OFFERING MEMORANDUM

CENTERWOOD

10790 16TH AVE SW, SEATTLE, WA 98146

2009-Built, 36-Unit Community in Unincorporated King County

KIDDER.COM

Kidder Mathews

Exclusively Listed by

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SECTION 01

EXECUTIVE SUMMARY

Centerwood

CENTERWOOD

LISTING DETAILS

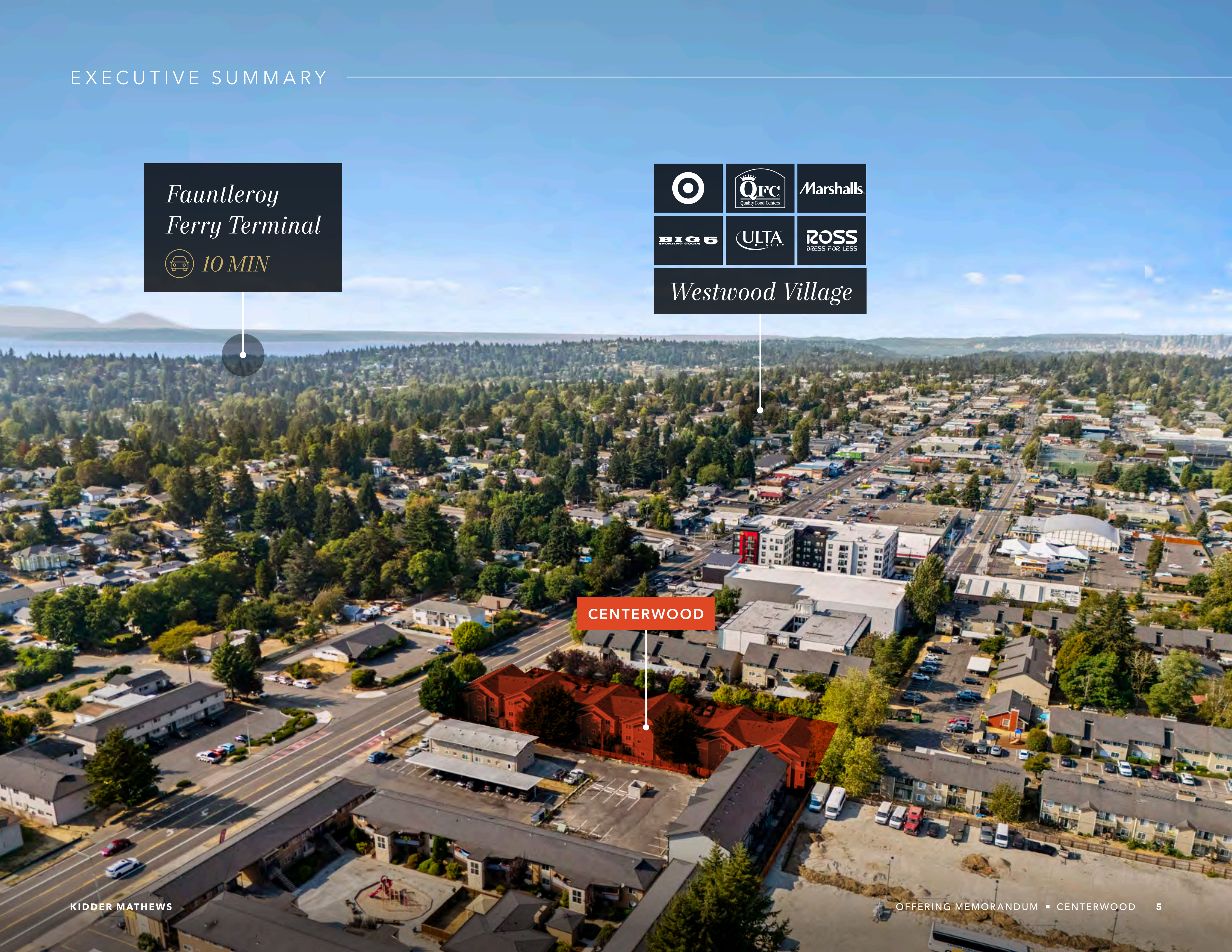
PRICE	$8,000,000
PRICE/UNIT	$222,222
PRICE/SF	$287
CAP RATE	5.83%

PROPERTY DETAILS

ADDRESS	10790 16th Ave SW, Seattle, WA 98146
NEIGHBORHOOD	White Center
PARCEL SIZE	37,700 SF
PARCEL NO.	345100-0300
ZONING	R-48
TOTAL UNITS	36
AVG. UNIT SIZE	775 SF
NET RENTABLE SF	27,890 SF
STORIES	3
YEAR BUILT	2009
LAUNDRY	In-Unit
PARKING	61 Stalls

