1788 ALKI AVE SW

6 Units | Iconic Alki Waterfront Location

Kidder Mathews

Exclusively Listed by

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SECTION 01

EXECUTIVE SUMMARY

1788 Alki Ave SW

1788 ALKI AVE SW

OFFERING SUMMARY

PRICE	$3,250,000
PRICE/UNIT	$541,667
PRICE/NRSF	$451
PRICE/LOT SF	$271

PROPERTY SUMMARY

ADDRESS	1788 Alki Ave SW
NEIGHBORHOOD	Alki Beach
YEAR BUILT	1937 &1946
UNITS	6
BUILDINGS	2
PARKING	Off-Street (8-10 Cars)
AVG. UNIT SIZE	1,200 SF
NRSF	7,200 *
ZONING	LR2 (M)
LAND SF	12,000
HEAT	Electric & Gas
PLUMBING	Mixed
ELECTRICAL	Updated
WATER	Individual Hot Water Tanks
LAUNDRY	In-Unit

*Net Rentable Square Feet and unit sizes provided by ownership. Buyer to verify.

RESIDENTIAL UNIT SUMMARY

							IN-PLACE RENT		MARKET RENT	
Unit	Type	SF	Floor	Finishes	Start	End	In-Place	$/SF	Market	$/SF
A (Duplex)	2x2	1,300	1st	Renovated	7/1/17	8/31/26	$3,200	$2.46	$3,700	$2.85
B (Duplex)	2x2	1,300	Ground	Renovated	2/1/26	1/31/27	$3,000	$2.31	$3,400	$2.62
1	2x2	1,300	1st	Renovated	2/25/22	MTM	$2,700	$2.08	$3,500	$2.69
2	2x1	1,200	2nd	Renovated	1/27/25	2/1/26	$3,000	$2.50	$3,600	$3.00
3	Studio	600	2nd	Renovated	3/24/25	MTM	$1,750	$2.92	$2,000	$3.33
4	3x2	1,500	3rd	Renovated	3/1/25	MTM	$3,700	$2.47	$4,200	$2.80
Average		**1,200**					**$2,892**	**$2.41**	**$3,400**	**$2.83**
Total		**7,200 ***					**$17,350**		**$20,400**	

INVESTMENT HIGHLIGHTS

PREMIER ALKI BEACH LOCATION

Directly on Alki Avenue SW with unobstructed Puget Sound and Olympic Mountain views – one of Seattle's most sought-after addresses. Steps from Alki Beach, the Alki Trail, and the West Seattle retail corridor, driving consistent demand and premium rents.

IRREPLACEABLE LAND

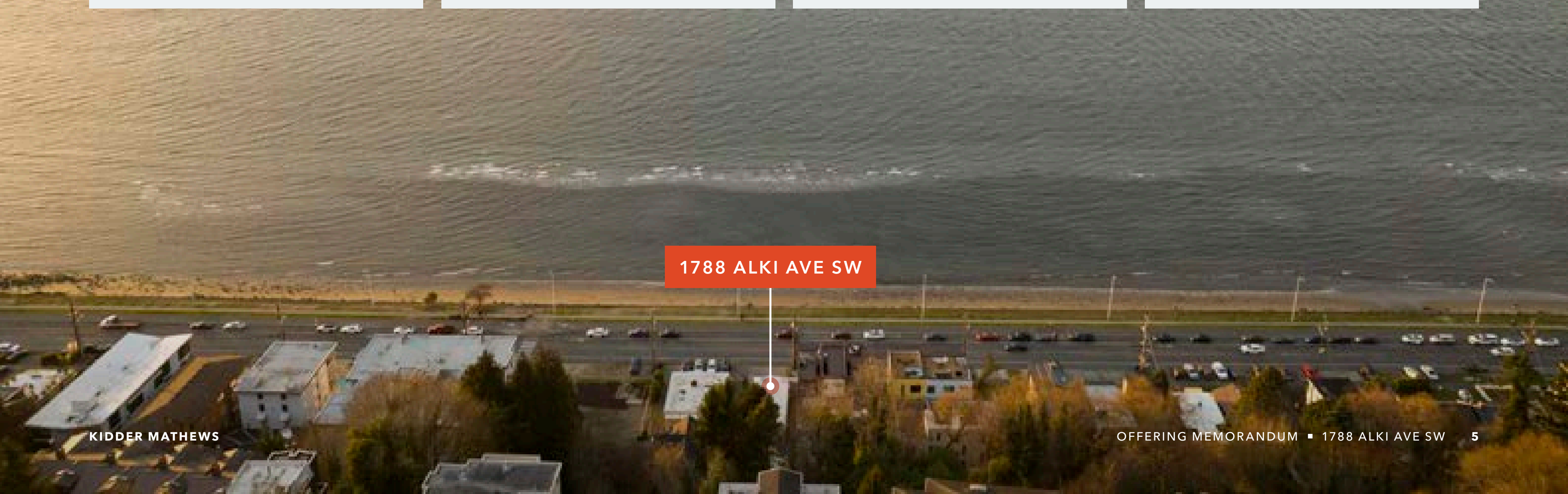
A 6-unit asset on a 12,000 SF LR2(M)-zoned parcel – an increasingly rare configuration on the Alki waterfront. The lot size and zoning provide a hard floor on long-term land value and meaningful high-density redevelopment optionality in a supply-constrained market.

