

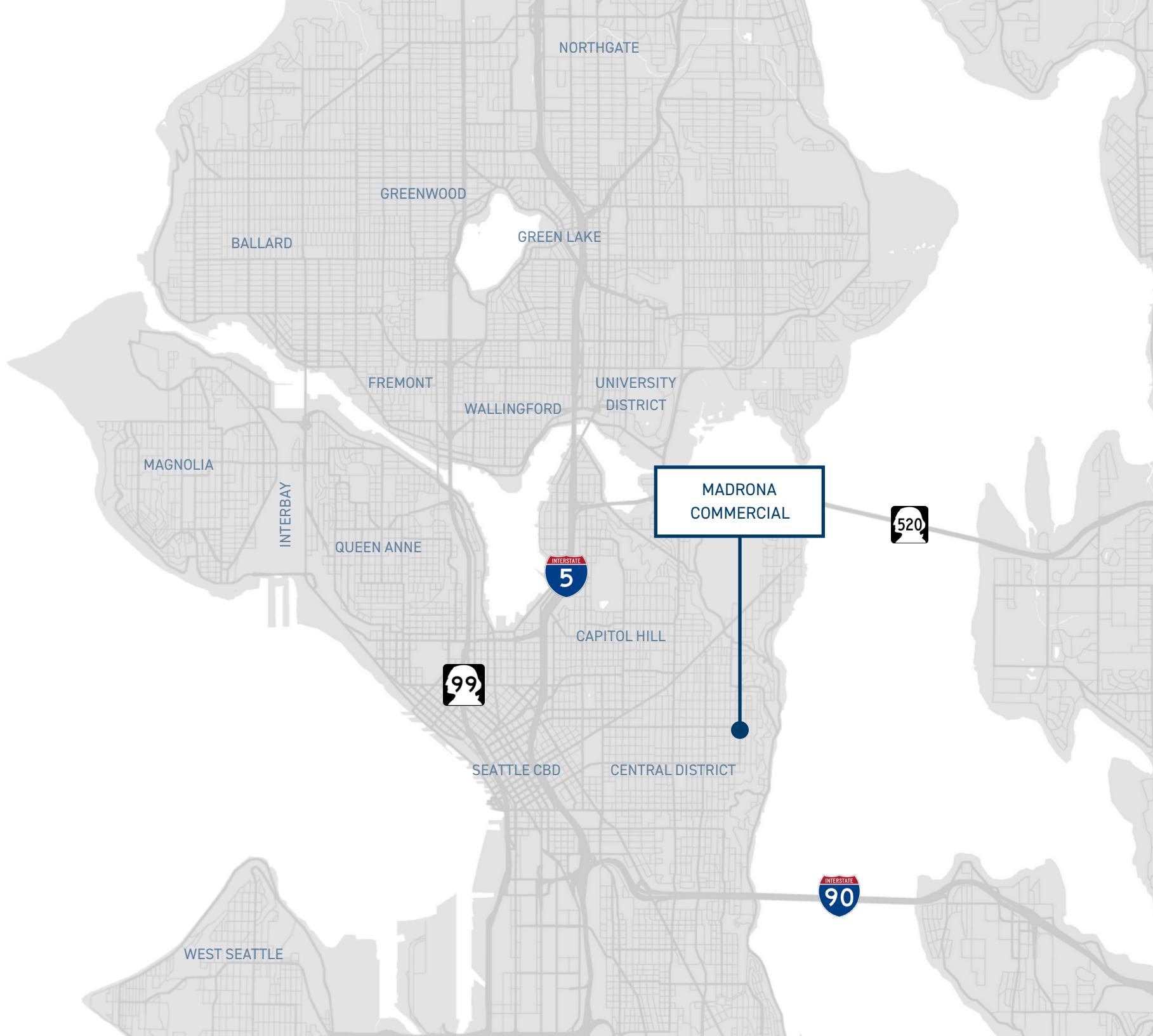
MADRONA  
COMMERCIAL



glassybaby one of a kindness®



PARAGON  
REAL ESTATE ADVISORS



# OFFERING

Paragon Real Estate Advisors is pleased to announce the exclusive sale of the Madrona Commercial building. Madrona gives potential buyers and investors the rare opportunity of owning a beautiful building in one of Seattle's most affluent neighborhoods. Madrona is well located with easy access to Seattle's Central Business District, I-5, and I-90.

