CASTLEMONTE APARTMENTS

8-Unit Apartment Community in Burien



$1,400,000

Price Reduced by $200,000

7.7% Cap Rate | $175,000/Unit | $224/SF

13204 12TH AVE SW
BURIEN, WA 98146

Kidder Mathews

Exclusively Listed by

SIMON | ANDERSON MULTIFAMILY TEAM

JERRID ANDERSON
Executive Vice President
206.499.8191
jerrid.anderson@kidder.com

MATT JOHNSTON
Vice President
425.422.7840
matt.johnston@kidder.com

MATT LAIRD
Senior Vice President
425.736.5516
matt.laird@kidder.com

JACK SHEPHARD
Senior Associate
425.691.6826
jack.shephard@kidder.com

KIDDER.COM

Kidder Mathews

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



Kidder Mathews

SECTION 01

EXECUTIVE SUMMARY



Castlemonte Apartments

CASTLEMONTE APARTMENTS

OFFERING SUMMARY

PRICE	$1,400,000
PREVIOUS PRICE	~~$1,600,000~~ Reduced $200,000
OFFERS DATE	To be Announced

PROPERTY SUMMARY

ADDRESS	13204 12th Ave SW, Burien, WA 98146
TOTAL UNITS	8
AVG. UNIT SIZE	783 SF
NET RENTABLE SF	6,260 SF
STORIES	4
YEAR BUILT	1988
PARCEL SIZE	13,350 SF
PARCEL NO.	182304-9146
ZONING	MU-1
PARKING	14 Stalls
LAUNDRY	Common



RESIDENTIAL UNIT MIX

				IN-PLACE			MARKET		
Type	Units	Avg SF	Total SF	Rent	$/SF	Annual Rent	Rent	$/SF	Annual Rent
Studio	1	535	535	$1,000	$1.87	$12,000	$1,150	$2.15	$13,800
2x1	5	750	3,750	$1,718	$2.29	$103,095	$1,850	$2.47	$111,000
2x2	1	975	975	$2,350	$2.41	$28,200	$2,400	$2.46	$28,800
2x1 SFR	1	1,000	1,000	$2,100	$2.10	$25,200	$2,350	$2.35	$28,200
Total/Average	**8**	**783**	**6,260**	**$1,755**	**$2.24**	**$168,495**	**$1,894**	**$2.42**	**$181,800**



INVESTMENT HIGHLIGHTS

UNIQUE OPPORTUNITY WITH MULTIPLE EXIT STRATEGIES

The property's two structures sit on one 13,350 SF lot, creating a potential opportunity to subdivide off the single-family home and sell it separately, reducing your basis in the remaining 7-unit apartment building - or continue to cash flow and improve NOI until future redevelopment.

1988 CONSTRUCTION WITH SPACIOUS UNIT LAYOUTS

Built in 1988, the property is newer than most recent Burien comps, giving it an edge in construction quality and system life. The unit mix leans toward spacious 2-bed layouts (mostly 750-975 SF) plus a 1,000 SF single-family rental in a market that favors larger units.

STRONG IN-PLACE YIELD WITH OPERATIONAL UPSIDE

Castlemonte delivers a proven 7.7% cap rate, allowing the opportunity for positive leverage. Through moving rents to the proven high watermark at the property, and capturing other income, an 8.8% market cap rate should be achievable.

IN-DEMAND LOCATION NEAR MULTIPLE EMPLOYMENT HUBS

Castlemonte is located in close proximity to all of the major employment centers in King County. Residents have a short commute to downtown Seattle, Kent, and Sea-Tac. Residents heading south are also not far from Tacoma and that central position between two major metros drives ample demand and convenience.