RESIDENTIAL UNIT SUMMARY

				In-Place Rent			Market Rent			Renovated Rent		
Type	Units	Avg SF	Total SF	Rent	$/SF	Annual Rent	Rent	$/SF	Annual Rent	Rent	$/SF	Annual Rent
2x1	1	735	735	$1,820	$2.48	$21,840	$1,895	$2.58	$22,740	$1,925	$2.62	$23,100
2x2	35	776	27,155	$1,811	$2.33	$760,457	$1,925	$2.48	$808,500	$2,000	$2.58	$840,000
Total/Average	**36**	**775**	**27,890**	**$1,811**	**$2.34**	**$782,297**	**$1,924**	**$2.48**	**$831,240**	**$1,998**	**$2.58**	**$863,100**



Fauntleroy Ferry Terminal
10 MIN
Westwood Village
CENTERWOOD

INVESTMENT HIGHLIGHTS

Unincorporated King County

Located outside Seattle city limits, the property operates under King County rather than City of Seattle landlord-tenant regulations, a more streamlined framework for owners to navigate. Everyday retail and dining on 16th Ave SW, Westwood Village, in addition to transit and Sea-Tac within easy reach.

2009 Construction

Three well-maintained buildings with fire sprinklers throughout, copper supply lines, Eaton Cutler-Hammer breaker panels, and double-pane windows. Newer vintage means lower capital risk.

Attractive Metrics

Price Per Unit: $222,222
Price Per Square Foot: $287
Cap Rate: 5.83%

All Two-Bedroom Community

Every unit is a two-bedroom with in-unit washer and dryer, supported by 61 parking stalls. Near-term operational upside, with a longer-term opportunity for light cosmetic upgrades.