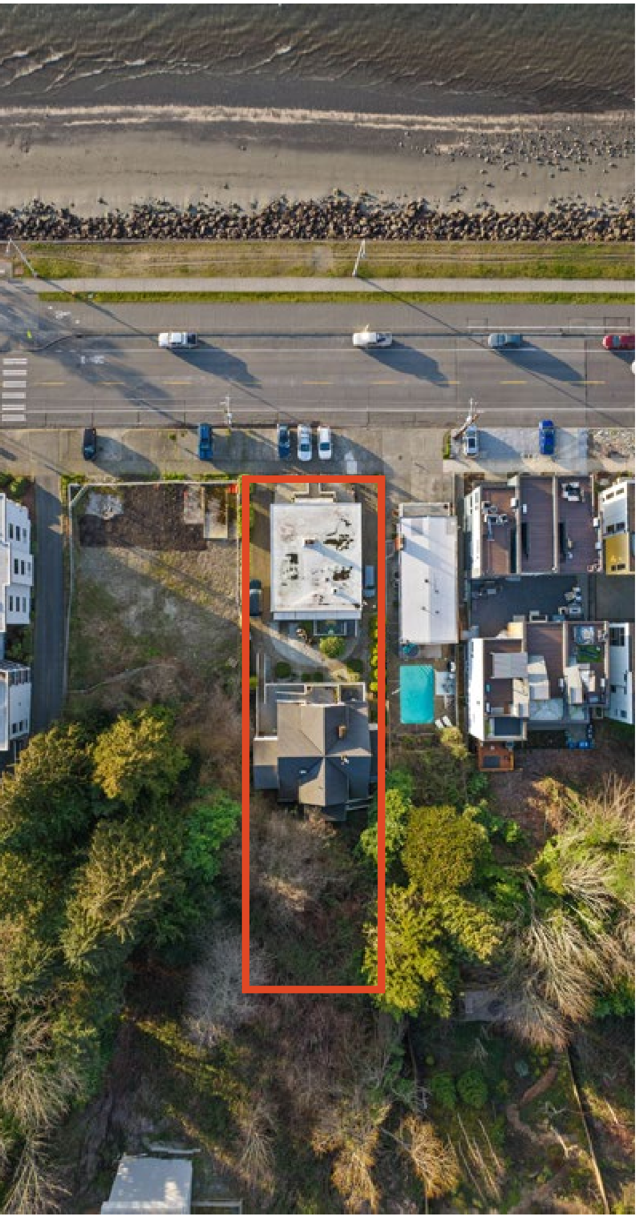
EXCEPTIONAL MARKET FUNDAMENTALS

A high-barrier coastal submarket with limited supply, no meaningful new construction, and a tenant base that prioritizes location over price. Current rents sit 15% below market, providing immediate upside at lease turnover with minimal execution risk.

SIGNIFICANT REVENUE UPSIDE

In-place rents average 15% below market, one unit remains unrenovated, and a single STR conversion adds an estimated $50,000 in net annual income over long-term rents at $375/night. Each lever operates independently, offering multiple paths to increase yield from day one.





REDEVELOPMENT *POTENTIAL*

12,000 SF	LR2 (M)	$271
LOT SIZE	ZONING	$/LOT SF

OPTION 1

COMPLETE TEAR DOWN

- Demolish 4-plex
- Demolish duplex
- Redevelop full 12,000 SF site
- Build premium townhomes

OPTION 2

RETAIN 4-PLEX | REDEVELOP DUPLEX SITE

- Retain existing 4-plex
- Demolish duplex
- Build premium townhomes

UNPARALLED VIEWS IN AN *AMENITY-FILLED* LOCATION

EXTERIOR PHOTOS


FRONT BUILDING - DUPLEX


BACK BUILDING - 4PLEX

DUPLEX INTERIOR PHOTOS | UNIT A (2X2) - TOP FLOOR

DUPLEX INTERIOR PHOTOS | UNIT B (2X2) - GROUND FLOOR

4-PLEX INTERIOR PHOTOS | UNIT 1 (2X2) - GROUND FLOOR

4-PLEX INTERIOR PHOTOS | UNIT 2 (2X1) - 2ND FLOOR

4-PLEX INTERIOR PHOTOS | UNIT 3 (STUDIO) - 2ND FLOOR

4-PLEX INTERIOR PHOTOS | UNIT 4 (3X2) - 3RD FLOOR

SECTION 02

FINANCIALS

RESIDENTIAL UNIT MIX

							IN-PLACE RENT		MARKET RENT	
Unit	**Type**	**SF**	**Floor**	**Finishes**	**Start**	**End**	**In-Place**	**$/SF**	**Market**	**$/SF**
A (Duplex)	2x2	1,300	1st	Renovated	7/1/17	8/31/26	$3,200	$2.46	$3,700	$2.85
B (Duplex)	2x2	1,300	Ground	Renovated	2/1/26	1/31/27	$3,000	$2.31	$3,400	$2.62
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4	3x2	1,500	3rd	Renovated	3/1/25	MTM	$3,700	$2.47	$4,200	$2.80
Average		**1,200**					**$2,892**	**$2.41**	**$3,400**	**$2.83**
Total		**7,200***					**$17,350**		**$20,400**	

*Net Rentable Square Feet and unit sizes provided by ownership. Buyer to verify.

CASH FLOW ANALYSIS | CURRENT OPERATIONS

	HANDS-OFF OPERATIONS		SELF-MANAGED OPERATIONS	
INCOME	CURRENT RENT ROLL		CURRENT RENT ROLL	
Gross Potential Rent	**208,200**	**2.41/SF/Mo**	**208,200**	**2.41/SF/Mo**
Vacancy	(6,246)	3.0%	(6,246)	3.0%
Net Rental Income	**201,954**		**201,954**	
Utility Fees	10,080	140/U/Mo	10,080	140/U/Mo
Effective Gross Income	**212,034**		**212,034**	
EXPENSES	2025 EXPENSES + MANAGEMENT FEE		2025 EXPENSES	
Taxes (2025)	25,643	4,274/U	25,643	4,274/U
Insurance	5,839	973/U	5,839	973/U
Utilities	10,080	1,680/U	10,080	1,680/U
R&M	4,683	780/U	4,683	780/U
Contract Services	1,500	250/U	1,500	250/U
Turnover	600	100/U	600	100/U
Management	16,963	8% EGI	0	0% EGI
Marketing	60	10/U	60	10/U
Administration	60	10/U	60	10/U
Total Expenses	**65,427**	**31% EGI**	**48,464**	**23% EGI**
Expenses/U		10,904/U		8,077/U
Expenses/SF		9/SF		7/SF
Net Operating Income	**146,607**	**24,435/U**	**163,570**	**27,262/U**

4.51%
CAP RATE

5.03%
CAP RATE

CASH FLOW ANALYSIS | AIRBNB OPERATIONS

AIRBNB OPERATIONS

INCOME

	MARKET RENT	
Gross Potential Rent	**204,000**	**2.36/SF/Mo**
Vacancy	(6,120)	3.0%
Net Rental Income	**197,880**	
Utility Fees	8,400	117/U/Mo
Effective Residential Income	**206,280**	
AirBnB Gross Potential Rent	135,000	
Vacancy	(47,250)	35.0%
Commercial EGI	**87,750**	
Effective Gross Income	**294,030**	