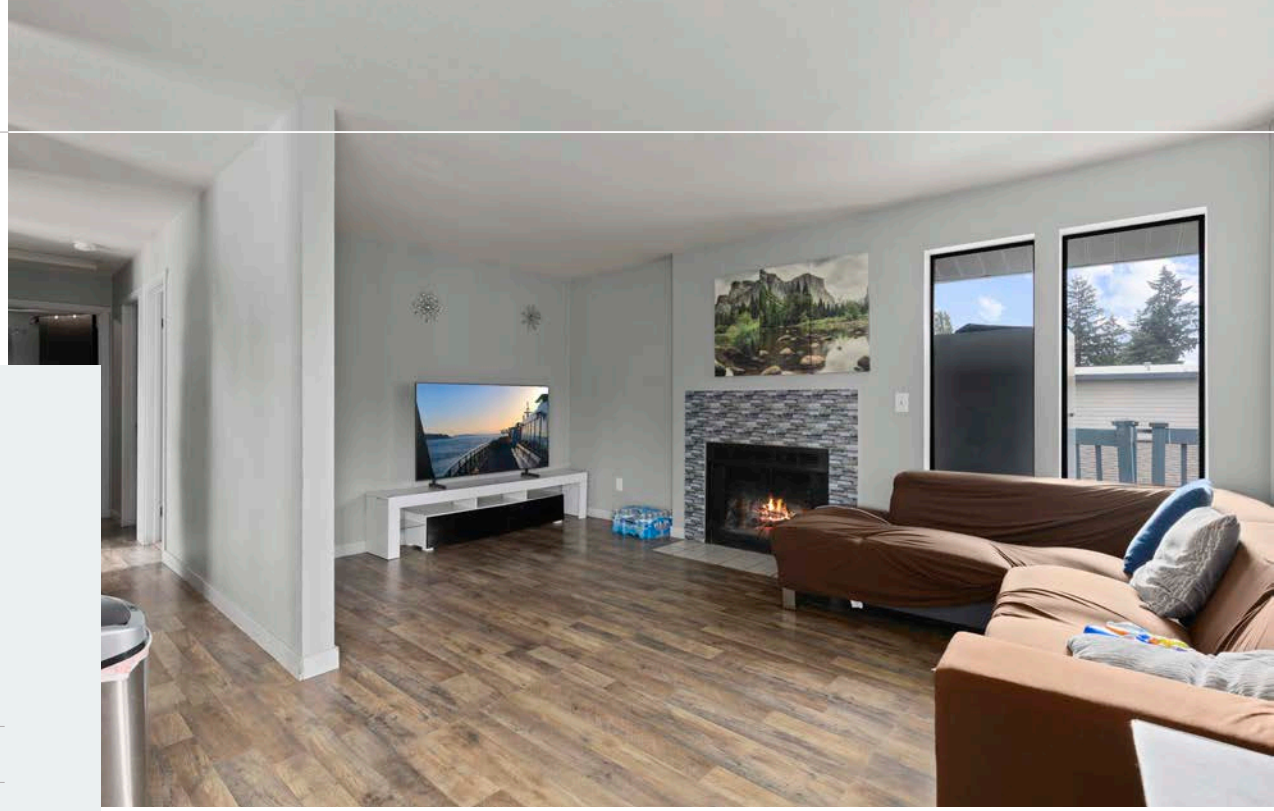
UNIT CHARACTERISTICS

UNIT FEATURES

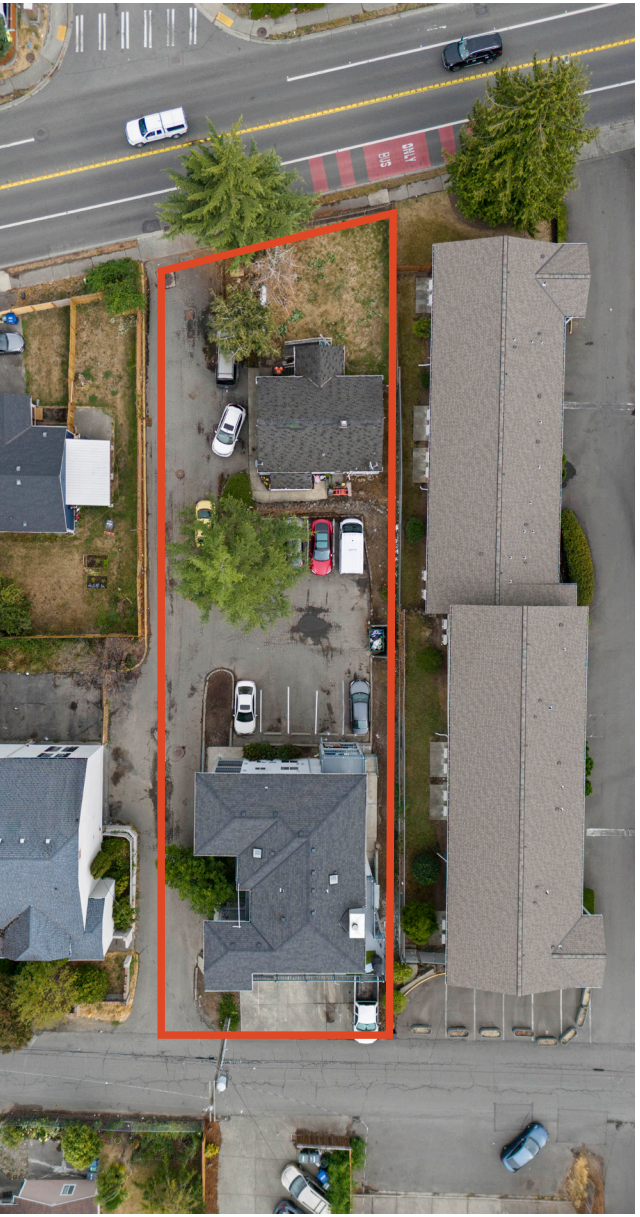
- Fully Equipped Kitchens
- Private Balconies and Patios
- Spacious Floorplans
- Oversized Penthouse Unit with Private Deck

COMMUNITY AMENITIES & FEATURES

- Ample Off-Street Parking
- Territorial Views from Select Units
- Single Family Rental with Private Yard
- Large 13,350 SF Lot Zoned MU-1
- Convenient Location with Close Proximity to Downtown Seattle, Burien, and Sea-Tac Airport







MULTIPLE *EXIT STRATEGIES*

13,350 SF	*MU-1*	*2*
LOT SIZE	ZONING	STRUCTURES ON A SINGLE PARCEL

OPTION 1

HOLD & OPERATE AS-IS

- Continue to Improve NOI through Light Strategic Renovations
- Opportunity to Achieve 8.8% Cap Rate by Focusing on Operations

OPTION 2

SELL SINGLE FAMILY HOME TO REDUCE BASIS IN MULTIFAMILY

- Explore Short Plat of Parcel to Sell Single Family Rental to End User or Investor
- Reduce Basis in the Multifamily Property for Superior Returns on Equity

Kidder Mathews

SECTION 02

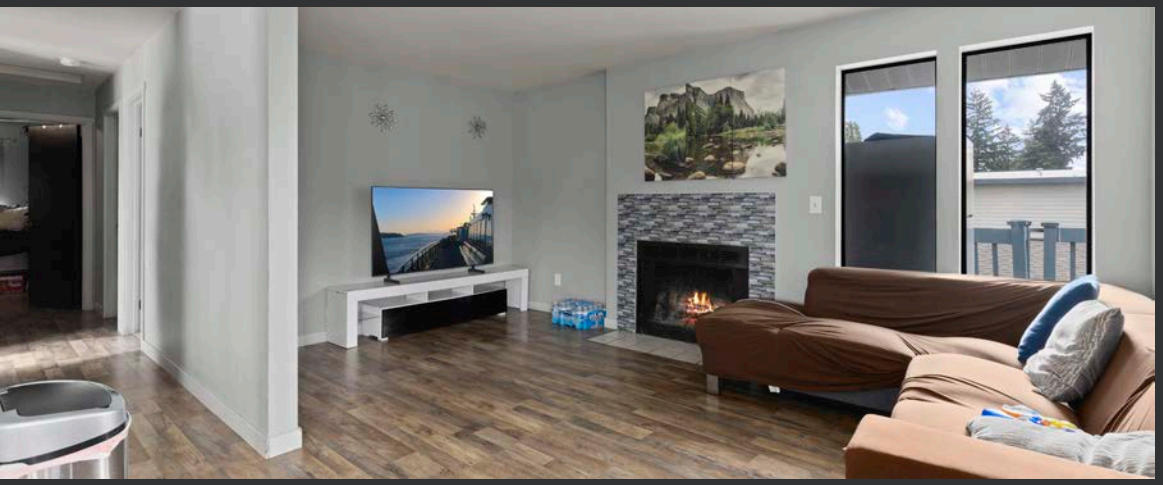
PROPERTY PHOTOS



Castlemonte Apartments

CONSTRUCTION & SYSTEMS

Copper Plumbing	Cedar and vinyl siding
Composition Roof - 2021	GE Electrical Panels
Electric forced air heat	Wood Framed Construction
Double-pane windows	Individual Hot Water Tanks In-Unit