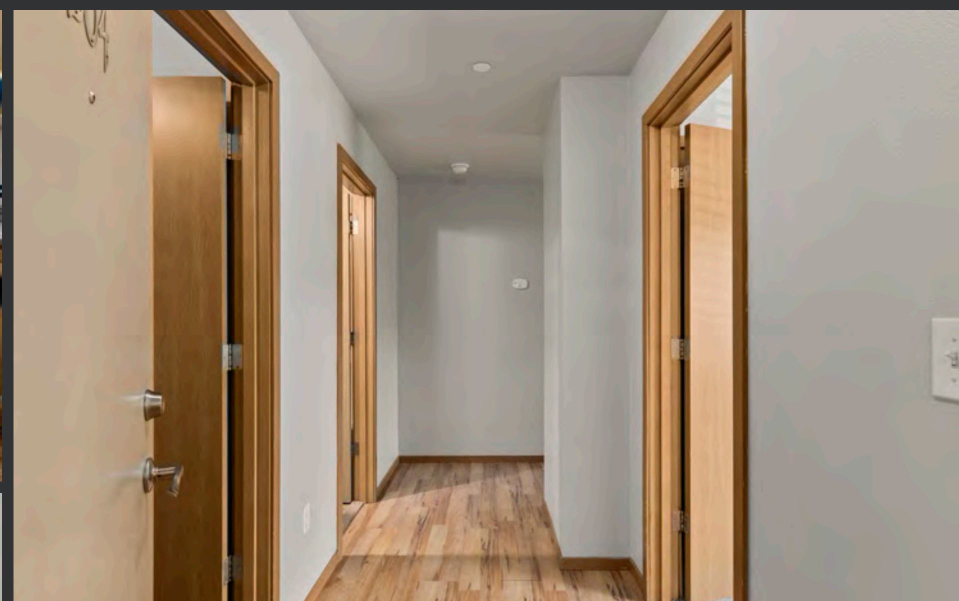
SECTION 02

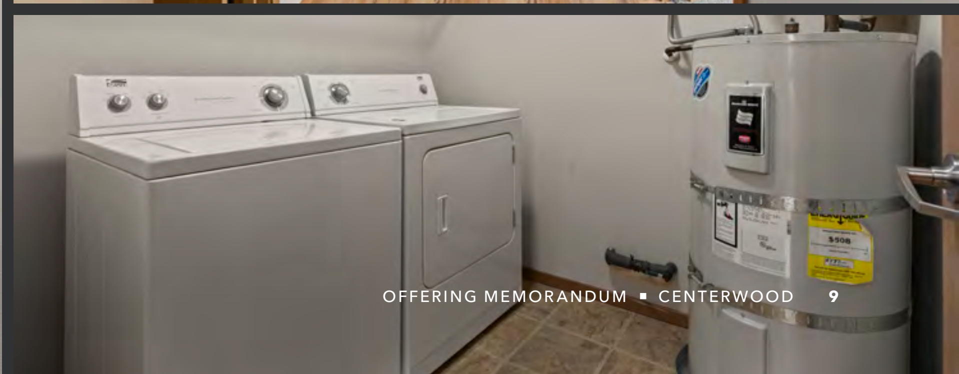
PROPERTY OVERVIEW

Centerwood

CONSTRUCTION & SYSTEMS

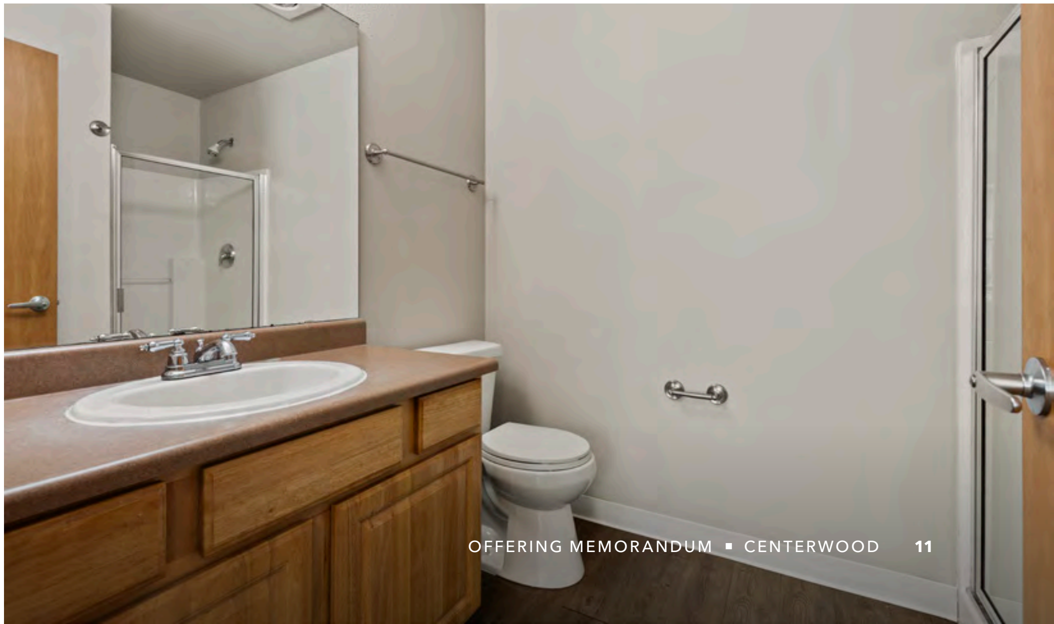
- Double-Pane Windows
- Copper Supply Lines
- Individual Hot Water Tanks (In-Unit)
- Three-Tab Composite Shingle Roof
- Fire Sprinklers
- Eaton Cutler-Hammer Breaker Panels
- Wood Framed Construction, Vinyl Siding
- Electric Fan Wall Heaters





EXTERIOR PHOTOS

INTERIOR PHOTOS



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SECTION 03

FINANCIALS

Centerwood

UNIT MIX

RESIDENTIAL UNIT SUMMARY

				In-Place Rent			Market Rent			Renovated Rent		
Type	Units	Avg SF	Total SF	Rent	$/SF	Annual Rent	Rent	$/SF	Annual Rent	Rent	$/SF	Annual Rent
2x1	1	735	735	$1,820	$2.48	$21,840	$1,895	$2.58	$22,740	$1,925	$2.62	$23,100
2x2	35	776	27,155	$1,811	$2.33	$760,457	$1,925	$2.48	$808,500	$2,000	$2.58	$840,000
Total/Averages	**36**	**775**	**27,890**	**$1,811**	**$2.34**	**$782,297**	**$1,924**	**$2.48**	**$831,240**	**$1,998**	**$2.58**	**$863,100**

