

CASTLEMONT APTMENTS

8-Unit Apartment Community in Burien

13204 12TH AVE SW
BURIEN, WA 98146

km Kidder
Mathews

Exclusively Listed by

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EXECUTIVE SUMMARY

CASTLEMONTÉ
APARTMENTS

Castlemonte Apartments

CASTLEMONTE APARTMENTS

OFFERING SUMMARY

PRICE	\$1,600,000
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

Type	Units	Avg SF	Total SF	IN-PLACE			MARKET		
				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

*Unit mix includes one non-conforming unit



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 6.75% cap rate, allowing the opportunity for positive leverage. Through moving rents to the proven high watermark at the property, and capturing other income, a 7.7% 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

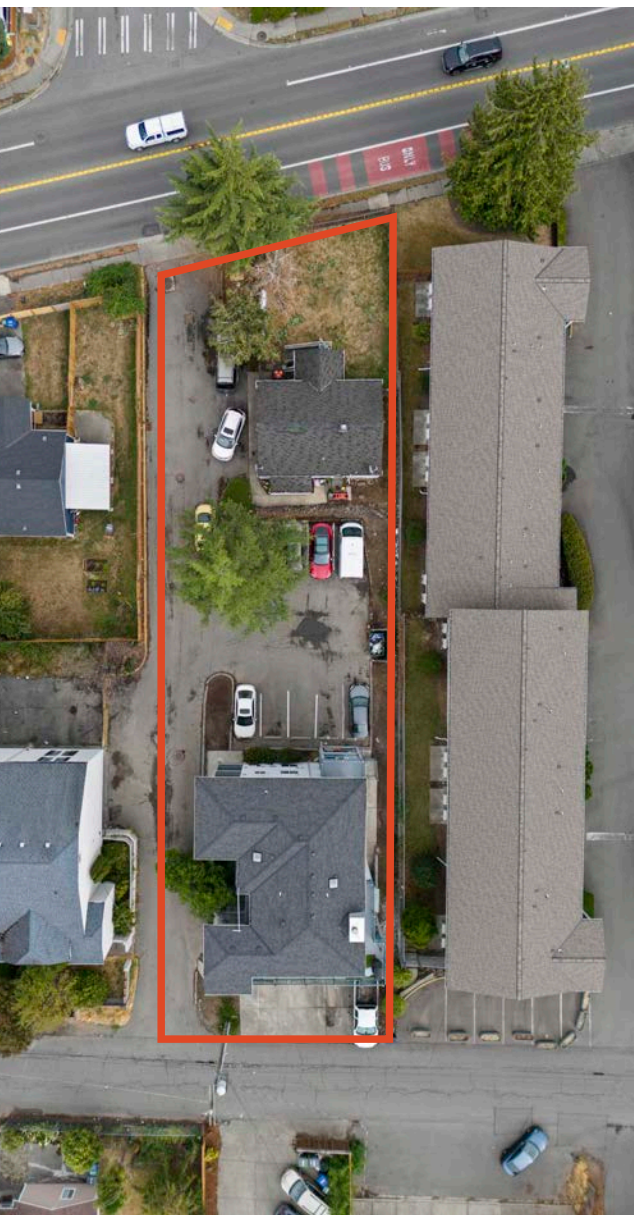
Territorial Views from Select Units

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

LOT SIZE

MU-1

ZONING

2

STRUCTURES
ON A SINGLE PARCEL

OPTION 1

HOLD & OPERATE AS-IS

- Continue to Improve NOI through Light Strategic Renovations
- Opportunity to Achieve 7.7% 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