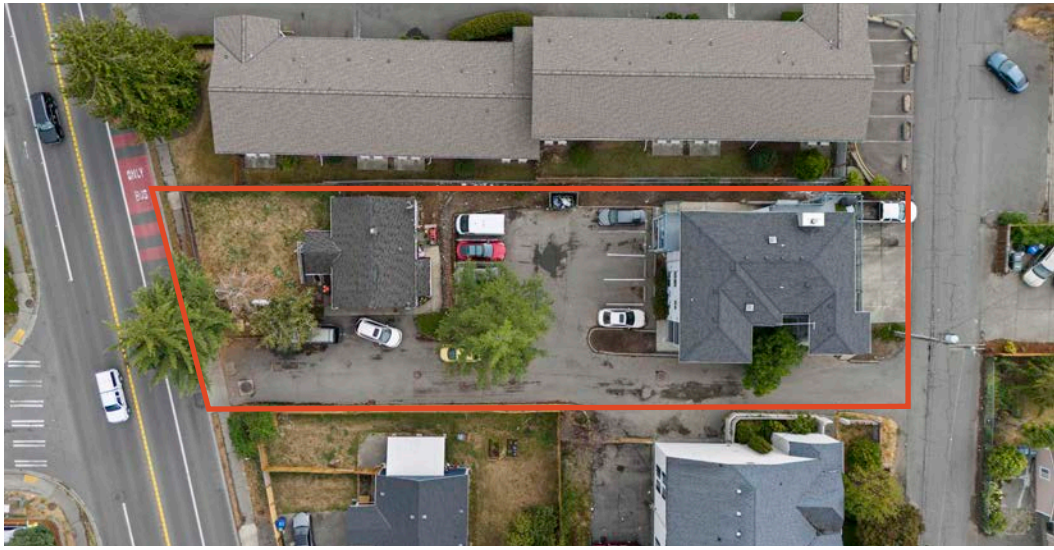


EXTERIOR

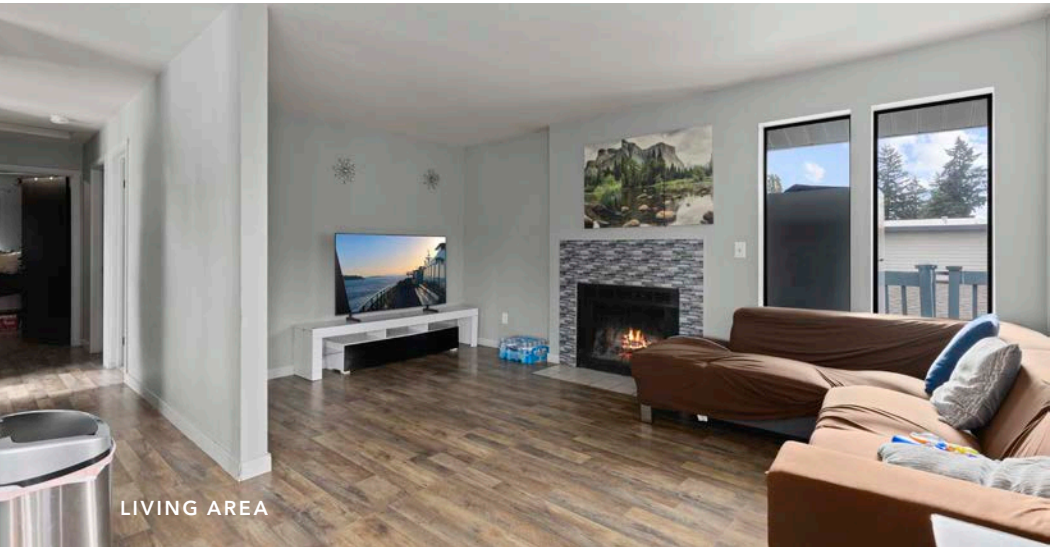




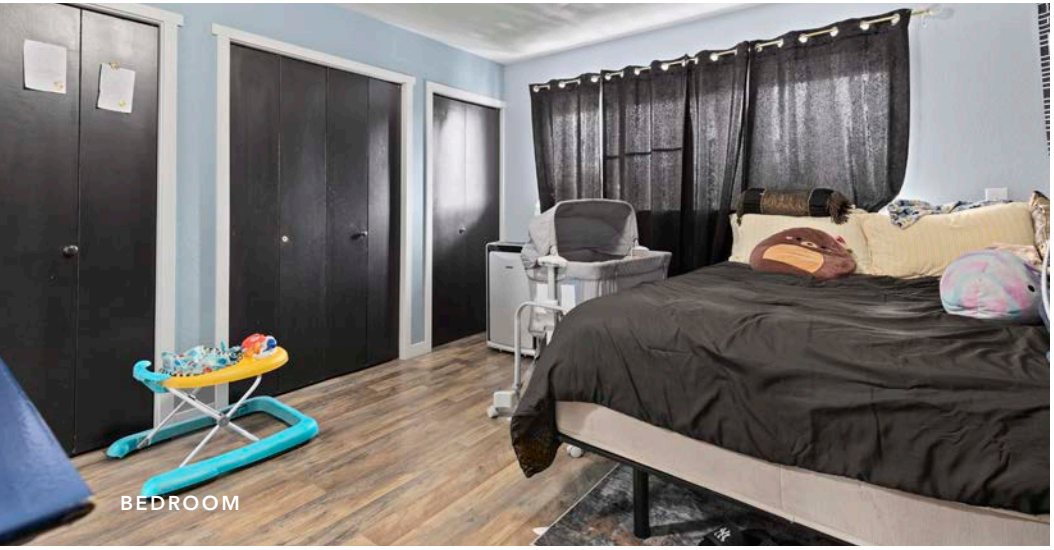


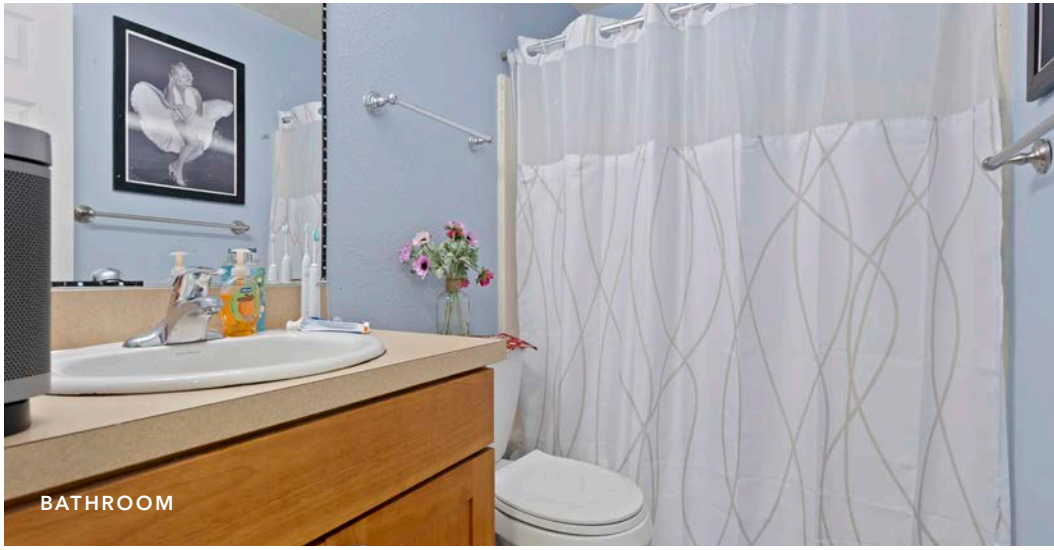


INTERIOR


LIVING AREA


KITCHEN

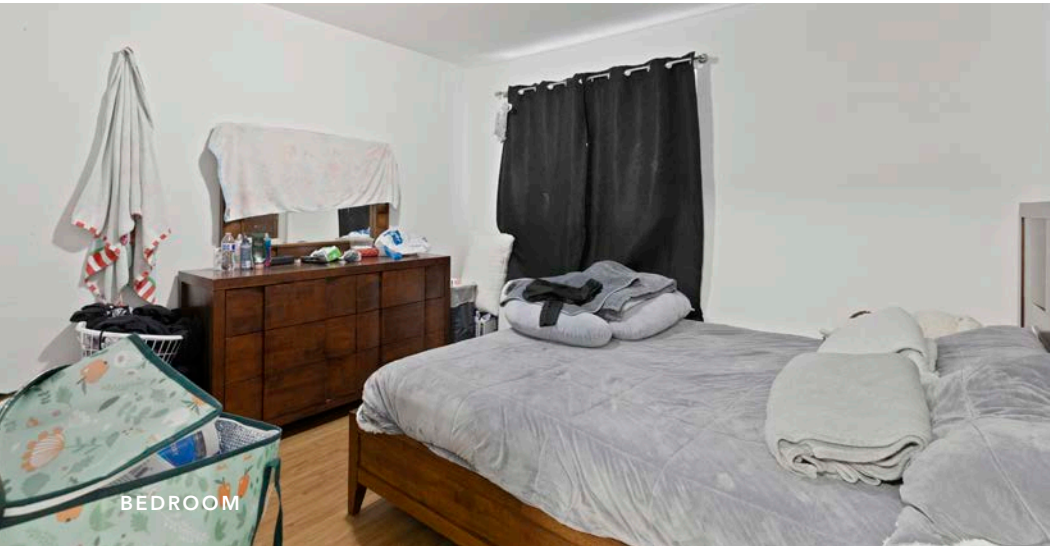

BEDROOM


BATHROOM

INTERIOR


LIVING AREA


KITCHEN


BEDROOM


BATHROOM

Kidder Mathews

SECTION 03

FINANCIAL PERFORMANCE



Castlemonte Apartments



RESIDENTIAL UNIT MIX

				IN-PLACE RENT			MARKET RENT		
Type	Units	Avg SF	Total SF	In-Place Rent	$/SF	Annual Rent	Market Rent	$/SF	Annual Rent
Studio	1	535	535	$1,000	$1.87	$12,000	$1,150	$2.15	$13,800
2x1	5	750	3,750	$1,718	$2.29	$103,095	$1,850	$2.47	$111,000
2x2	1	975	975	$2,350	$2.41	$28,200	$2,400	$2.46	$28,800
2x1 SFR	1	1,000	1,000	$2,100	$2.10	$25,200	$2,350	$2.35	$28,200
Total/Average	**8**	**783**	**6,260**	**$1,755**	**$2.24**	**$168,495**	**$1,894**	**$2.42**	**$181,800**

	CURRENT OPERATIONS		MARKET OPERATIONS	
Income	CURRENT INCOME		MARKET INCOME	
Gross Potential Rent	168,495	2.24/SF/Mo	181,800	2.42/SF/Mo
Vacancy	(6,740)	4.0%	(7,272)	4.0%
Bad Debt & Concessions	(1,685)	1.0%	(1,818)	1.0%
Net Rental Income	**160,070**		**172,710**	
Utility Fees	0	0/U/Mo	9,600	100/U/Mo
Parking	0	0/U	2,592	324/U
Laundry	0	0/U	1,152	144/U
Pet	0	0/U	600	75/U
Miscellaneous	0	0/U	2,400	300/U
Effective Gross Income	**160,070**		**189,054**	
Expenses	2025 EXPENSES +ADJ. TAX		MARKET EXPENSE	
Taxes	17,385	2,173/U	17,385	2,173/U
Insurance	2,012	251/U	6,000	750/U
Utilities	17,379	2,172/U	17,379	2,172/U
R&M	3,992	499/U	3,992	499/U
Contract Services	2,670	334/U	2,670	334/U
Turnover	0	0/U	1,200	150/U
Management & Payroll	8,004	5% EGI	15,124	8% EGI
Marketing	0	0/U	800	100/U
Administration	679	85/U	1,200	150/U
Total Expenses	**52,120**	**33% EGI**	**65,751**	**35% EGI**
Expenses/U		6,515/U		8,219/U
Expenses/SF		8/SF		11/SF
Net Operating Income	**107,950**	**13,494/U**	**123,303**	**15,413/U**

FINANCIAL NOTES & ASSUMPTIONS

INCOME

GROSS POTENTIAL RENT	**Current Operations:** Annualized income per the rent roll provided; vacant units are assumed to be filled at the average in-place rates of like-kind units. **Market Operations:** Assumes all current market-rate leases have expired and are renewed or re-let at market rents based on the Rent Comparable Study (RCS) provided.