CASHFLOW ANALYSIS

	CURRENT OPERATIONS		MARKET OPERATIONS		RENOVATED OPERATIONS	
INCOME	Current Income		Market Income		Renovated Income	
Gross Potential Rent	782,297	2.34/SF/Mo	831,240	2.48/SF/Mo	863,100	2.58/SF/Mo
Vacancy	(46,938)	6.0%	(33,250)	4.0%	(34,524)	4.0%
Bad Debt & Concessions	(15,646)	2.0%	(8,312)	1.0%	(8,631)	1.0%
Net Rental Income	**719,713**		**789,678**		**819,945**	
Utility Fees	71,582	166/U/Mo	74,281	172/U/Mo	74,281	172/U/Mo
Parking	9,337	259/U	16,200	450/U	16,200	450/U
Pet	951	26/U	951	26/U	951	26/U
Miscellaneous	11,366	316/U	11,366	316/U	11,366	316/U
Effective Gross Income	**812,948**		**892,476**		**922,743**	
EXPENSES	T-8 Expense, Annualized		Market Expense		Market Expense	
Taxes	101,950	2,832/U	105,008	2,917/U	105,008	2,917/U
Insurance	20,049	557/U	20,650	574/U	20,650	574/U
Utilities	80,131	2,226/U	82,535	2,293/U	82,535	2,293/U
R&M	37,816	1,050/U	38,951	1,082/U	38,951	1,082/U
Contract Services	16,190	450/U	16,675	463/U	16,675	463/U
Turnover	25,355	704/U	9,000	250/U	9,000	250/U
Management	29,149	4% EGI	44,624	5% EGI	44,624	5% EGI
Payroll	21,881	608/U	50,400	1,400/U	50,400	1,400/U
Marketing	7,998	222/U	8,238	229/U	8,238	229/U
Administration	5,811	161/U	5,985	166/U	5,985	166/U
Total Expenses	**346,329**	**43% EGI**	**382,067**	**43% EGI**	**382,067**	**41% EGI**
Expenses/U		9,620/U		10,613/U		10,613/U
Expenses/SF		12/SF		14/SF		14/SF
Net Operating Income	**466,619**	**12,962/U**	**510,409**	**14,178/U**	**540,676**	**15,019/U**

5.83%
CAP RATE

6.38%
CAP RATE

6.76%
CAP RATE

MARKET OPERATIONS NOTES & ASSUMPTIONS

INCOME

GROSS POTENTIAL RENT	**Current Income** Vacancies are assumed to be filled at average in-place rates of like-kind units. **Market Income** Assumes all current leases are renewed or relet at market rents based on the Rent Comparable Study (RCS) Provided.
VACANCY	As of August 20th, 2026; the property was 94% occupied. Market Income assumes a stabilized vacancy rate of 4%.
UTILITY FEES	Market Income: Assumes utility recapture rate of 90%.
PARKING	Based on trailing operations; in-line with operations at comparable properties in the White Center submarket.
MISCELLANEOUS	Based on trailing operations; in-line with operations at comparable properties in the White Center submarket.