PROPERTY PHOTOS

CASTLEMONT
APARTMENTS

Castlemonte Apartments

PROPERTY OVERVIEW

CONSTRUCTION & SYSTEMS

Copper Plumbing

Composition Roof - 2021

Electric forced air heat

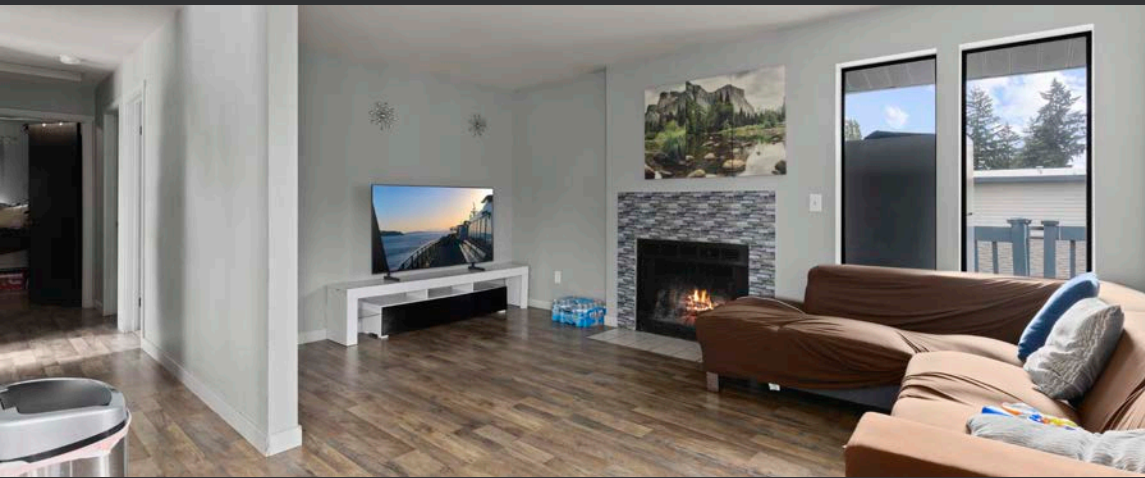
Double-pane windows

Cedar and vinyl siding

GE Electrical Panels

Wood Framed Construction

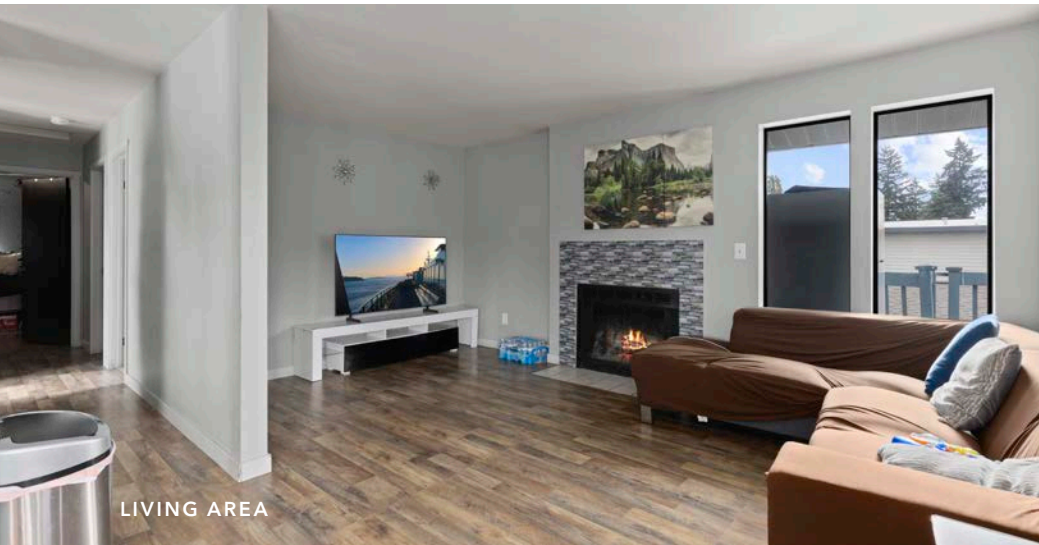
Individual Hot Water Tanks In-Unit



EXTERIOR



INTERIOR



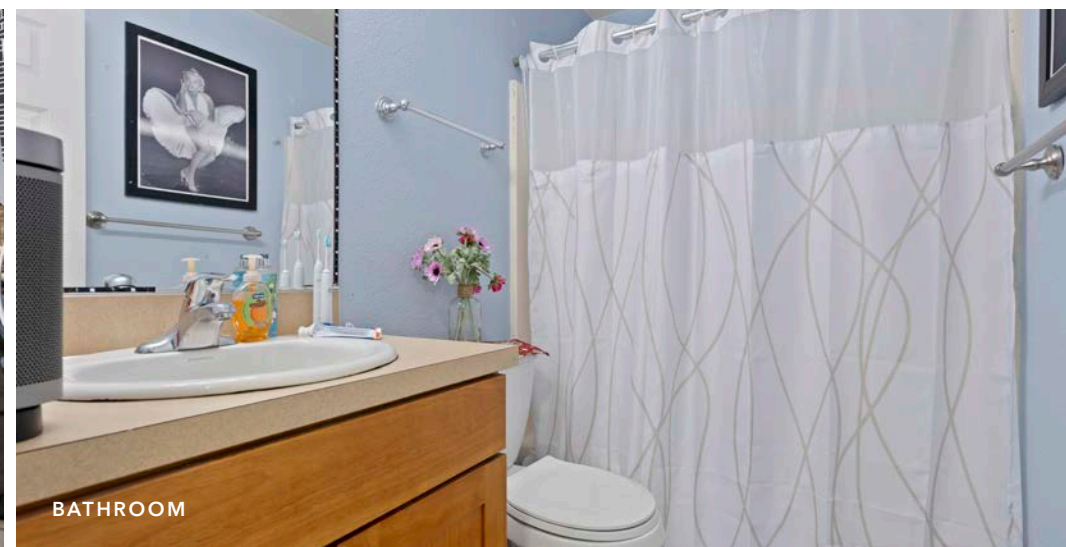
LIVING AREA



KITCHEN

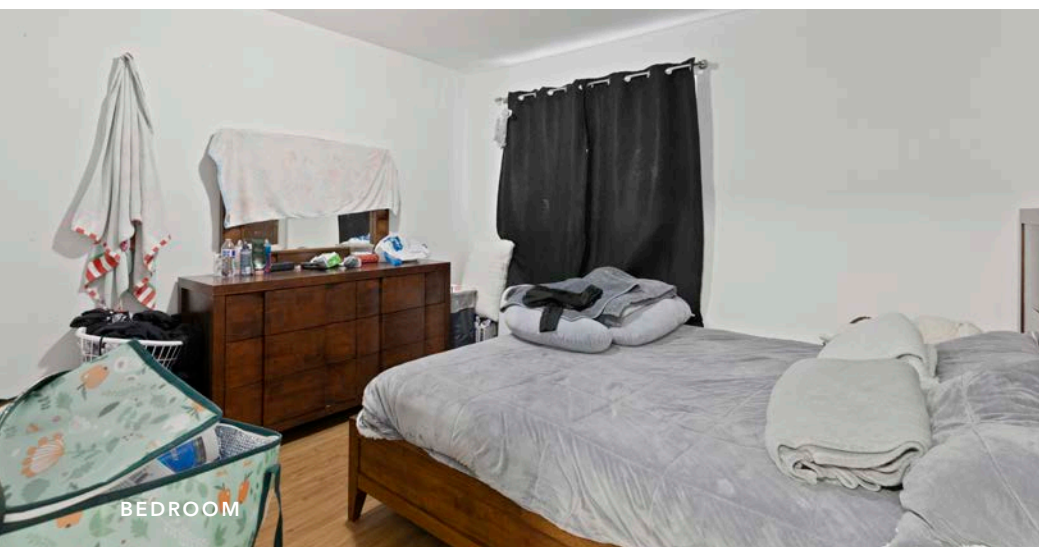


BEDROOM



BATHROOM

INTERIOR



FINANCIAL PERFORMANCE

CASTLEMONT
APARTMENTS

Castlemonte Apartments



RESIDENTIAL UNIT MIX

IN-PLACE RENT

Type	Units	Avg SF	Total SF	In-Place Rent	\$/SF	Annual Rent
Studio	1	535	535	\$1,000	\$1.87	\$12,000
2x1	5	750	3,750	\$1,718	\$2.29	\$103,095
2x2	1	975	975	\$2,350	\$2.41	\$28,200
2x1 SFR	1	1,000	1,000	\$2,100	\$2.10	\$25,200
Total/Average	8	783	6,260	\$1,755	\$2.24	\$168,495

MARKET RENT

Market Rent	\$/SF	Annual Rent
\$1,150	\$2.15	\$13,800
\$1,850	\$2.47	\$111,000
\$2,400	\$2.46	\$28,800
\$2,350	\$2.35	\$28,200
\$1,894	\$2.42	\$181,800

*Unit mix includes one non-conforming unit

FINANCIAL PERFORMANCE

	CURRENT OPERATIONS		MARKET OPERATIONS	
<i>Income</i>	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	
<i>Expenses</i>	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.