VACANCY	Based on operations at comparable properties in the Burien market, supported by third-party market data providers.
BAD DEBT & CONCESSIONS	Based on operations at comparable properties in the Burien market, supported by third-party market data providers.
UTILITY FEES	**Market Operations:** Based on utility recovery at comparable properties in the Burien market, supported by third-party market data providers.
PARKING	**Market Operations:** Based on 8 parking spaces collecting $30 per month, assumed to be at 90% occupancy.
LAUNDRY	**Market Operations:** Based on typical laundry income at comparable properties in the Burien market with common laundry facilities.
PET	**Market Operations:** Assumes a 25% pet occupancy rate at $25 per month.
MISCELLANEOUS	**Market Operations:** Based on typical miscellaneous income collections at comparable properties in the Burien market.

EXPENSES

TAXES	Based on the 2026 tax bill.
INSURANCE	**Current Operations:** Based on 2025 expenses. **Market Operations:** Based on insurance rates at properties of comparable vintage, size, and location.
UTILITIES	Based on 2025 expenses; in line with operations at comparable properties in the Burien market.
R&M (REPAIRS & MAINTENANCE)	Based on 2025 expenses; in line with operations at comparable properties in the Burien market.
CONTRACT SERVICES	Based on 2025 expenses; in line with operations at comparable properties in the Burien market.
TURNOVER	**Current Operations:** Based on 2025 expenses. **Market Operations:** Based on operations at comparable properties in the Burien market, supported by third-party market data providers.
MANAGEMENT & PAYROLL	**Current Operations:** Based on 2025 expenses; in line with operations at comparable properties in the Burien market. **Market Operations:**Based on typical all-in management and payroll expenses as a percentage of EGI (Effective Gross Income).
MARKETING	**Current Operations:** Based on 2025 expenses. **Market Operations:** Based on marketing expenses at comparable properties in the Burien market
ADMINISTRATION	**Current Operations:** Based on 2025 expenses. **Market Operations:** Based on typical administrative costs associated with operating a property of this size, vintage, and location.