EXPENSES

	2025 EXPENSES + MANAGEMENT FEE	
Taxes (2026)	25,643	4,274/U
Insurance	5,839	973/U
Utilities	10,080	1,680/U
R&M	4,683	780/U
Contract Services	1,500	250/U
Turnover	600	100/U
Management	29,403	10% EGI
Marketing	60	10/U
Administration	60	10/U
Total Expenses	**77,867**	**26% EGI**
Expenses/U		12,978/U
Expenses/SF		11/SF
Net Operating Income	**216,163**	**36,027/U**

6.65%

CAP RATE

AIRBNB SCENARIO

The Airbnb operations scenario assumes all units at market rent, with Unit B operated as a short-term rental at an estimated daily rate of $375. Utility income has been reduced in this scenario, as Airbnb rentals typically incorporate utilities and amenity fees into the nightly rate. A 35% vacancy factor has been applied to the Airbnb unit to reflect typical short-term rental occupancy patterns. All other expenses remain consistent with the Current Operations scenario on page 16.

AIRBNB ASSUMPTIONS

AIRBNB UNIT	Unit B
ESTIMATED DAILY RATE	$375/day
ESTIMATED OCCUPANCY %	65%
ANNUAL INCOME	$87,750/year

By converting just one unit to Airbnb, you can increase annual income by $50,000 — without increasing in-place rents.

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SECTION 03

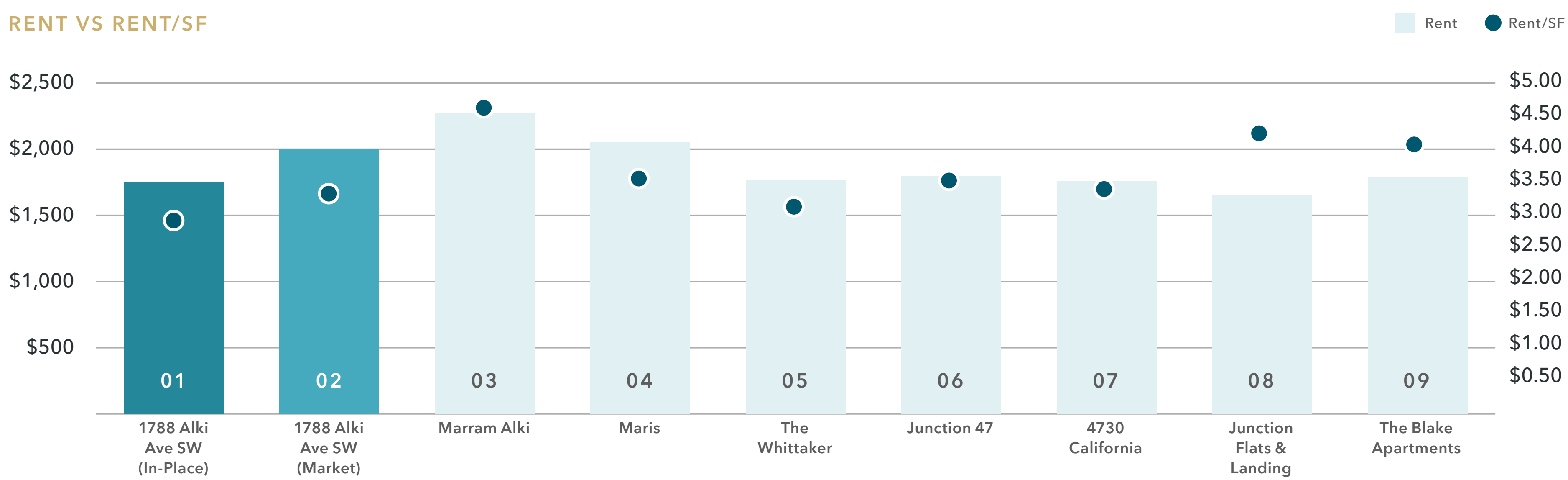
COMPARABLES

1788 Alki Ave SW

RENT COMPARABLES – STUDIO

	Property	Address	Neighborhood	Year	Unit SF	Rent	$/SF
01	**1788 Alki Ave SW (In-Place)**	1788 Alki Ave SW	Alki	1937 &1946	600	$1,750	$2.92
02	**1788 Alki Ave SW (Market)**	1788 Alki Ave SW	Alki	1937 &1946	600	$2,000	$3.33
03	**Marram Alki**	6023 SW Stevens St	Alki	1989	490	$2,275	$4.64
04	**Maris**	4722 Fauntleroy Way SW	West Seattle	2020	576	$2,050	$3.56
05	**The Whittaker**	4755 Fauntleroy Way SW	West Seattle	2016	565	$1,769	$3.13
06	**Junction 47**	4715 42nd Ave SW	West Seattle	2014	509	$1,797	$3.53
07	**4730 California**	4730 California Ave SW	West Seattle	2014	517	$1,758	$3.40
08	**Junction Flats & Landing**	4417 42nd Ave SW	West Seattle	2020	388	$1,649	$4.25
09	**The Blake Apartments**	5020 California Ave SW	West Seattle	2014	439	$1,790	$4.08
	Average			**2012**	**498**	**$1,870**	**$3.80**