COMPARABLES

CASTLEMONT
APARTMENTS

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	--	\$1,600,000	\$200,000	\$256	6.75%

COMPARABLES

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

CASTLEMONTÉ APARTMENTS



SEATTLE

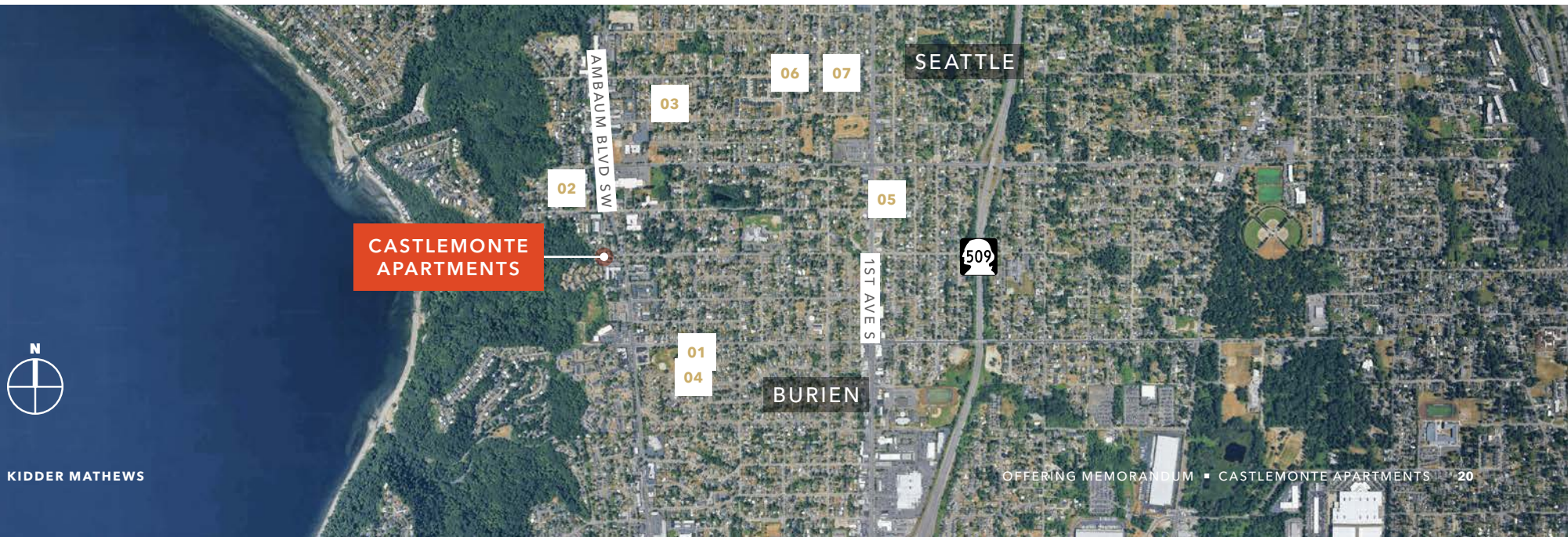
RENTON

TUKWILA

DES MOINES

SALE COMPARABLES | SINGLE FAMILY HOMES

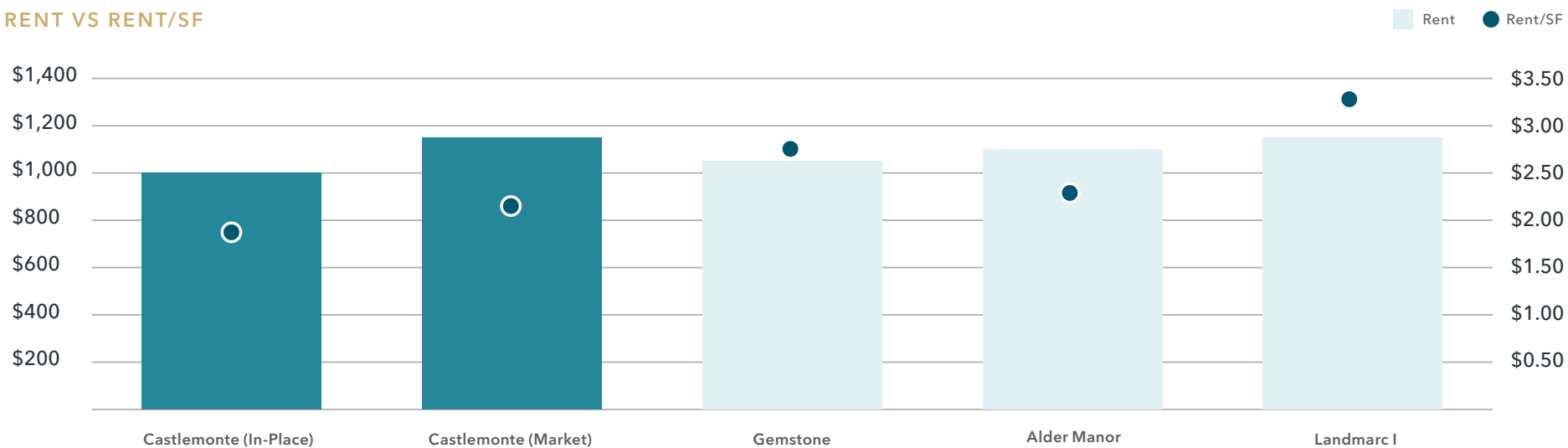
	Property	Built	Sqft	Bed/Bath	Sale Date	Sale Price	\$/SF
01	13610 8TH AVE SW, BURIEN	1944	940	3 bed/1 bath	10/11/2025	\$405,000	\$431
02	12826 14TH AVE SW, BURIEN	1961	1530	3 bed/1.5 bath	4/22/2026	\$380,000	\$248
03	837 SW 125TH ST, BURIEN	1954	1040	3 bed/1 bath	6/18/2025	\$460,000	\$442
04	662 SW 137TH 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
CASTLEMONTÉ (IN-PLACE)	13204 12th Ave SW	Burien	--	535	\$1,000	\$1.87
CASTLEMONTÉ (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

