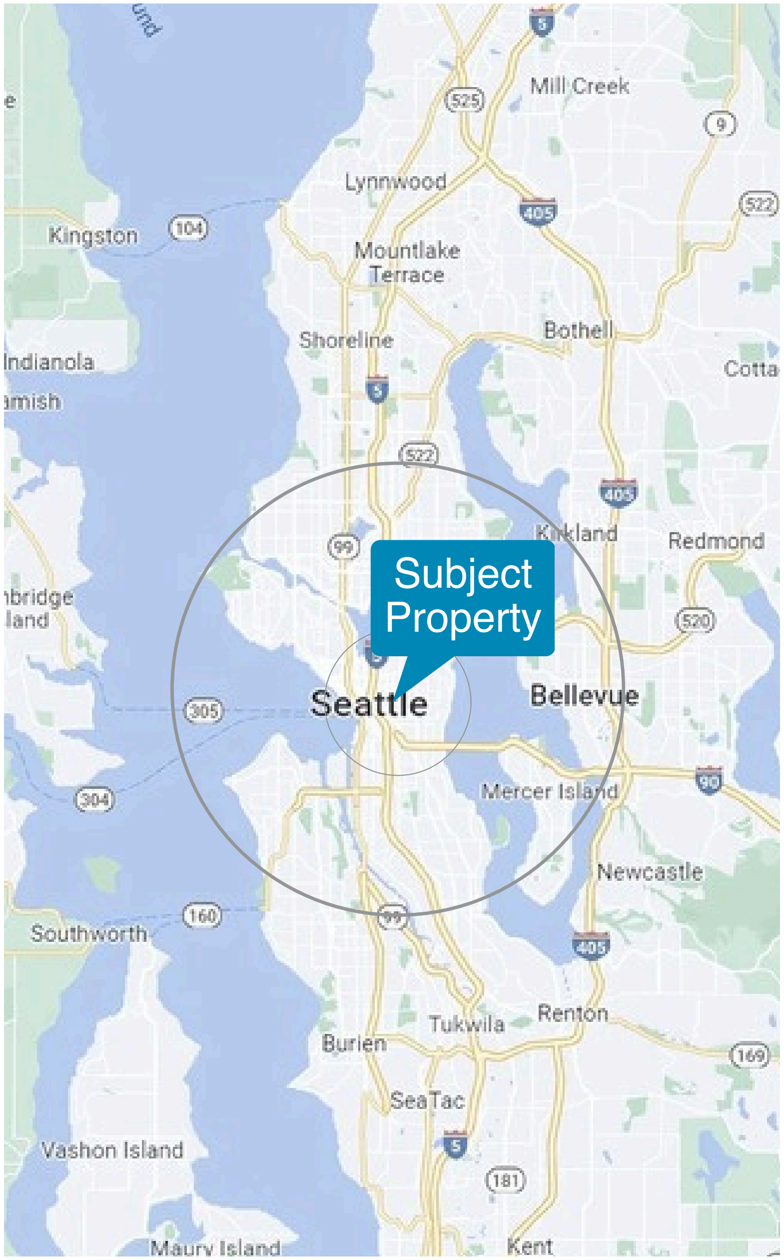
Employment

Amazon is the largest employer in Washington by a wide margin, followed by Boeing, Microsoft, Joint Base Lewis–McChord, and the University of Washington.

Seattle and Puget Sound remain true to their innovation roots. The region supports the second-largest tech workforce in the nation (after the Bay Area), with around 290,000 tech jobs accounting for roughly 13 % of the local workforce. This tech foundation is being further expanded by major investments in data centers—more than doubling since 2018, with over 23,000 Washingtonians now working in the sector.

Amazon has pledged to invest $150 billion on data centers over 15 years, while Microsoft plans to invest $80 billion in the 2025 fiscal year alone.

Demographic



	1 Mile		County	
Population Growth				
Growth 2020 - 2024	16.07%		0.12%	
Growth 2024 - 2029	3.56%		0.92%	
Empl	56,955	96.21%	1,275,297	96.88%
Unempl	2,244	3.79%	41,128	3.12%
2024 Population by Race	**88,182**		**2,272,467**	
White	45,823	51.96%	1,245,360	54.80%
Black	7,380	8.37%	150,121	6.61%
Am. Indian & Alaskan	685	0.78%	15,832	0.70%
Asian	21,945	24.89%	473,773	20.85%
Hawaiian & Pacific Island	264	0.30%	17,611	0.77%
Other	12,085	13.70%	369,770	16.27%
Household Growth				
Growth 2020 - 2024	16.00%		0.12%	
Growth 2024 - 2029	3.57%		0.94%	
Renter Occupied	46,637	87.19%	437,055	47.56%
Owner Occupied	6,851	12.81%	481,844	52.44%
2024 Households by Household Income			**918,899**	
Income <$25K	10,823	20.23%	101,275	11.02%
Income $25K - $50K	6,850	12.81%	103,291	11.24%
Income $50K - $75K	6,192	11.58%	109,248	11.89%
Income $75K - $100K	4,450	8.32%	91,761	9.99%
Income $100K - $125K	4,817	9.01%	98,043	10.67%
Income $125K - $150K	3,764	7.04%	71,723	7.81%
Income $150K - $200K	5,742	10.74%	113,593	12.36%
Income $200K+	10,849	20.28%	229,965	25.03%
2024 Med Household Inc	$91,171		$113,737	
2024 Median Age	35.20		38.00	

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