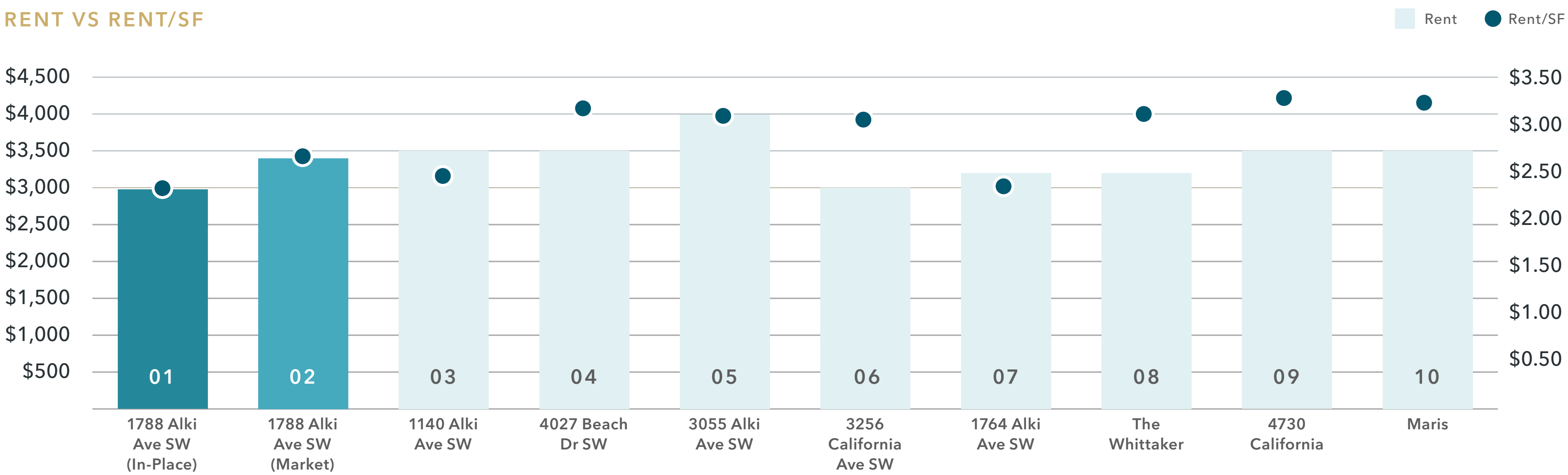
RENT VS RENT/SF



RENT COMPARABLES – 2 BEDROOM

	Property	Address	Neighborhood	Year	Unit SF	Rent	$/SF
01	**1788 Alki Ave SW (In-Place)**	1788 Alki Ave SW	Alki	1937 &1946	1,275	$2,975	$2.33
02	**1788 Alki Ave SW (Market)**	1788 Alki Ave SW	Alki	1937 &1946	1,275	$3,400	$2.67
03	**1140 Alki Ave SW**	1140 Alki Ave SW	Alki	1975	1,424	$3,500	$2.46
04	**4027 Beach Dr SW**	4027 Beach Dr SW	Alkii	1901	1,100	$3,500	$3.18
05	**3055 Alki Ave SW**	3055 Alki Ave SW	Alki	1985	1,289	$3,995	$3.10
06	**3256 California Ave SW**	3256 California Ave SW	West Seattle	1950	980	$3,000	$3.06
07	**1764 Alki Ave SW**	1764 Alki Ave SW	Alki	2005	1,360	$3,200	$2.35
08	**The Whittaker**	4755 Fauntleroy Way SW	West Seattle	2016	1,026	$3,200	$3.12
09	**4730 California**	4730 California Ave SW	West Seattle	2014	1,065	$3,499	$3.29
10	**Maris**	4722 Fauntleroy Way SW	West Seattle	2020	1,079	$3,500	$3.24
	Average			**1983**	**1,165**	**$3,424**	**$2.98**

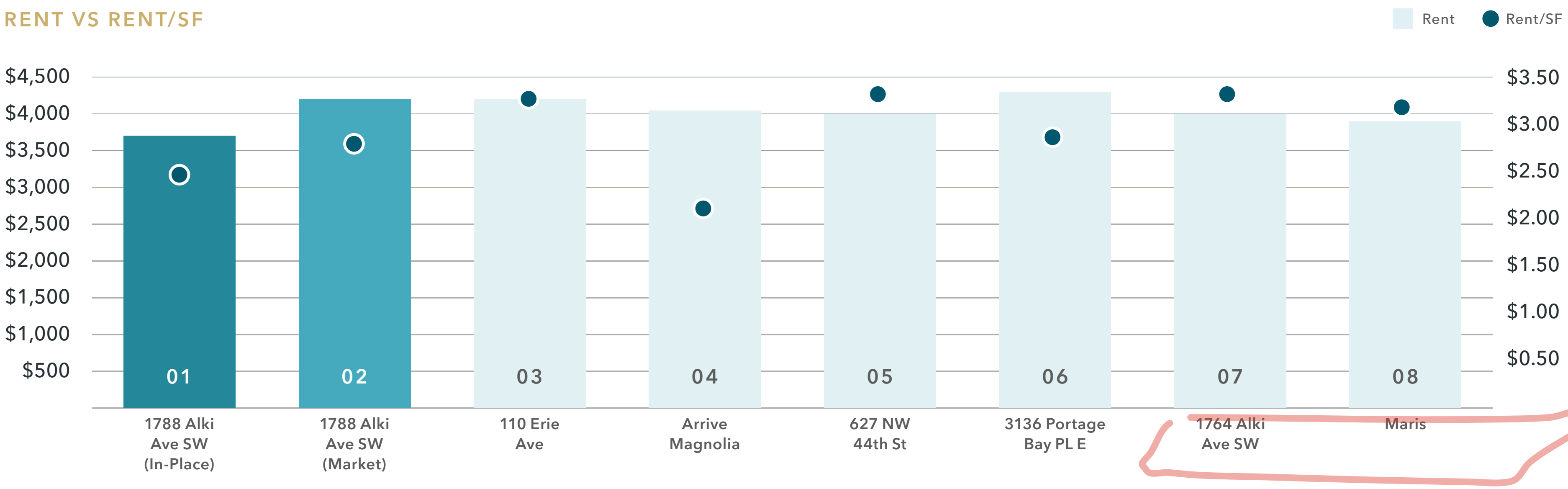
RENT VS RENT/SF



RENT COMPARABLES – 3 BEDROOM

	Property	Address	Neighborhood	Year	Unit SF	Rent	$/SF
01	**1788 Alki Ave SW (In-Place)**	1788 Alki Ave SW	Alki	1937 &1946	1,500	$3,700	$2.47
02	**1788 Alki Ave SW (Market)**	1788 Alki Ave SW	Alki	1937 &1946	1,500	$4,200	$2.80
03	**110 Erie Ave**	110 Erie Ave	Leschi	1947	1,280	$4,195	$3.28
04	**Arrive Magnolia**	3520 27th Pl W	Magnolia	1968	1,920	$4,045	$2.11
05	**627 NW 44th St**	627 NW 44th St	Fremont	1916	1,200	$4,000	$3.33
06	**3136 Portage Bay PL E**	3136 Portage Bay PL E	Portage Bay	1966	1,500	$4,300	$2.87
07	**2015 Franklin Ave E**	2015 Franklin Ave E	Eastlake	1906	1,200	$4,000	$3.33
08	**Enzo**	2004 Dexter Ave N	Westlake	1961	1,220	$3,895	$3.19
	Average			**1944**	**1,387**	**$4,073**	**$3.02**