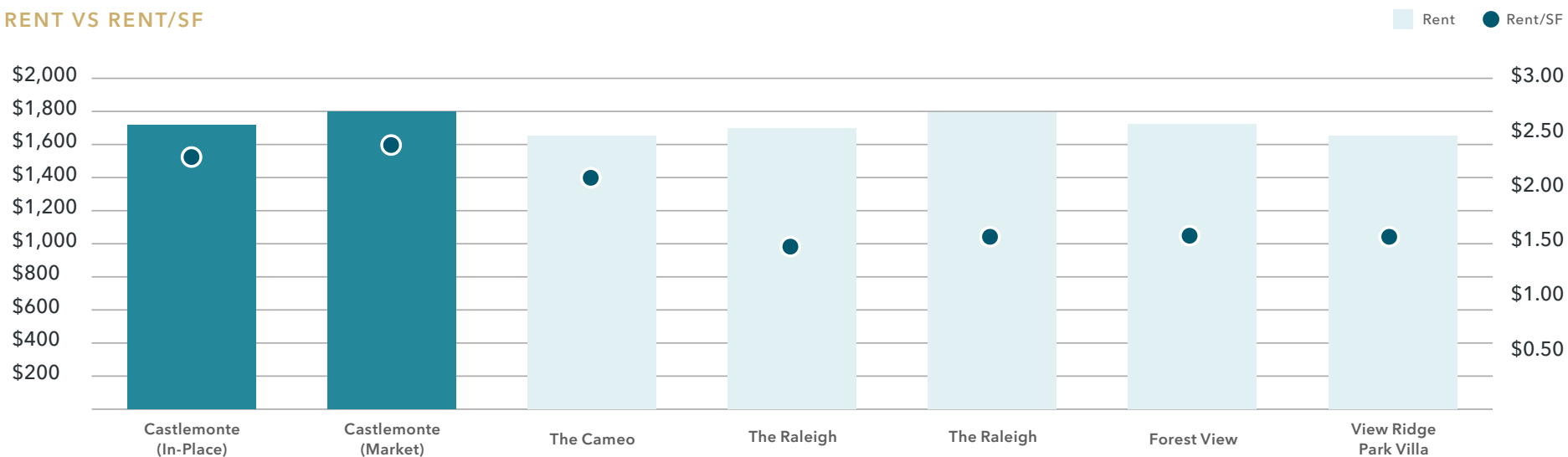
RENT VS RENT/SF



RENT COMPARABLES | 2 BED

Property	Address	Neighborhood	Unit SF	Rent	\$/SF
CASTLEMONTÉ (IN-PLACE)	13204 12th Ave SW	Burien	750	\$1,718	\$2.29
CASTLEMONTÉ (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