Located in the heart of Madrona, the subject property provides an ideal space for a local family office or commercial tenant. Additionally, the property presents developers with the opportunity to build a new project.

The Madrona Commercial building has repeatedly been home to some of Seattle's most successful, growing businesses. Glassybaby is the current occupant of the space.

NAME	Madrona Commercial
ADDRESS	3406 E Union St, Seattle, WA 98122
BUILT	1924
SQUARE FEET	5,827 Total Net Rentable
PRICE	\$5,000,000
PRICE PER FOOT	\$858
PRICE PER LOT SQFT	\$865
CURRENT GRM/CAP	20.24/4.0%
LOT SIZE	5,775 Square Feet
ZONING	NC1-40 (M)

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



# INVESTMENT HIGHLIGHTS

- Flexible occupancy dates
- Seller willing to sign up to a three-year lease for \$18,000 a month, plus NNN
- Current tenant - GlassyBaby
- Building has gone through substantial seismic retrofit
- Perfect building for a family office
- 4.0% Cap Rate
- NC1-40 (M)
- Rare opportunity to purchase a property on the 50-yard-line of Madrona
- Development Potential for townhouses or office/retail - Buyer to verify



# SEATTLE EMPLOYER MAP



# SEATTLE'S BOOMING TECH MARKET



LOCAL TECH COMPANIES IN SEATTLE

PACIFIC OCEAN

TECH MIGRATION FROM SAN FRANCISCO BAY AREA

Google  
twitter  
apple  
facebook  
ORACLE  
airbnb  
eBay  
hulu  
Dropbox  
belkin  
adobe  
SPACEX  
splunk  
hp

SEATTLE

SAN FRANCISCO

# KING COUNTY INFORMATION



## POPULATION

### KING COUNTY

- POPULATION GROWTH HAS BEEN GREATER THAN HOUSING PRODUCTION CONSISTENTLY SINCE 2011.

**2.3 million**

- SINCE 2010, ON AVERAGE KING COUNTY HAS ADDED **31,800** PEOPLE PER YEAR, OR 13,000 HOUSEHOLDS AT 2.45 PERSONS PER HOUSEHOLD.