RENT VS RENT/SF



SALE COMPARABLES

	Property	Neighborhood	Built	Units	Residential SF	Avg. Unit Size	Sale Date	Price	$/Unit	$/SF
01	1588 ALKI AVE SW	Alki	1957	2	1,860	930	1/8/2026	$1,575,000	$787,500	$847
02	3003 ALKI AVE SW	Alki	1976	3	3,719	1,240	12/1/2025	$2,700,000	$900,000	$726
03	7043 BEACH DR SW	Beach Drive	1941	5	3,532	706	7/3/2025	$2,350,000	$470,000	$665
04	4201 BEACH DR SW	Beach Drive	1959	2	1,580	790	4/27/2025	$1,900,000	$950,000	$1,203
05	8716 SAND POINT WAY NE	Matthews Beach	1939	14	9,524	680	11/15/2024	$6,293,000	$449,500	$661
06	6106 SE 28TH ST	Mercer Island	1958	9	9,715	1,079	10/1/2024	$5,000,000	$555,556	$515
07	5619 SEAVIEW AVE NW	Ballard Locks	1937	3	2,290	763	2/27/2023	$1,900,000	$633,333	$830
08	1760 ALKI AVE SW	Alki	1964	3	3,730	1,243	3/13/2021	$1,749,128	$583,043	$469
09	2330 ALKI AVE SW	Alki	1953	5	6,190	1,238	1/28/2020	$4,400,000	$880,000	$711
10	4215 E LYNN ST	Madison Park	1950	5	6,309	1,262	1/9/2020	$3,500,000	$700,000	$555
11	1758 ALKI AVE SW	Alki	1918	4	3,970	993	12/30/2019	$2,700,000	$675,000	$680
	Average		**1950**	**5**		**993**			**$689,448**	**$715**
	1788 ALKI AVE SW	Alki	1937 &1946	6	7,200*	1,200	--	$3,250,000	$541,667	$451

*Net Rentable Square Feet and unit sizes provided by ownership. Buyer to verify.

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SECTION 04

LOCATION OVERVIEW

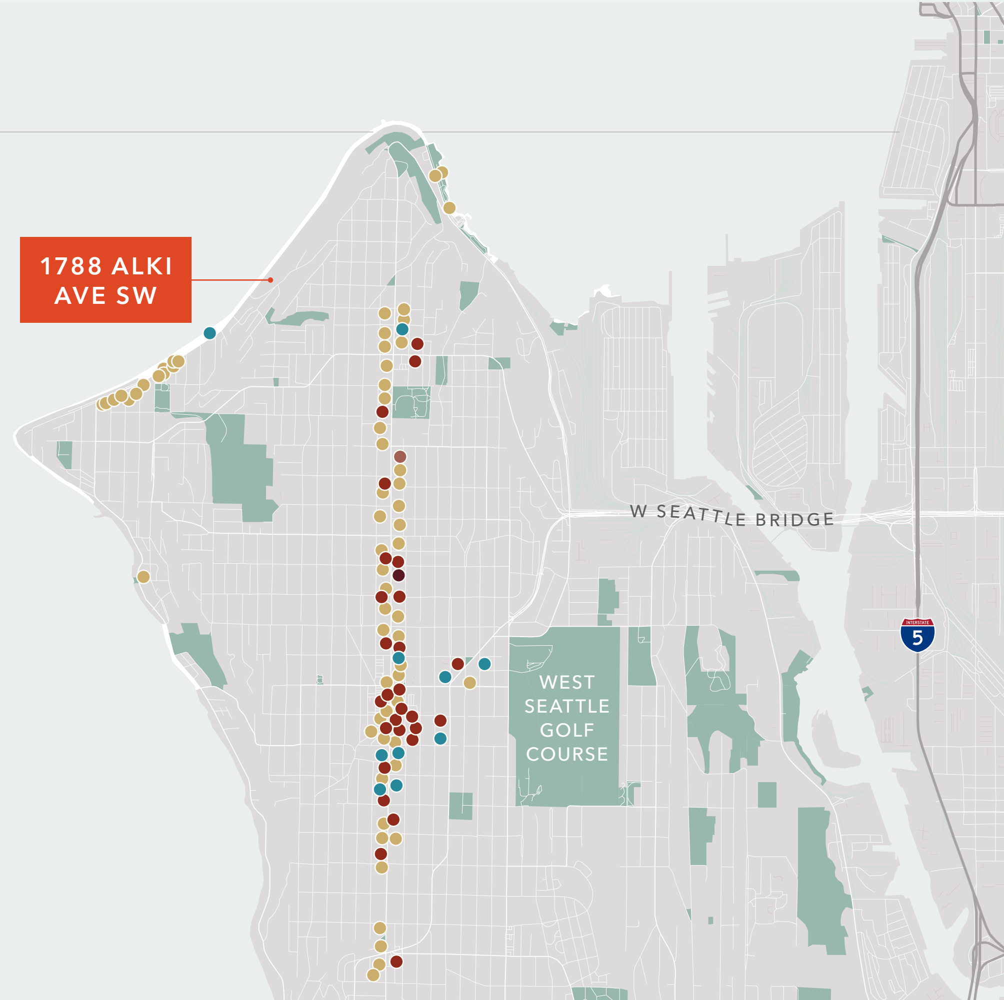
1788 Alki Ave SW

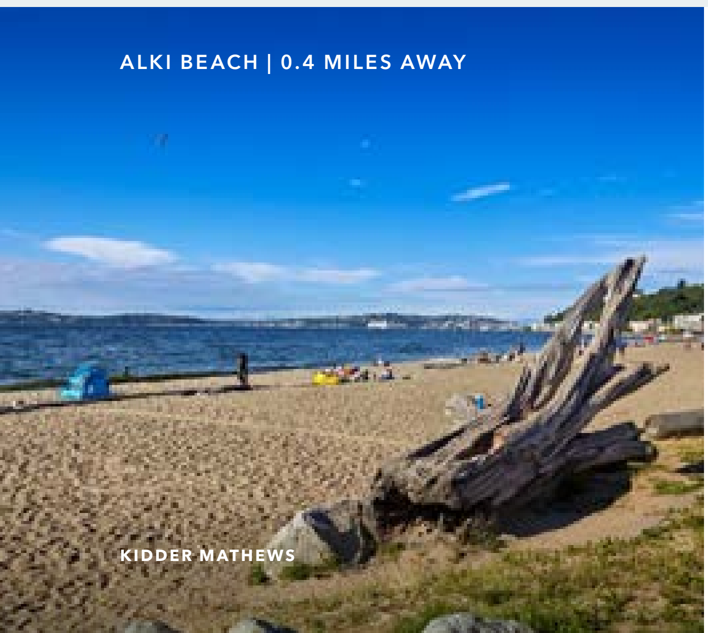
WEST SEATTLE

West Seattle is one of Seattle's most distinctive and livable neighborhoods, offering a relaxed coastal feel paired with strong community character and urban accessibility.