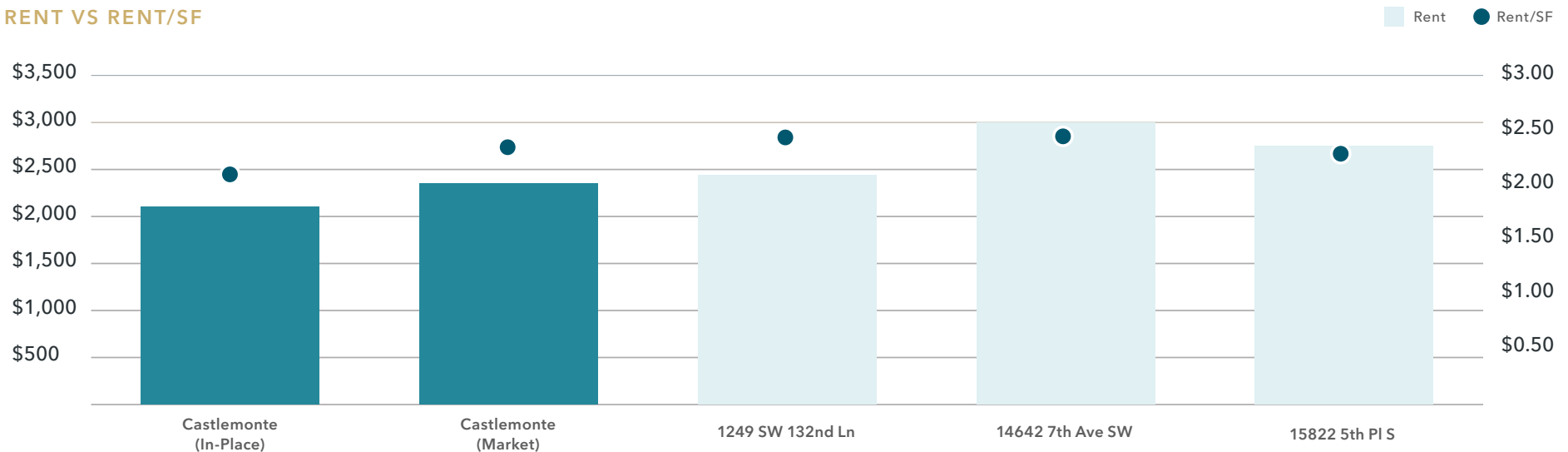
RENT VS RENT/SF



RENT COMPARABLES | 2X1 SINGLE-FAMILY-RENTAL

Property	Address	Neighborhood	Type	Unit SF	Rent	\$/SF
CASTLEMONTÉ (IN-PLACE)	13204 12th Ave SW	Burien	--	1,000	\$2,100	\$2.10
CASTLEMONTÉ (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