Kidder Mathews

SECTION 04

COMPARABLES



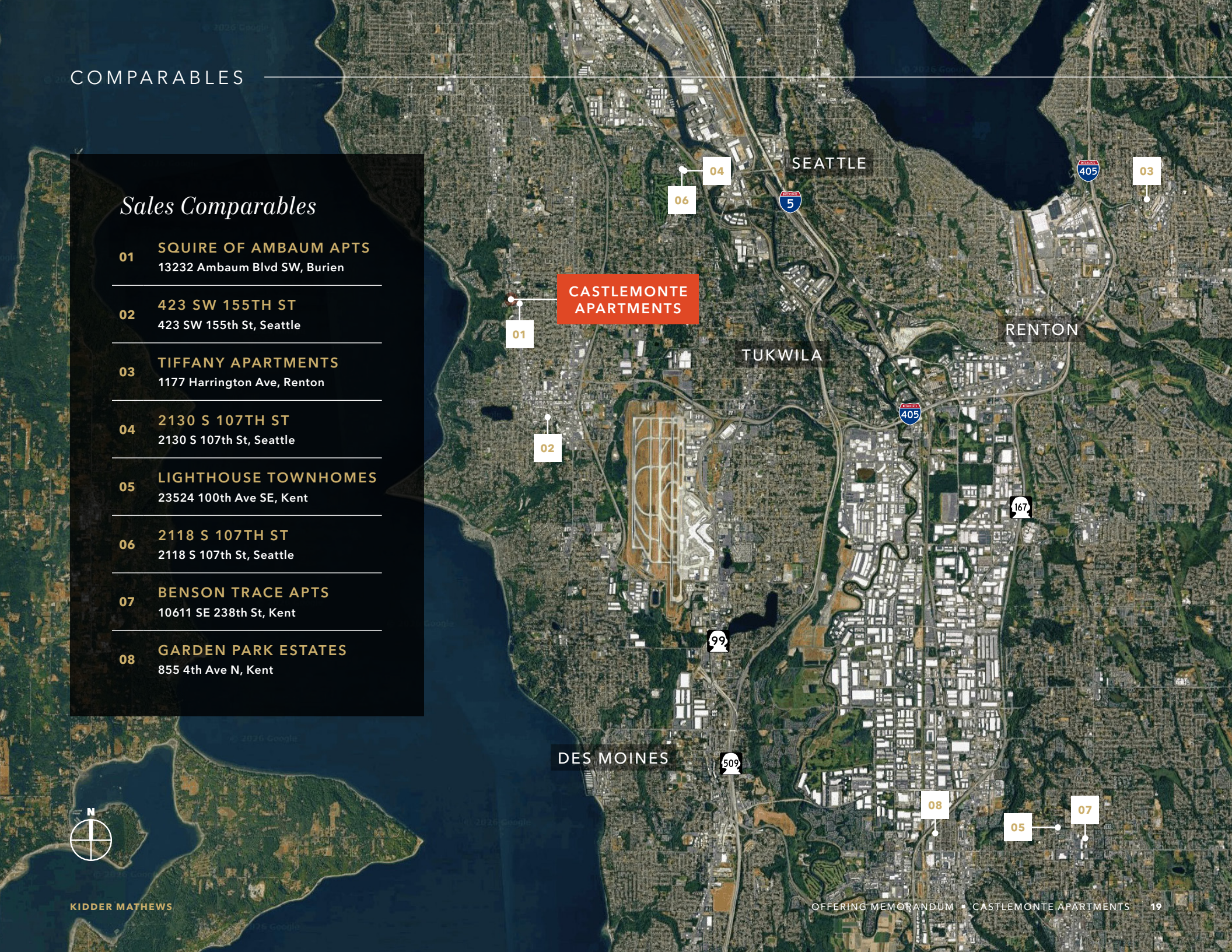
Castlemonte Apartments

SALE COMPARABLES

	Property	Neighborhood	Built	Units	Residential SF	Avg. Unit Size	Sale Date	Price	$/Unit	$/SF	Cap
01	**SQUIRE OF AMBAUM APTS** 13232 Ambaum Blvd SW, Burien	Seatac	1990	24	22,944	956	5/29/2026	$5,425,000	$226,042	$236	6.3%
02	**423 SW 155TH ST** 423 SW 155th St, Seattle	Downtown Burien	1978	8	5,104	638	2/26/2026	$1,475,000	$184,375	$289	5.4%
03	**TIFFANY APARTMENTS** 1177 Harrington Ave, Renton	Sunset	1979	22	20,145	916	12/12/2025	$4,675,000	$212,500	$232	6.2%
04	**2130 S 107TH ST** 2130 S 107th St, Seattle	Southern Heights-Blvd Park	1977	6	6,368	1,061	12/10/2025	$1,336,981	$222,830	$210	6.1%
05	**LIGHTHOUSE TOWNHOMES** 23524 100th Ave SE, Kent	East Hill-Meridian	1988	9	10,496	1,166	9/25/2025	$2,099,100	$233,233	$200	5.6%
06	**2118 S 107TH ST** 2118 S 107th St, Seattle	Southern Heights-Blvd Park	1977	6	6,368	1,061	4/30/2025	$1,300,000	$216,667	$204	-
07	**BENSON TRACE APTS** 10611 SE 238th St, Kent	East Hill-Meridian	1986	12	11,136	928	4/25/2025	$2,625,000	$218,750	$236	-
08	**GARDEN PARK ESTATES** 855 4th Ave N, Kent	Riverfront	1986	13	7,881	606	1/10/2025	$2,975,000	$228,846	$377	5.2%
	Average		**1983**	**13**		**917**			**$217,905**	**248**	**5.8%**
	CASTLEMONTE 13204 12th Ave SW, Burien		**1988**	**8**	**6,260**	**783**	**--**	**$1,400,000**	**$175,000**	**$224**	**7.7%**