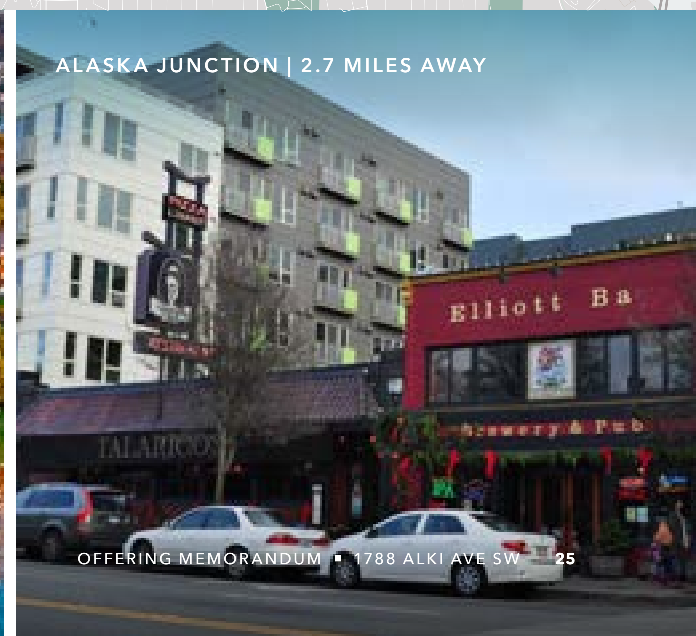
Anchored by the vibrant Alaska Junction, the area features a walkable collection of local restaurants, cafés, boutiques, and everyday amenities, creating a small-town atmosphere within the city. Known for its sweeping Puget Sound and Olympic Mountain views, West Seattle also boasts abundant outdoor recreation, including Alki Beach, Lincoln Park, and miles of waterfront trails. With convenient transit connections to downtown and a lifestyle that balances nature, neighborhood charm, and modern convenience, West Seattle appeals to residents seeking space, scenery, and a slower pace without sacrificing connectivity.

Eat + Drink   Health + Wellness   Grocery + Shopping




ALKI BEACH | 0.4 MILES AWAY


HAMILTON VIEWPOINT PARK | 1.2 MILES AWAY



ALASKA JUNCTION | 2.7 MILES AWAY

SEATTLE IS A NATIONAL LEADER IN *AI INNOVATION*

The AI wave is real—and it's anchored in Seattle.

Seattle's AI economy is a structural tailwind for long-term multifamily value.

TIER 1 AI METRO

Seattle is 1 of 28 "Star Hubs" per Brookings, excelling in talent, innovation, and adoption.

TOP RESEARCH & TALENT

Amazon, Microsoft, UW, and Ai2 lead AI research and employment.

VENTURE-FUNDED MOMENTUM

Seattle AI startups are growing rapidly across enterprise sectors.

Why Seattle's AI Ecosystem Matters for Multifamily Investors

TOP 5 U.S. METRO FOR AI READINESS

Seattle ranks in the top tier nationally for AI research and industry activity (Brookings, 2024).

HOME TO AI POWERHOUSES

Amazon, Microsoft, and the Allen Institute for AI anchor the region's AI economy.

UNMATCHED TALENT PIPELINE

The University of Washington and global recruiting funnel top-tier engineers into the local market.

VENTURE CAPITAL MAGNET

Billions in AI VC funding drive job creation, new startups, and long-term population growth.

STABILITY IN A SHIFTING MARKET

As AI transforms industries, Seattle's diversified tech base offers resilient demand for housing.

SEATTLE ENTERPRISE AI MARKET

amazon	Microsoft	Ai2	OCTO	GitHub
UNIVERSITY of WASHINGTON	NVIDIA	Overland AI	WellSaid	Roboto
EDGE DELTA	Clarify	PICTORY	stealthwriter	tableau from Salesforce
muir ai	Outreach	Cimba.ai	gradial	CopyCat
yoodli	symbl.ai	CarbonAi	EDERA	OLERIA
PROTECT AI	Hyphen	ClearlyAI	dexcare	Outbound AI
lexion	ozette	TalusBio	Groundlight	envive
Casium	Outpace	AIGEN	NoxuData	Augmodo

MAJOR EMPLOYERS

Seattle

108,690,376 TOTAL OFFICE SF

511,688 TOTAL EMPLOYEES

amazon, expedia group, Starbucks, Nordstrom, Expeditors, Weyerhaeuser, Bill & Melinda Gates foundation, Fred Hutch Cancer Center, UW Medicine, Meta, Allen Institute for Brain Science, Google, Adobe, docusign, Redfin, Remitly, Zillow, qualtrics, Snapchat, Oracle, Deloitte., f5, Disney, Russell Investments, Apple, Bristol Myers Squibb, Moss Adams, Avalara, Big Fish, Vulcan, HBO, Uber, tableau, Port of Seattle, Seattle Cancer Care Alliance, Safeco Insurance, Trident Seafoods, Seattle U, Booking.com, Porch, Filson, Rover, Holland America Line, BlackRock, Dropbox, Path, Brooks, nanoString, Kaiser Permanente, blue nile, Virginia Mason Franciscan Health, PayScale, moderna, Tommy Bahama, ISB, Fortive, trupanion, Funko, PitchBook, zumiez, PEMCO Insurance, xealth, gettyimages, Seattle Children's, AI2