LOCATION OVERVIEW

CASTLEMONT
APARTMENTS

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



● Eat + Drink ● Grocery + Shopping ● Health + Wellness ● Schools + Parks

LOCATION OVERVIEW

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



LOCATION OVERVIEW

MAJOR EMPLOYERS

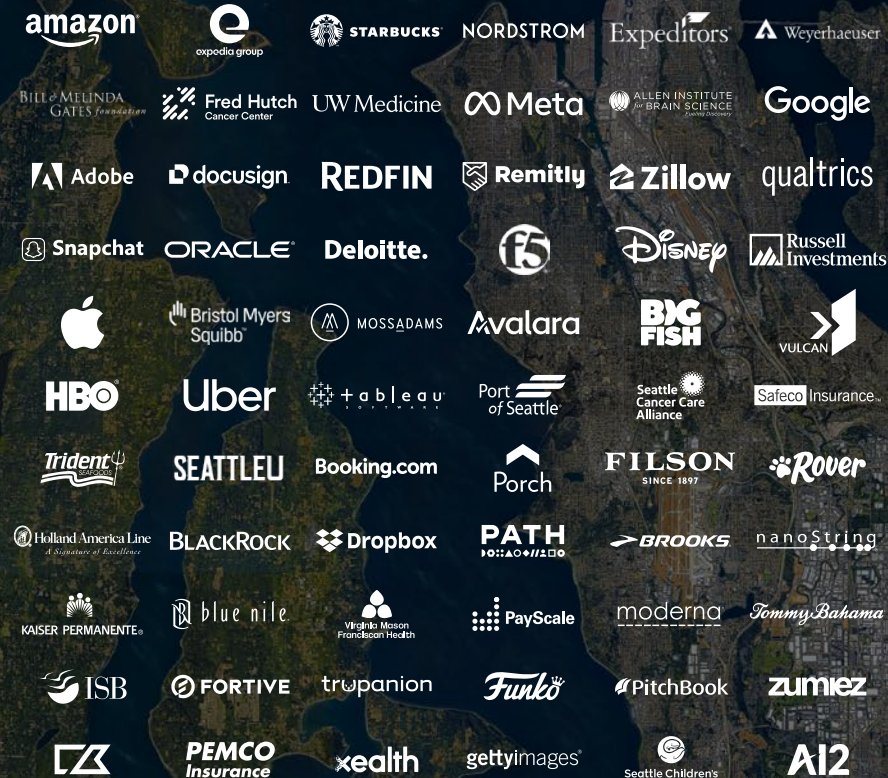
Seattle

108,690,376

TOTAL OFFICE SF

511,688

TOTAL EMPLOYEES



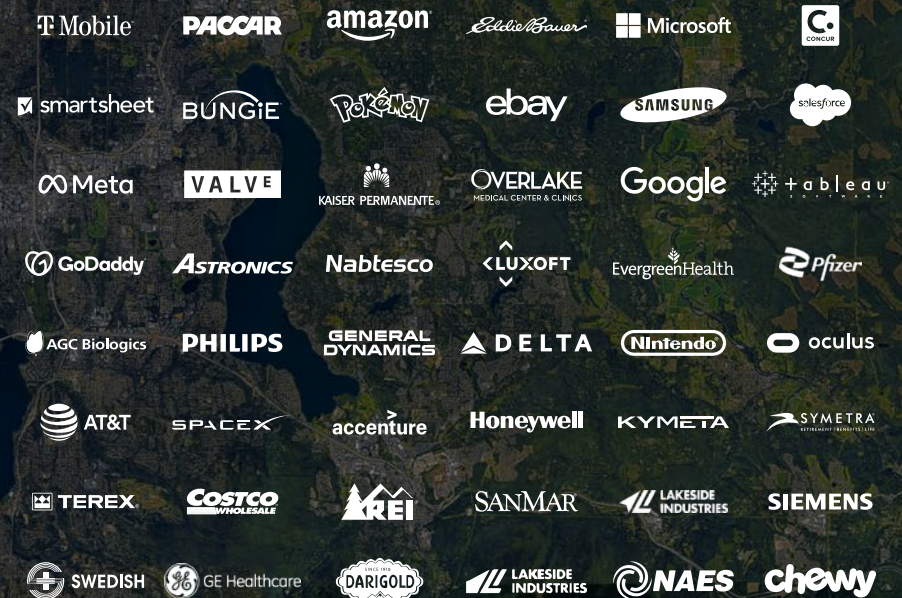
Eastside

77,834,835

TOTAL OFFICE SF

259,322

TOTAL EMPLOYEES



Kent Valley

114,094,059

TOTAL INDUSTRIAL SF

279,560

TOTAL EMPLOYEES



HEADQUARTERED IN THE PUGET SOUND



\$638B

2024 REVENUE

1.5M+

EMPLOYEES

87K

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.



\$245B

2024 REVENUE

228K

EMPLOYEES

55.1K

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.



\$81.4B

2024 REVENUE

70K

EMPLOYEES

6.6K

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

2024 REVENUE

361K

EMPLOYEES

10K

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.

KIDDER MATHEWS

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.

LOCATION OVERVIEW

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



KIDDER MATHEWS

HUSKY STADIUM

70,138

SEATING CAPACITY

League: NCAA | Big Ten Conference



LOCATION OVERVIEW

INSTITUTIONS OF HIGHER EDUCATION

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

#3
IN HIGHER EDUCATION
RANKINGS IN U.S.

37%
WITH A BACHELOR'S
OR HIGHER IN WA

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

68%
OF SEATTLE RESIDENTS
AGED 25+ WITH A DEGREE

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

#1
MOST FUTURE-READY CITY
IN THE COUNTRY

W
UNIVERSITY of
WASHINGTON



**MOST
INNOVATIVE**
Among U.S. Public
Universities, Reuters



**FED. RESEARCH
FUNDING**
Among U.S. Public
Universities



**U.S. PUBLIC
INSTITUTIONS**
U.S. News & World
Report, 2023



**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

SEATTLEU

7,172 Students

SEATTLE PACIFIC

2,662 Students

PIU PACIFIC
LUTHERAN
UNIVERSITY

2,600 Students

**UNIVERSITY of
PUGET SOUND**

2,100 Students

B 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%.