## HOUSEHOLD INCOME

### KING COUNTY MEDIAN HOUSEHOLD INCOME

**\$95,009**

### KING COUNTY INCREASE SINCE 2000

**by 78%  
(\$41,852)**

### NATIONAL MEDIAN HOUSEHOLD INCOME

**\$63,179**

### NATIONAL INCREASE SINCE 2000

**by 3%  
(\$1,780)**



## EDUCATION

### KING COUNTY BACHELOR'S OR HIGHER DEGREE RATE

**53.2%**

### NATIONAL BACHELOR'S OR HIGHER DEGREE RATE

**32.6%**

### KING COUNTY NUMBER OF UNIVERSITIES

**10**



## REAL ESTATE

### KING COUNTY RENTAL HOUSING RATE

**43%**

### NATIONAL RENTAL HOUSING RATE

**36%**

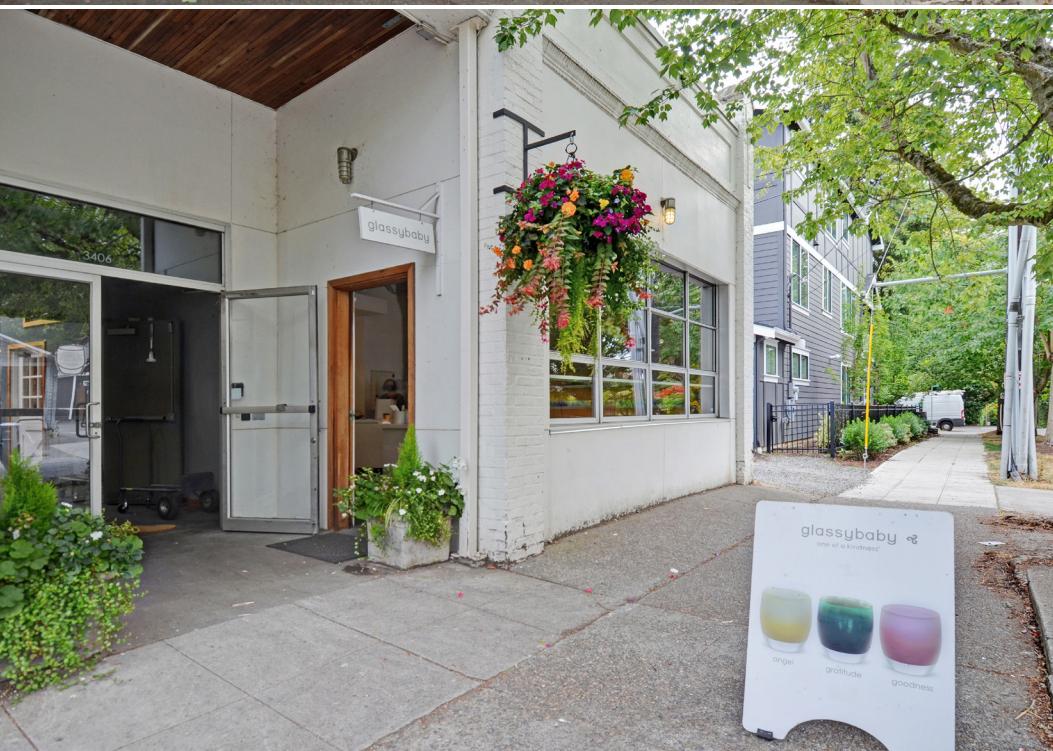
### KING COUNTY MEDIAN MONTHLY RENT

**\$1,494**

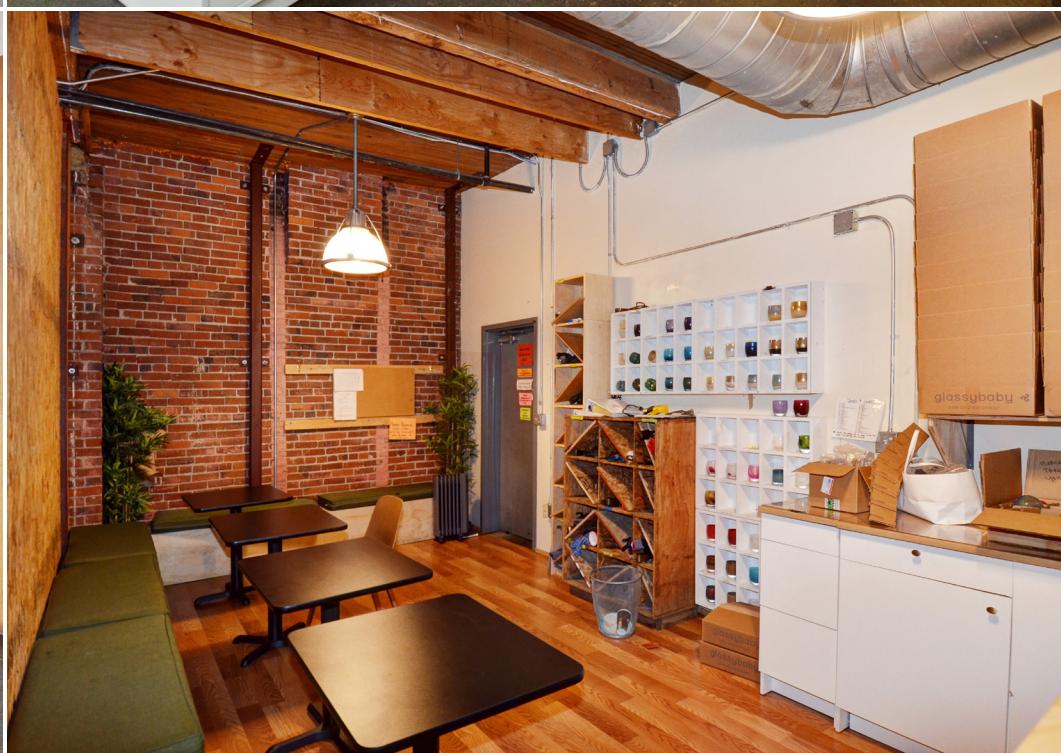
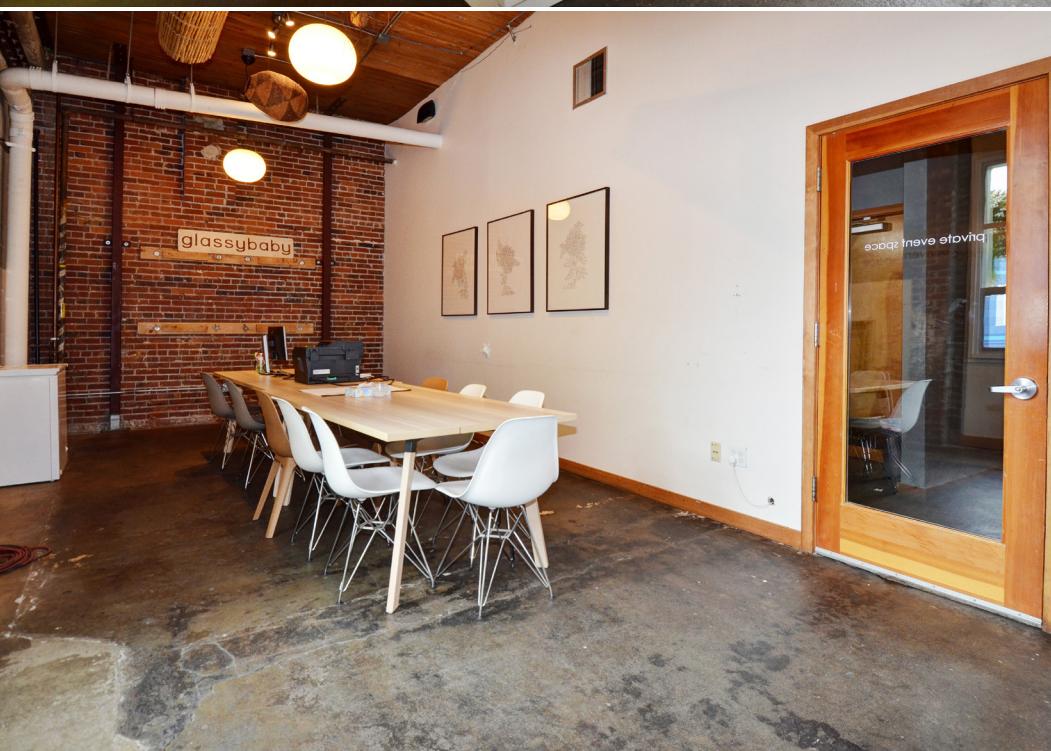
### NATIONAL MEDIAN MONTHLY RENT