Sales Comparables

01	SQUIRE OF AMBAUM APTS	13232 Ambaum Blvd SW, Burien
02	423 SW 155TH ST	423 SW 155th St, Seattle
03	TIFFANY APARTMENTS	1177 Harrington Ave, Renton
04	2130 S 107TH ST	2130 S 107th St, Seattle
05	LIGHTHOUSE TOWNHOMES	23524 100th Ave SE, Kent
06	2118 S 107TH ST	2118 S 107th St, Seattle
07	BENSON TRACE APTS	10611 SE 238th St, Kent
08	GARDEN PARK ESTATES	855 4th Ave N, Kent



SALE COMPARABLES | SINGLE FAMILY HOMES

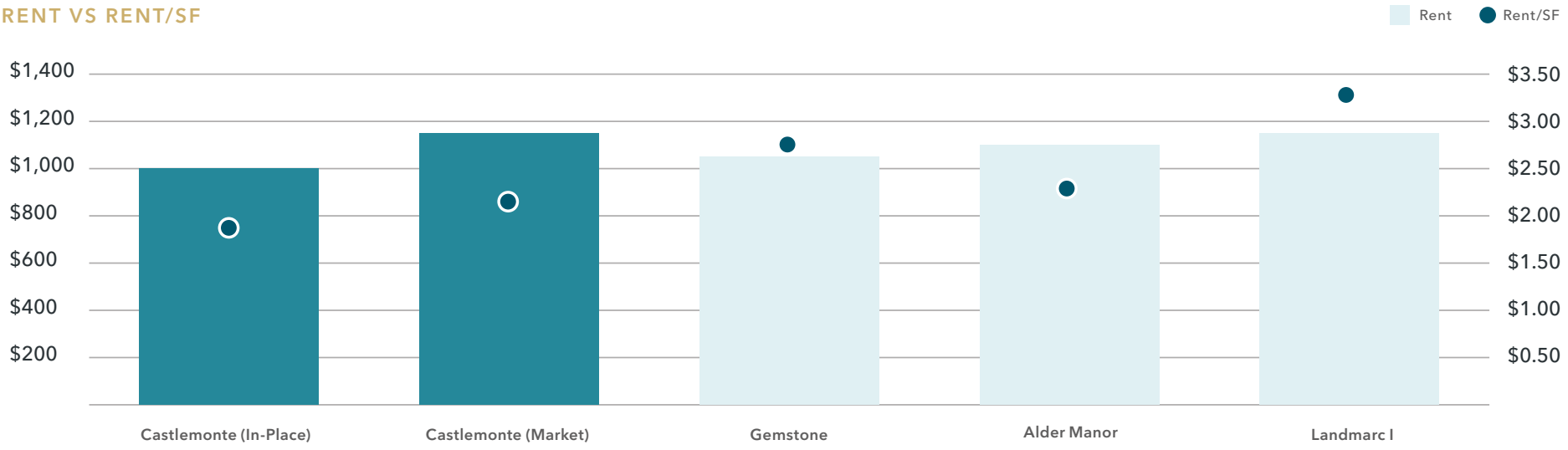
	Property	Built	Sqft	Bed/Bath	Sale Date	Sale Price	$/SF
01	13610 8TH AVE SW, BURIEN	1944	940	3 bed/1 bath	10/11/2025	$405,000	$431
02	12826 14TH AVE SW, BURIEN	1961	1530	3 bed/1.5 bath	4/22/2026	$380,000	$248
03	837 SW 125TH ST, BURIEN	1954	1040	3 bed/1 bath	6/18/2025	$460,000	$442
04	662 SW 137TH ST, BURIEN	1944	1040	2 bed/1 bath	6/26/2025	$500,000	$481
05	12853 OCCIDENTAL AVE S, BURIEN	1950	840	2 bed/1 bath	10/29/2025	$459,000	$546
06	317 SW 124TH ST, SEATTLE	1940	760	2 bed/1 bath	5/19/2026	$499,000	$657
07	12406 2ND PLACE SW, SEATTLE	1942	700	2 bed/0.75 bath	4/9/2026	$440,000	$629
	Average	**1948**	**979**			**$449,000**	**$491**



RENT COMPARABLES | STUDIO

	Property	Address	Neighborhood	Type	Unit SF	Rent	$/SF
	CASTLEMONTE (IN-PLACE)	13204 12th Ave SW	Burien	--	535	$1,000	$1.87
	CASTLEMONTE (MARKET)	13204 12th Ave SW	Burien	--	535	$1,150	$2.15
01	GEMSTONE	1219 SW 124th St	Burien	Studio	380	$1,050	$2.76
02	ALDER MANOR	15907 4th Ave S	Burien	Studio	480	$1,100	$2.29
03	LANDMARC I	416 SW 155th St	Burien	Studio	350	$1,150	$3.29
	Average				**403**	**$1,100**	**$2.78**