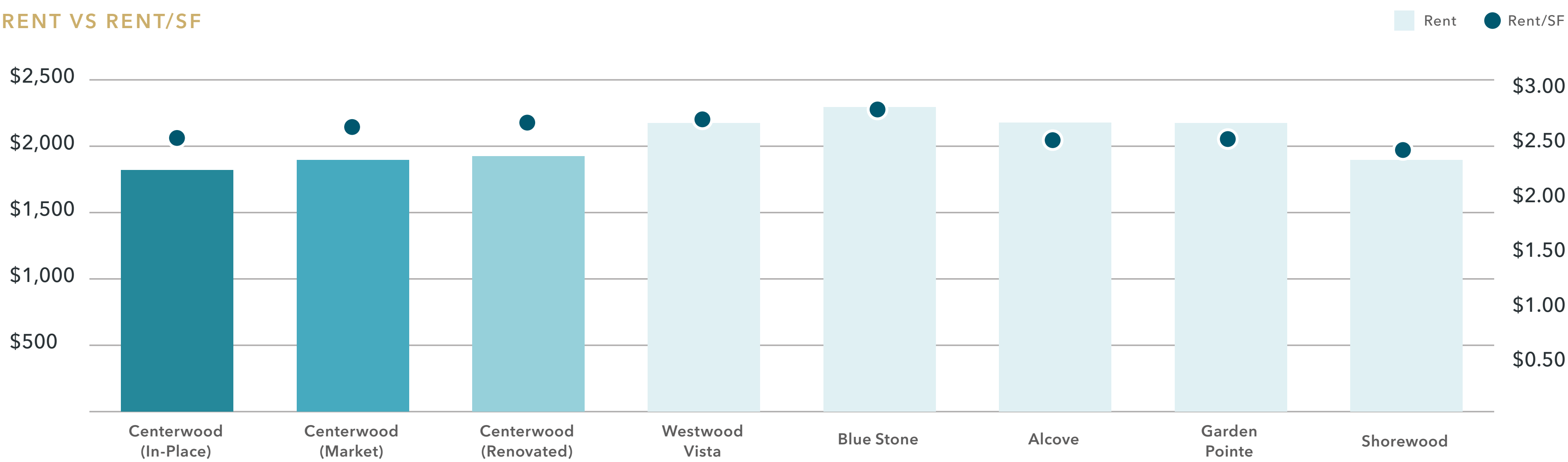
EXPENSES

TAXES	Reflects the 2026 tax bill.
INSURANCE	Based on trailing operations; in-line with operations at comparable properties in the White Center submarket.
UTILITIES	Based on trailing operations; in-line with operations at comparable properties in the White Center submarket.
R&M	Based on trailing operations; in-line with operations at comparable properties in the White Center submarket.
CONTRACT SERVICES	Based on trailing operations; in-line with operations at comparable properties in the White Center submarket.
TURNOVER	Market expense reflects operations at comparable properties in the White Center submarket, supported by data providers such as Yardi, CoStar etc.
MANAGEMENT	Market expense reflects 5% management fee; in-line with operations at comparable properties in the White Center submarket.
PAYROLL	Reflects updated staffing plan; in-line with operations at comparable properties in the White Center submarket.
MARKETING	Based on trailing operations; in-line with operations at comparable properties in the White Center submarket.
ADMINISTRATION	Based on trailing operations; in-line with operations at comparable properties in the White Center submarket.

RENT COMPARABLES – 2X1

	Property	Address	Neighborhood	Year	Unit SF	Rent	$/SF
01	**Centerwood (In-Place)**	10790 16th Ave SW	White Center	2009	735	$1,820	$2.48
02	**Centerwood (Market)**	10790 16th Ave SW	White Center	2009	735	$1,895	$2.58
03	**Centerwood (Renovated)**	10790 16th Ave SW	White Center	2009	735	$1,925	$2.62
04	**Westwood Vista**	2200 SW Barton St	South Delridge	1968	820	$2,175	$2.65
05	**Blue Stone**	9051 20th Ave SW	South Delridge	2017	838	$2,295	$2.74
06	**Alcove**	12037 1st Ave S	White Center	1990 / 2016	883	$2,176	$2.46
07	**Garden Pointe**	130 SW 112th St	White Center	1990	880	$2,175	$2.47
08	**Shorewood**	11050 16th Ave SW	White Center	2005	800	$1,895	$2.37
	Averages			**1995**	**844**	**$2,143**	**$2.54**

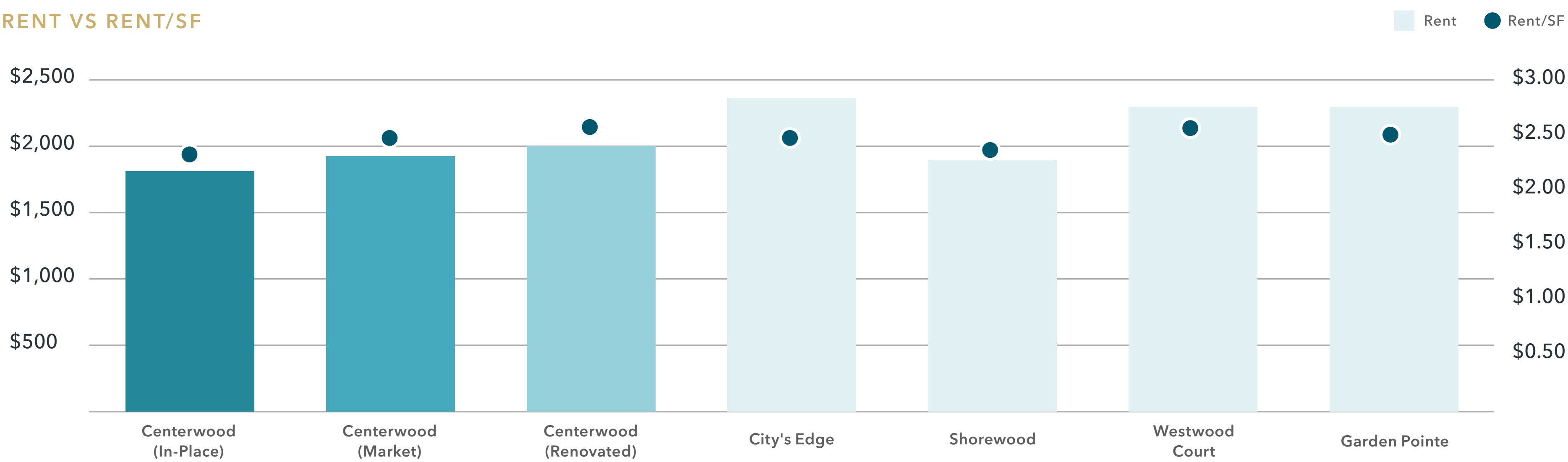
RENT VS RENT/SF



RENT COMPARABLES – 2X2

	Property	Address	Neighborhood	Year	Unit SF	Rent	$/SF
01	Centerwood (In-Place)	10790 16th Ave SW	White Center	2009	776	$1,811	$2.33
02	Centerwood (Market)	10790 16th Ave SW	White Center	2009	776	$1,925	$2.48
03	Centerwood (Renovated)	10790 16th Ave SW	White Center	2009	776	$2,000	$2.58
04	City's Edge	11801 Ambaum Blvd SW	Salmon Creek	1994 / 2012	953	$2,363	$2.48
05	Shorewood	11050 16th Ave SW	White Center	2005	800	$1,895	$2.37
06	Westwood Court	2500 SW Trenton St	Roxhill	1988	893	$2,295	$2.57
07	Garden Pointe	130 SW 112th St	White Center	1990	915	$2,295	$2.51
	Averages			**1994**	**890**	**$2,212**	**$2.48**