**\$1,023**

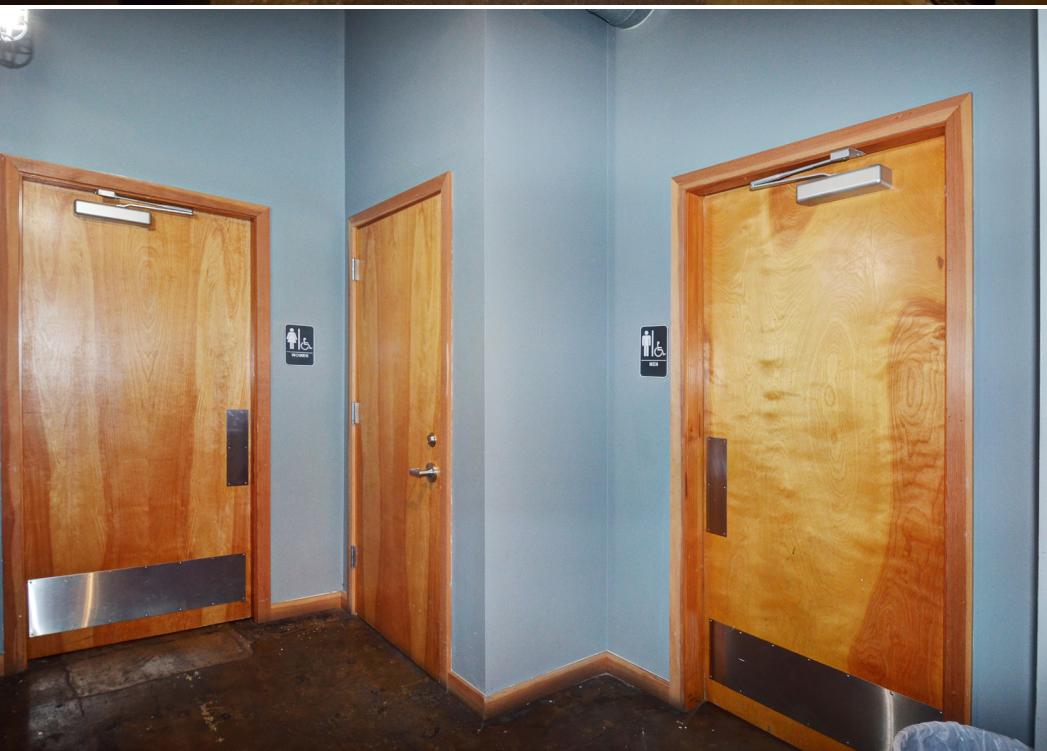
# BUILDING PHOTOS



# UNIT PHOTOS



# UNIT PHOTOS



# UNIT PHOTOS



# Income and Expenses

Year Built	1924	Rentable Area	5,827
Down Pmt	\$2,325,000	Price	\$5,000,000
Loan Amount	\$2,675,000	Per Sq. Ft.	\$858.07
Interest Rate	3.750%	Current GRM	20.24
Amortization	30 years	Current CAP	4.00%

UNITS	UNIT TYPE	SIZE	CURRENT
			RENT
1	Commercial	5,827	\$18,000

MONTHLY INCOME		CURRENT
Gross Potential Rent		\$18,000
NNN Income		\$2,588
Gross Potential Income		\$20,588



ANNUALIZED OPERATING DATA		CURRENT
Scheduled Gross Income		\$247,051
Less Vacancy	3.00%	\$7,412
Gross Operating Income		\$239,639
Less Expenses		\$39,878
Net Operating Income		\$199,761
Annual Debt Service	(\$12,388.34)	\$148,660
Cash Flow Before Tax	2.20%	\$51,101
Principal Reduction		\$49,187
Total Return Before Tax	4.31%	\$100,289

ANNUALIZED OPERATING EXPENSES		CURRENT
RE Taxes	2021 Actual	\$17,451
Insurance	Proforma	\$4,000
Utilities	Proforma	\$9,600
Maintenance/Repairs	2020 Actual	\$5,827
Capital Reserves	Proforma	\$3,000
Total Expenses		\$39,878

CURRENT OPERATIONS	Expense/Unit	\$39,878
	Expense/Foot	\$6.84
	Percent of EGI	16.14%



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