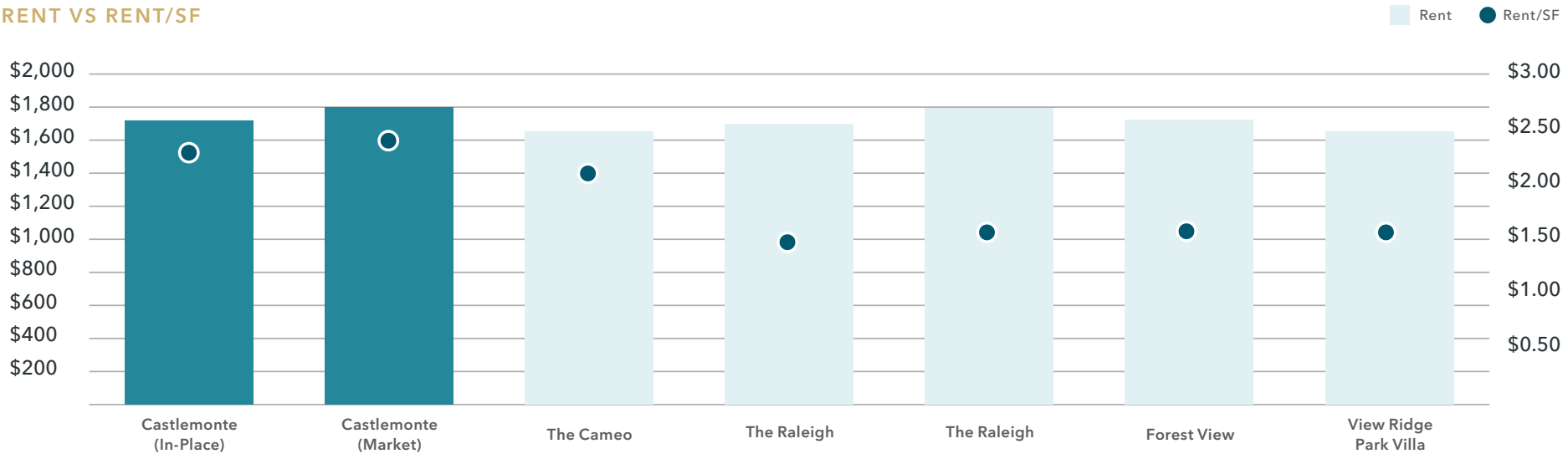
RENT VS RENT/SF



RENT COMPARABLES | 2 BED

	Property	Address	Neighborhood	Unit SF	Rent	$/SF
	CASTLEMONTE (IN-PLACE)	13204 12th Ave SW	Burien	750	$1,718	$2.29
	CASTLEMONTE (MARKET)	13204 12th Ave SW	Burien	750	$1,850	$2.47
01	THE CAMEO	1121 SW 126th St	Burien	785	$1,650	$2.10
02	THE RALEIGH	12415 Ambaum Blvd SW	Burien	1,150	$1,695	$1.47
03	THE RALEIGH (2X2)	12415 Ambaum Blvd SW	Burien	1,150	$1,795	$1.56
04	FOREST VIEW	12201 Ambaum Blvd SW	Burien	1,100	$1,725	$1.57
05	VIEW RIDGE PARK VILLA	12311 Ambaum Blvd SW	Burien	1,056	$1,650	$1.56
	Average			**1,048**	**$1,703**	**$1.65**

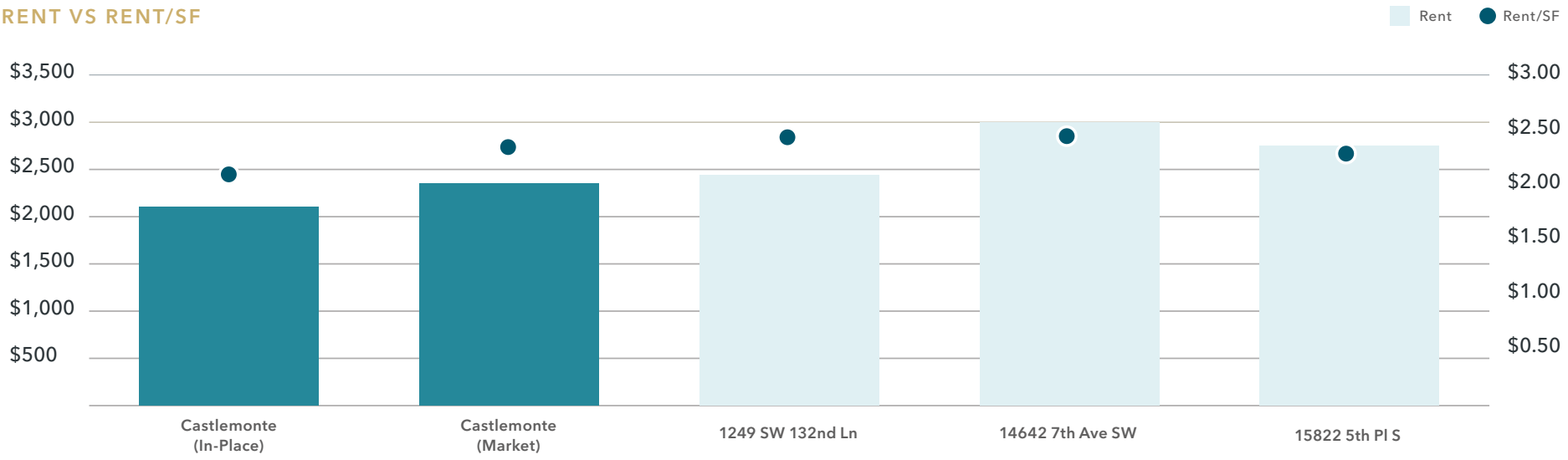
RENT VS RENT/SF



RENT COMPARABLES | 2X1 SINGLE-FAMILY-RENTAL

	Property	Address	Neighborhood	Type	Unit SF	Rent	$/SF
	CASTLEMONTE (IN-PLACE)	13204 12th Ave SW	Burien	--	1,000	$2,100	$2.10
	CASTLEMONTE (MARKET)	13204 12th Ave SW	Burien	--	1,000	$2,350	$2.35
01	1249 SW 132ND LN	1249 SW 132nd Ln	Burien	2x2	1,000	$2,440	$2.44
02	14642 7TH AVE SW	14642 7th Ave SW	Burien	3x1	1,220	$2,995	$2.45
03	15822 5TH PL S	15822 5th Pl S	Burien	3x1.5	1,200	$2,750	$2.29
	Average				**1,140**	**$2,728**	**$2.40**

RENT VS RENT/SF



Kidder Mathews

SECTION 05

LOCATION OVERVIEW



Castlemonte Apartments

BURIEN

Burien's small-town character, waterfront setting, and everyday convenience make it one of South King County's most compelling markets for multifamily investment.

Burien's appeal to renters is rooted in its walkable downtown core, tree-lined residential streets, and a genuine sense of small-town community just minutes from Seattle. Burien Town Square anchors the city with a Saturday farmers market, restaurants, and green space, while nearby Seahurst Park offers over a mile of Puget Sound shoreline — amenities that consistently drive resident retention and demand. The city's location just north of Sea-Tac International Airport and along the SR-509 corridor gives residents fast access to major employment centers throughout the Puget Sound region, while rents remain meaningfully below Seattle proper, supporting a deep and durable renter base. This combination of lifestyle appeal, employment access, and relative affordability positions Burien as an attractive market for multifamily investment, with strong fundamentals for sustained occupancy and rent growth.

SAFEWAY	*1 Mile*
BURIEN TRANSIT CENTER	*1.5 Miles*
DOWNTOWN BURIEN	*1.7 Miles*
SEAHURST PARK	*1.7 Miles*
DOWNTOWN WHITE CENTER	*1.9 Miles*



EXCELLENT ACCESS TO THE REGION'S TOP JOB CENTERS

ACCESS TO SEATTLE	**25 MIN DRIVE**
Current Office Space	**108.1M SF**
Office Space Under Dev.	**3.0M SF**
ACCESS TO BELLEVUE	**34 MIN DRIVE**
Current Office Space	**30.9M SF**
Office Space Under Dev.	**2.8M SF**
ACCESS TO REDMOND	**40 MIN DRIVE**
Current Office Space	**17.1M SF**
Office Space Under Dev.	**3.0M SF**
ACCESS TO SOUTH END	**3 MIN DRIVE**
Current Office Space / Industrial	**16.6M SF**
Industrial Space Under Dev.	**674K SF**

Source: CoStar, US Census Bureau

$142B Light Rail Expansion by 2046



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 · Bristol Myers Squibb · MOSSADAMS · Avalara · BIG FISH · VULCAN · HBO · Uber · tableau · Port of Seattle · Seattle Cancer Care Alliance · Safeco Insurance · Trident Seafoods · SEATTLEU · Booking.com · Porch · FILSON SINCE 1897 · 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 · A12

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 PROUD SUPPORTER

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. In January 2025, Amazon reinstated full-time in-office work.