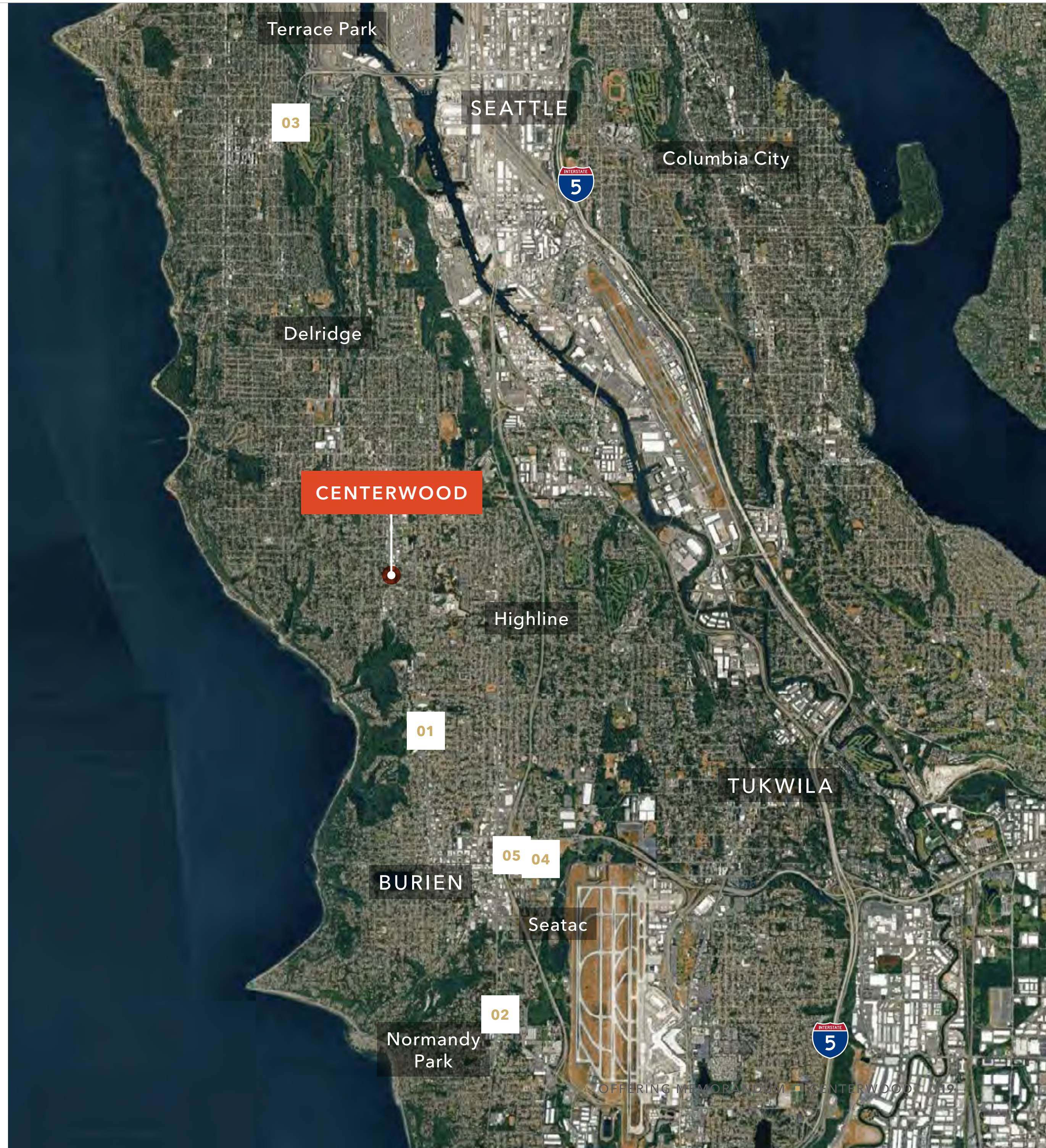
RENT VS RENT/SF



SALE COMPARABLES

	Property Name	Neighborhood	Built	Units	Residential SF	Avg. Unit Size	Sale Date	Price	$/Unit	$/SF	Cap
01	SQUIRE OF AMBAUM 13232 Ambaum Blvd, Burien	Burien	1990	24	22,944	956	5/29/2026	$5,425,000	$226,042	$236	6.3%
02	SOUTHWOOD 121 S 174th St, Burien	Burien	1983	99	72,468	732	1/22/2026	$18,125,000	$183,081	$250	4.5%
03	TERRACE VILLA 3230 SW Avalon Way, Seattle	West Seattle	1989	36	25,714	714	10/30/2025	$7,920,000	$220,000	$308	5.5%
04	DESIE NORTH 608 S 152nd St, Burien	Burien	1988	66	53,910	817	8/14/2025	$13,200,000	$200,000	$245	5.5%
05	VILLAGE MONTRACHET 400-500 S 152nd St, Burien	Burien	1988	57	48,125	844	2/25/2025	$12,400,000	$217,544	$258	6.2%