Eastside

77,834,835 TOTAL OFFICE SF

259,322 TOTAL EMPLOYEES

T-Mobile, Paccar, amazon, Eddie Bauer, Microsoft, Concur, smartsheet, Bungie, Pokémon, ebay, Samsung, salesforce, Meta, Valve, Kaiser Permanente, Overlake Medical Center & Clinics, Google, tableau, GoDaddy, Astronics, Nabtesco, Luxoft, EvergreenHealth, Pfizer, AGC Biologics, Philips, General Dynamics, Delta, Nintendo, oculus, AT&T, SpaceX, accenture, Honeywell, Kymeta, Symetra, Terex, Costco Wholesale, REI, SanMar, Lakeside Industries, Siemens, Swedish, GE Healthcare, Darigold, Lakeside Industries, NAES, chewy

Kent Valley

114,094,059 TOTAL INDUSTRIAL SF

279,560 TOTAL EMPLOYEES

Alaska, Boeing, SEA Seattle-Tacoma International Airport, Blue Origin, amazon, Hexcel, Exotic Metals Forming, Sysco, Providence Health & Services, World Vision

HEADQUARTERED IN THE PUGET SOUND

amazon

$638B	1.5M+	87K
2024 REVENUE	EMPLOYEES	WA EMPLOYEES

Amazon, ranked #2 on the Fortune 500 list, has a market capitalization of $1.61 trillion. The company has invested over $225.6B in Washington State, contributing $205B to the state's GDP. Amazon employs over 87,000 people directly in Washington and supports more than 487,200 indirect jobs. Its footprint in the state consists of 54 buildings with a total of 12M square feet of office space.

Microsoft

$245B	228K	55.1K
2024 REVENUE	EMPLOYEES	WA EMPLOYEES

Ranked #13 on the Fortune 500, Microsoft is a global leader in technology and boasts a $2.96 trillion market cap. Microsoft is expanding its Redmond World HQ with a multibillion-dollar project, adding 17 buildings and 6.7M SF of renovated space by 2025. Microsoft's influence in the region is highlighted by its more than 58,400 employees in Washington and its status as the 2024 World's Most Valuable Company.

T Mobile

$81.4B	70K	6.6K
2024 REVENUE	EMPLOYEES	WA EMPLOYEES

T-Mobile recently completed a $160M renovation of its Bellevue headquarters. The company employs around 7,600 people in Washington and occupies 1.5M SF of real estate in the Puget Sound region. This includes its national technology lab and Tech Experience 5G Hub, demonstrating its dedication to innovation in the telecommunications industry.

STARBUCKS

$36.2B	361K	10K
2024 REVENUE	EMPLOYEES	WA EMPLOYEES

Starbucks is the leading roaster and retailer of specialty coffee worldwide, with over 38,000 stores globally. Headquartered in Seattle, it employs 10,700 people in Washington State and occupies over 1M SF of office space, driving economic growth and development in Seattle.

HEADQUARTERED IN THE PUGET SOUND

expedia group

$13.7B	16.5K	3.3K
2024 REVENUE	EMPLOYEES	WA EMPLOYEES

Expedia Group ranks among the world's largest online travel companies, with major consumer brands including Expedia, Hotels.com, and VRBO. In 2021, the company opened a new $900M headquarters in Seattle's Interbay neighborhood, which spans 1.38M SF across a 40-acre campus. The facility is designed to accommodate up to 6,500 employees, underscoring Expedia's commitment to the Puget Sound region.

(Image Source: ZGF)

COSTCO WHOLESALE

$255B	333K+	21.5K
2024 REVENUE	EMPLOYEES	WA EMPLOYEES

Ranked #12 on the Fortune 500, Costco's global HQ is in Issaquah. In 2023, it opened a nine-story, 625K SF office building. With 876+ locations worldwide, serving 132M cardholders, Costco employs around 21,000 in WA. Known for community engagement, it ranks 6th among the state's top corporate philanthropists.

NORDSTROM

$15.1B	54K+	6.5K
2024 REVENUE	EMPLOYEES	WA EMPLOYEES

Nordstrom, a luxury department store chain founded in Seattle, operates 99 stores in the U.S. and 260 Nordstrom Rack locations. In 2023, the company opened 19 new Nordstrom Rack stores and plans to continue its expansion with 22 more in 2024 and four in 2025. Nordstrom is known for its strong corporate philanthropy in the Puget Sound area, donating over $3M to Washington State in 2022.

Alaska

$11.7B	26K+	11.4K
2024 REVENUE	EMPLOYEES	WA EMPLOYEES

Alaska Airlines is one of the largest airline carriers in the United States, serving a broad network of destinations across North America and beyond. The recent opening of "The Hub 2020" office facility at SeaTac enhances its regional operations. Alaska Airlines announced its plan to acquire Hawaiian Airlines for $1.9B in December 2023, aiming to integrate the airlines' operations & loyalty programs.