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
2024 REVENUE

16.5K
EMPLOYEES

3.3K
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
2024 REVENUE

333K+
EMPLOYEES

21.5K
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
2024 REVENUE

54K+
EMPLOYEES

6.5K
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
2024 REVENUE

26K+
EMPLOYEES

11.4K
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

LUMEN FIELD

68,740

SEATING CAPACITY

League: NFL, MLS

CLIMATE PLEDGE ARENA

18,100

SEATING CAPACITY

League: NHL, WNBA

T-MOBILE PARK

47,929

SEATING CAPACITY

League: MLB

HUSKY STADIUM

70,138

SEATING CAPACITY

League: NCAA | Big Ten Conference

INSTITUTIONS OF HIGHER EDUCATION

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

#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 MOST FUTURE-READY CITY IN THE COUNTRY

UNIVERSITY of WASHINGTON

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

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

#3 U.S. PUBLIC INSTITUTIONS
U.S. News & World Report, 2023

#7 GLOBAL UNIVERSITY RANKING
U.S. News & World Report, 2024

- 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
- Supports or sustains 100,520 jobs – 1 out of every 37 jobs in the state, with an annual economic impact of $15.7B

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

SEATTLE U	SEATTLE PACIFIC	PLU PACIFIC LUTHERAN UNIVERSITY	UNIVERSITY of PUGET SOUND	BELLEVUE COLLEGE	Northwest UNIVERSITY	DigiPen INSTITUTE OF TECHNOLOGY	BASTYR UNIVERSITY
7,172 Students	2,662 Students	2,600 Students	2,100 Students	19,134 Students	723 Students	1,288 Students	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, Pacific Northwest National Laboratory

Healthcare Providers

Providence, MultiCare, Kaiser Permanente, Virginia Mason Franciscan Health, Swedish Medical Group

Nonprofit & Philanthropic

Gates Foundation, Allen Institute, ISB

LOCATION OVERVIEW



SEA Seattle-Tacoma International Airport

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)

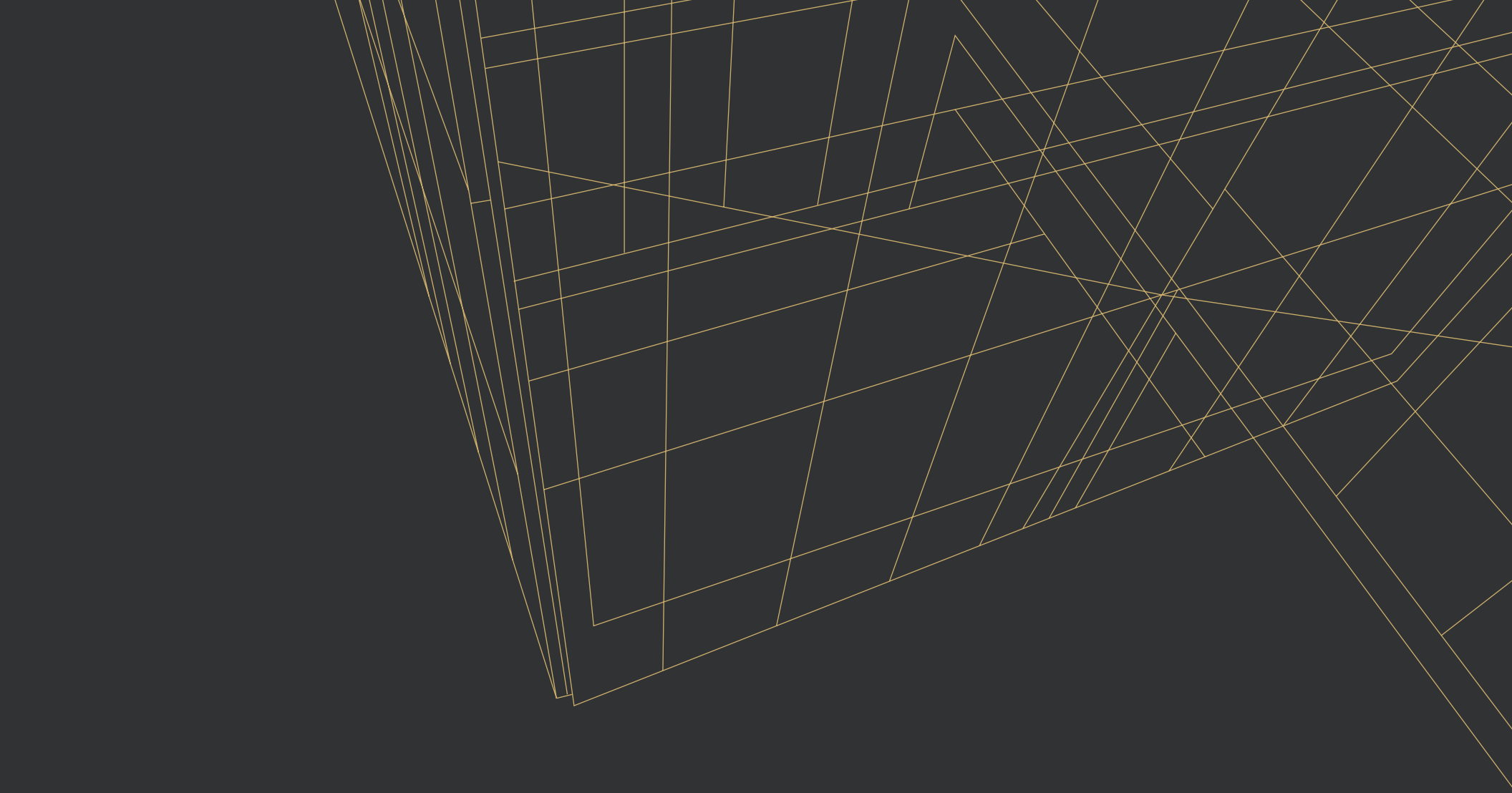


THE NORTHWEST SEAPORT ALLIANCE
SEATTLE + TACOMA

$12.4B+	58.4K	$4B+
IN BUSINESS OUTPUT	JOBS GENERATED	IN LABOR 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 Simon | Anderson Multifamily Team

JERRID ANDERSON
Executive Vice President
206.499.8191
jerrid.anderson@kidder.com

MATT JOHNSTON
Vice President
425.422.7840
matt.johnston@kidder.com

MATT LAIRD
Senior Vice President
425.736.5516
matt.laird@kidder.com

JACK SHEPHARD
Senior Associate
425.691.6826
jack.shephard@kidder.com

KIDDER.COM

Kidder Mathews