	Averages		**1988**	**56**		**813**			**$209,333**	**$259**	**5.6%**
	CENTERWOOD 10790 16th Ave SW, Seattle	White Center	2009	36	27,890	775	--	$8,000,000	$222,222	$287	5.8%

01	**SQUIRE OF AMBAUM** 13232 Ambaum Blvd, Burien
02	**SOUTHWOOD** 121 S 174th St, Burien
03	**TERRACE VILLA** 3230 SW Avalon Way, Seattle
04	**DESIE NORTH** 608 S 152nd St, Burien
05	**VILLAGE MONTRACHET** 400-500 S 152nd St, Burien



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SECTION 04

LOCATION OVERVIEW

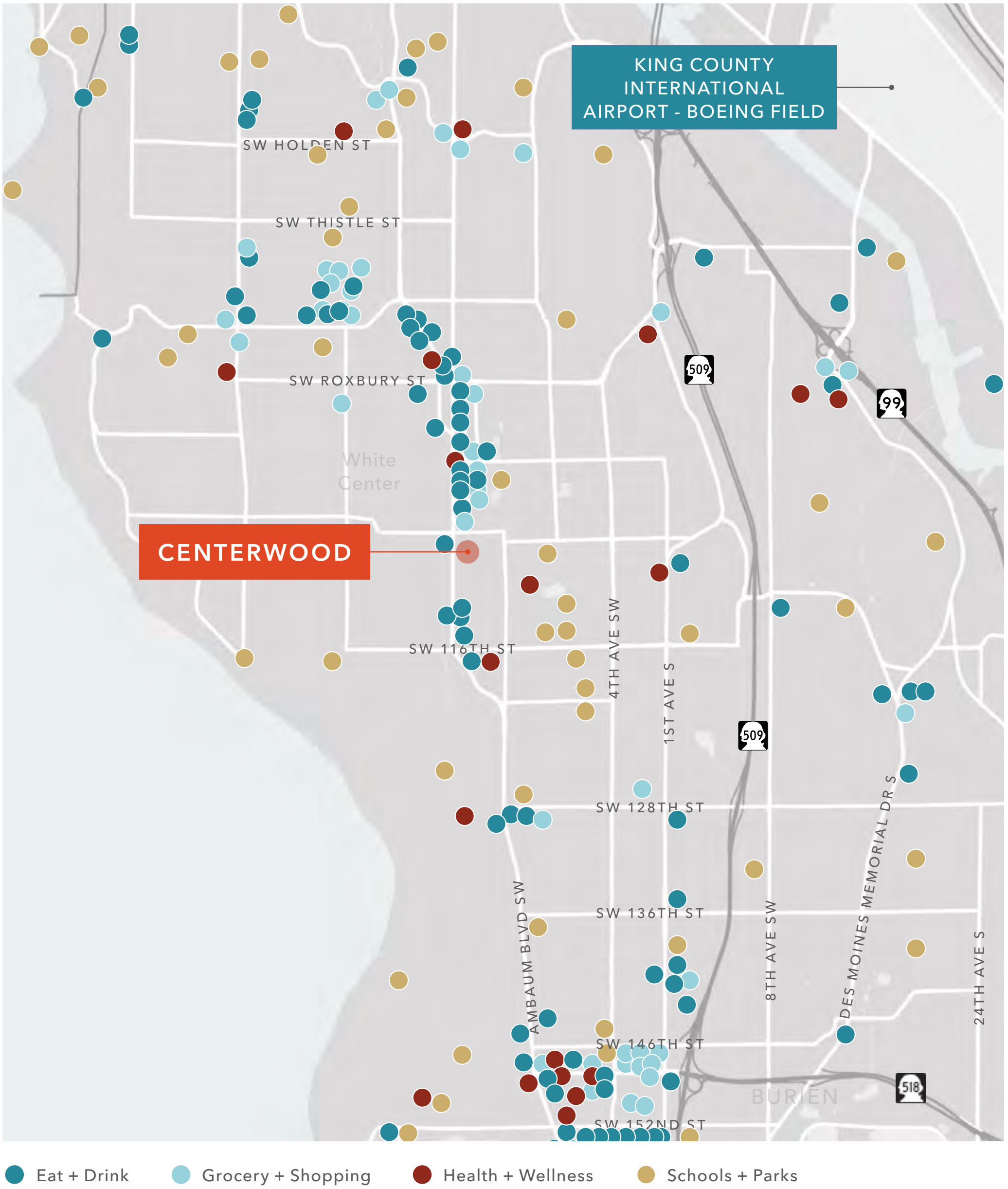
Centerwood

WHITE CENTER

White Center's multifaceted allure is rooted in its distinct sense of identity, affordability, and an array of local amenities.