LEADING LIFE SCIENCE COMPANIES IN SEATTLE

Biotech & Pharmaceutical



Medical Research & Innovation



Healthcare Providers



Nonprofit & Philanthropic



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

LOCATION OVERVIEW

SEA Seattle-Tacoma
International
Airport

THE NORTHWEST
SEAPORT ALLIANCE
SEATTLE + TACOMA

151K+

JOBS GENERATED

\$3.6B+

DIRECT EARNINGS

50.8M

PASSENGERS IN 2023

\$12.4B+

IN BUSINESS OUTPUT

58.4K

JOBS GENERATED

\$4B+

IN LABOR INCOME

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 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

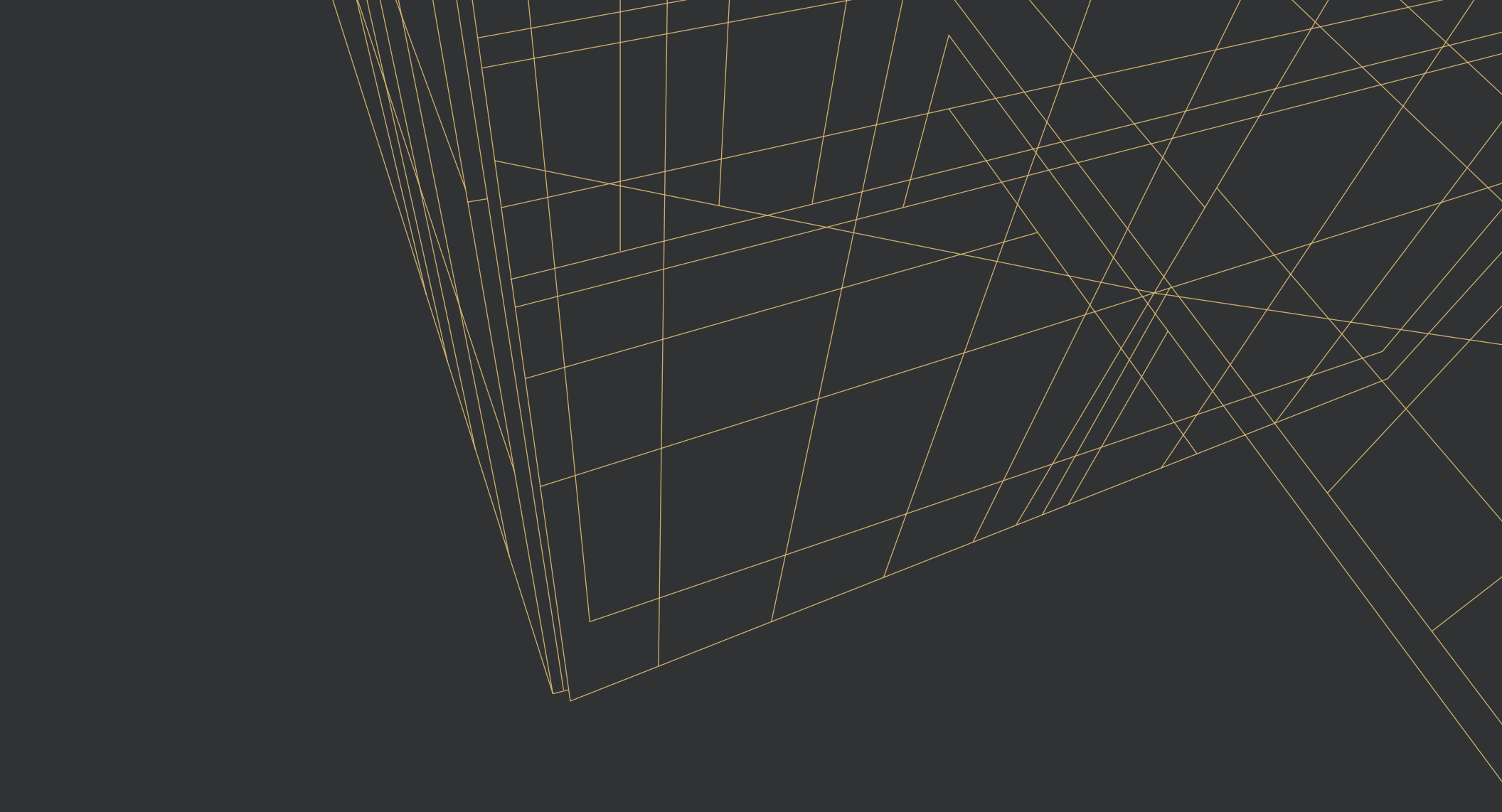
\$4B+ labor income

\$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

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