SPORTS & ENTERTAINMENT

CLIMATE PLEDGE ARENA

18,100

SEATING CAPACITY

League: NHL, WNBA

LUMEN FIELD

68,740

SEATING CAPACITY

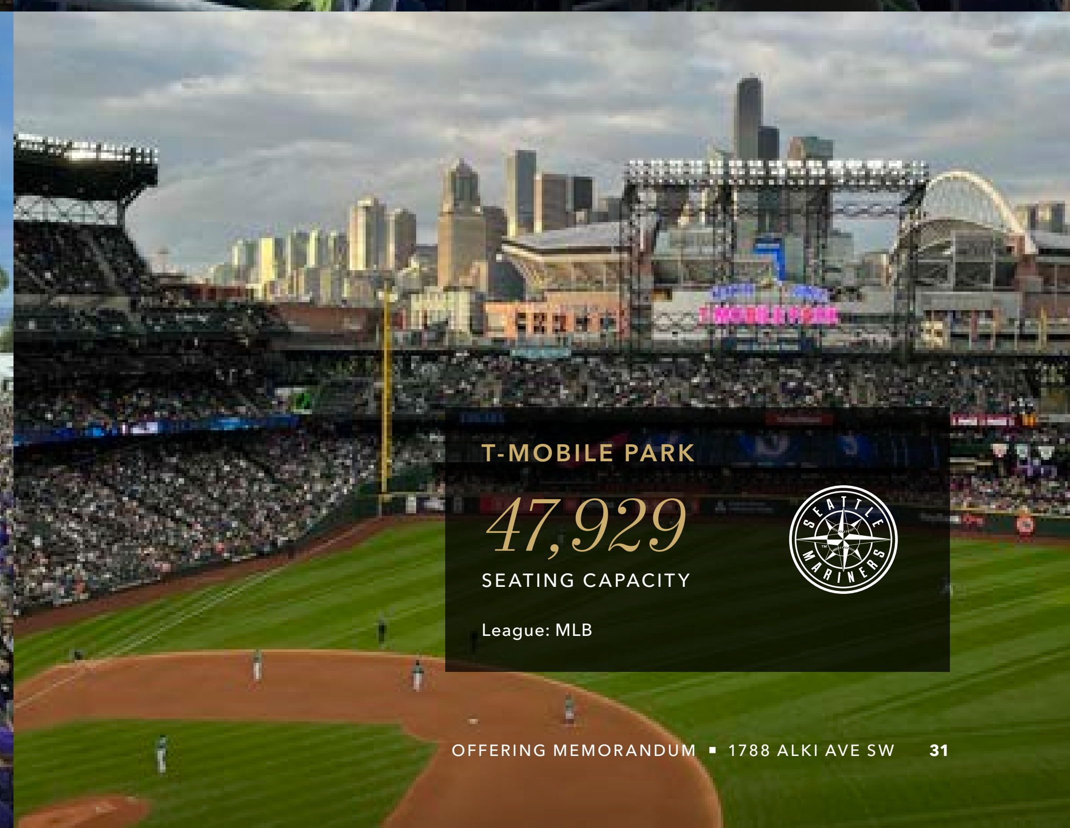
League: NFL, MLS

HUSKY STADIUM

70,138

SEATING CAPACITY

League: NCAA | Big Ten Conference



T-MOBILE PARK

47,929

SEATING CAPACITY

League: MLB

INSTITUTIONS OF HIGHER EDUCATION

Sources: U.S. News & World Report, U.S. Census, WalletHub

#3
IN HIGHER EDUCATION RANKINGS IN U.S.

#1
MOST EDUCATED BIG CITY IN THE U.S.

#1
METRO IN THE U.S. FOR STEM PROFESSIONALS

37%
WITH A BACHELOR'S OR HIGHER IN WA

68%
OF SEATTLE RESIDENTS AGED 25+ WITH A DEGREE

#1
U.S. CITY FOR HIGHLY VALUED TECH SKILLS

W UNIVERSITY of WASHINGTON

#1
MOST INNOVATIVE
Among U.S. Public Universities, Reuters

#1
FED. RESEARCH FUNDING
Among U.S. Public Universities

#4
U.S. PUBLIC INSTITUTIONS
Times Higher Education, 2025

#7
GLOBAL UNIVERITY RANKING
U.S. News & World Report, 2025

- 60,690+ student body
- Best in the nation programs, with 41 programs placed in the top 10
- 75% of students call Washington home after graduation, most staying in Seattle
- $1.87 billion in research awards
- UW Medical Center ranked #1 hospital in WA for 12 years running
- 5th Largest Employer in the State, supporting 1 out of every 34 jobs in the state, with an annual economic impact of $21 billion

GLOBAL INNOVATION EXCHANGE
UNIVERSITY of WASHINGTON

Global Innovation Exchange (GIX), located in Bellevue, is a graduate-level institute for interdisciplinary engineering, business, and design. Founded by the UW, Tsinghua University (China's leading university), and Microsoft, GIX brings together top faculty and learners worldwide to work closely with industry, non-profit, and government partners.

PUGET SOUND REGION UNIVERSITIES

University	Students
Seattle U	7,172 Students
Seattle Pacific	2,662 Students
PLU Pacific Lutheran University	2,600 Students
University of Puget Sound	2,100 Students
Bellevue College	19,134 Students
Northwest University	723 Students
DigiPen Institute of Technology	1,288 Students
Bastyr University	742 Students

LIFE SCIENCES & HEALTHCARE

Seattle Ranked #9 Largest Life Science Ecosystem in the U.S.

The Seattle area ranked third for life sciences employment growth, which increased 25% from 2019 to 2022. R&D employment in the region increased even more rapidly, at 39.3%.

LIFE SCIENCES

- 1,100+ life science organizations
- 46,540+ individuals employed directly in life science jobs
- 112,810+ jobs supported by WA life science industry
- $39 billion total economic impact
- $22 billion added to WA's GDP
- $49 billion record high WA life science M&A activity in 2023

HEALTHCARE

- 1,365+ healthcare organizations
- 218,515+ individuals employed directly in healthcare jobs
- $46 billion total revenues

LEADING LIFE SCIENCE COMPANIES IN SEATTLE

Biotech & Pharmaceutical

Pfizer
AGC Biologics
nanoString
Bristol Myers Squibb

Medical Research & Innovation

UW Medicine
Fred Hutch Cancer Center
Seattle Children's Hospital · Research · Foundation
Pacific Northwest National Laboratory

Healthcare Providers

Providence
MultiCare
Kaiser Permanente
Virginia Mason Franciscan Health
Swedish Medical Group

Nonprofit & Philanthropic

Bill & Melinda Gates foundation
Allen Institute
ISB

LOCATION OVERVIEW

151K+	$3.6B+	50.8M
JOBS GENERATED	DIRECT EARNINGS	PASSENGERS IN 2023

SeaTac Airport has a 4-star skytrax airport rating and designation as the best airport in North America, connecting directly to Seattle via Light Rail in 35 minutes.

- 35 total airlines connecting to 93 non-stop domestic and 30 international destinations
- More than 87,300 direct jobs
- $3.6B+ direct earnings
- $442M+ state/local taxes
- 50.8 MM passengers in 2023, 10% up from 2022
- 2024 cargo on track for four-year high (up 6.5% YTD)

$12.4B+	58.4K	$4B+
IN BUSINESS OUTPUT	JOBS GENERATED	IN LABOUR INCOME

The Northwest Seaport Alliance is a marine cargo operating partnership of the Ports of Seattle and Tacoma in the Puget Sound. It is the third largest cargo port in the United States.

- 20,100 of direct jobs
- Over $70 BB of waterborne trade
- $4B+ labor income
- $136M+ state and local taxes
- 180 global trading partners (2022)
- 1.9x job multiplier
- Full international exports up 4.9% for 2023

Exclusively Listed by

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