White Center's magnetic charm is deeply embedded in its unique sense of community, setting it apart from the nearby urban sprawl of Seattle. This sense of belonging fosters a strong community spirit, encouraging residents to engage actively in local events, initiatives, and neighborhood bonding. Additionally, White Center provides a compelling financial advantage through its affordability, presenting a more attainable real estate market when contrasted with Seattle's soaring costs. This economic benefit, in turn, is complemented by a flourishing range of local amenities that cater to diverse interests. This harmonious fusion of community identity, affordability, and accessible comforts positions White Center as an exceptionally inviting residential haven, appealing to those who seek the warmth of a close-knit community coupled with an enriching and prudent way of life.

DOWNTOWN WHITE CENTER	0.7 Miles
SAFEWAY	1.4 Miles
BURIEN TRANSIT CENTER	3 Miles
DOWNTOWN BURIEN	3.1 Miles
SEAHURST PARK	3.3 Miles



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, 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 A Signature of Excellence, 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 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.

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

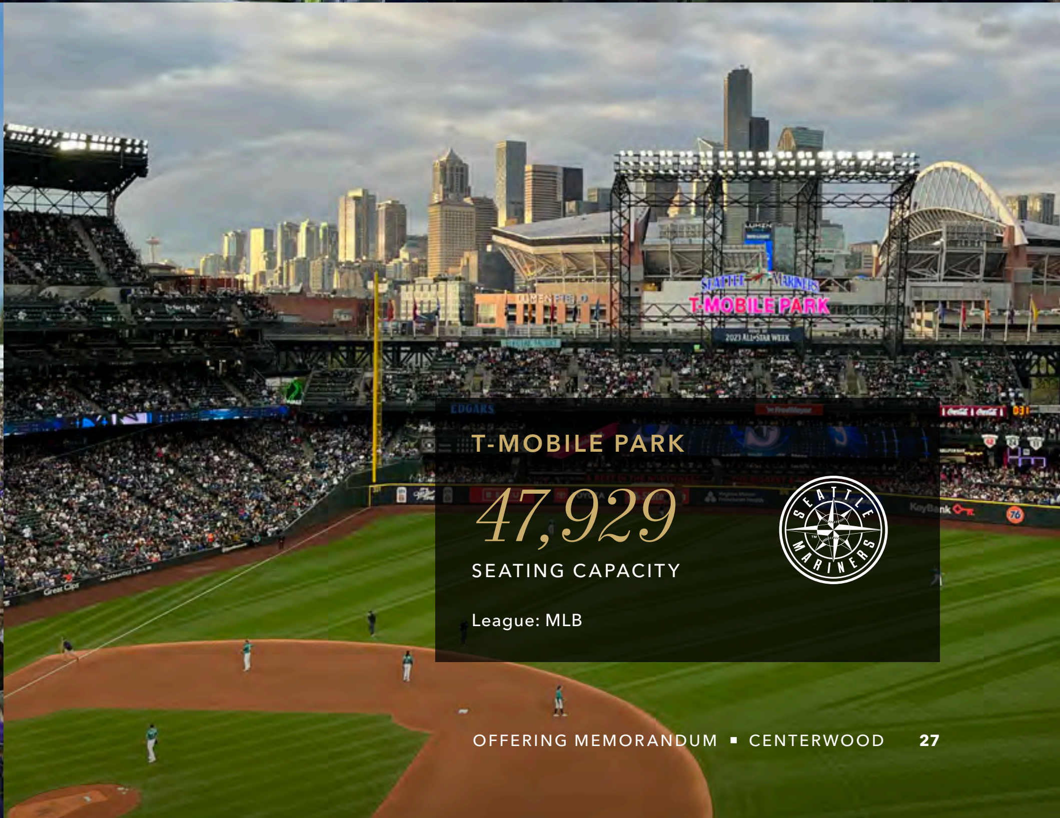
League: NFL, MLS

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

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 UNIVERSITY 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

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 Hospital · Research · Foundation
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

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 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 the Simon | Anderson Multifamily Team

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