

PROPERTY DEVELOPMENT PROFILE



SUBJECT PARCELS:
AURORA AVE N
SHORELINE, WA
KING COUNTY

PREPARED BY:
SCOTT PHARISS
WINDERMERE
RE/SHORELINE
900 N. 185TH ST
SHORELINE, WA 98133

GARY TURNER
CORE COMMERCIAL
PROPERTIES, Inc.
10 EAST ALLISON
STREET SEATTLE, WA
98102

EUROPEAN MOTORS OFFERING MEMORANDUM

European Motors is located in Shoreline Washington at 16017 Aurora Avenue North, Shoreline, Washington 98133.

This Shoreline development opportunity has 201 feet of Aurora Avenue frontage with two lots Zoned MB (Mixed Business). MB Zoning currently allows a Commercial base with up to 5 stories over the base. The present usage is a Used Auto Dealership with Auto Showroom and car lot with an onsite Auto Maintenance and Repair Facility.

Both tax parcels are within the newly created Shoreline development *overlay which encompasses the Sears Plaza (*PDF available). The combined square footage for the 2 lots is 48,843 square feet.

Sellers would like the Buyer to consider a Seller Lease-Back for one to two years. This would be ideal if the Buyer has plans to develop, and would like to have the spaces monetized during the Pre-Development Due Diligence Processes.

The asking price for this offering is \$4,350,000.00.

Offering Website: <http://searchallproperties.com/listings/1730012/16017-AURORA-AVENUE-NORTH-Shoreline-WA>

Gary M. Turner 206-399-0815 gmturner@windermere.com

Scott T. Phariss 206-931-9027 sphariss@windermere.com

Windermere Real Estate Shoreline

900 North 185th Street Shoreline, WA 98133

OFFICE 206-546-5731 FAX 206-546-5741

shoreline@windermere.com

CONTENTS

Summary Review Memorandum

Report Contents:

- 1) Site Data—Title Company Property Description
- 2) Ownership— Recorded Documents
- 3) Aerial Views—Satellite
- 4) Location—Geographic—Pictorial
- 5) Zoning Definitions
- 6) Transit—Local and Area
- 7) Natural Features—Topographical
- 8) Utilities—Availability
- 9) Demographics—Census Based Breakdown
- 10) Broker Contact Information
- 11) Service Information (When Applicable)

SITE INFORMATION

= METROSCAN PROPERTY PROFILE =
King (WA)

OWNERSHIP INFORMATION

Parcel Number : 329370 0070 00 *Q* : NW *S* : 18 *T* : 26N *R* : 04E
Parcel Type : Platted
Building Id # : 1
Owner/Taxpayer : Odenwald Uwe/Gabriele
CoOwner : Odenwald Gabriele
Site Address : 16017 Aurora Ave N Shoreline 98133
Mail Address : 16307 NE 180th St Woodinville Wa 98072
Owner Phone :

SALES AND LOAN INFORMATION

<i>Recording Date</i>	: 01/29/1999	<i>Loan Amount</i>	: \$935,000
<i>Auditors Fee #</i>	: 3751	<i>Lender</i>	: Private Individual
<i>Sale Price</i>	: \$1,100,000 Full	<i>Loan Type</i>	: Seller
<i>Deed Type</i>	: Warranty	<i>Interest Rate</i>	: Fixed
<i>% Owned</i>	: 100	<i>Vesting Type</i>	: Married Persons

ASSESSMENT AND TAX INFORMATION

<i>Taxable Land</i>	: \$956,600	<i>% Improved</i>	: 16
<i>Taxable Structure</i>	: \$179,600	<i>2013 Taxes</i>	: \$18,020.30
<i>Taxable Total</i>	: \$1,136,200	<i>Exempt Code</i>	:
<i>Appraised Land</i>	: \$956,600	<i>Excise Tax #</i>	: 1665190
<i>Appraised Structure</i>	: \$179,600	<i>Levy Code</i>	: 2263
<i>Appraised Total</i>	: \$1,136,200		

PROPERTY DESCRIPTION

Census : *Tract*: 209.00 *Block*: 1
Map Grid : 504 J1
Neighborhood Cd : 010080
Zoning Code : MUZ
Land Use : 161 Pub,Automotive,Retail
Legal : LOT 10 HIGHLAND ACRES ADD LESS N 5
: FT LESS ST HWY # 1 LESS POR FOR
: HWY PER REC# 20050630003525
Sub/Plat : Highland Acres Add
REC # : 20050630003525
Short Plat :
Building Name : European Motors
Volume/Page : 24 / 46
Jurisdiction : Shoreline
Mobile Home : No

Profile-Page 1 of 2

= METROSCAN PROPERTY PROFILE =
King (WA)

Parcel # : 329370 0070 00

Bldg Id # : 1

PROPERTY CHARACTERISTICS

<i>Bedrooms</i> :	<i>1st Floor SF</i> :	<i>Year Built</i> : 1972
<i>Bath Full</i> :	<i>2nd Floor SF</i> :	<i>Eff Year</i> : 1985
<i>Bath 3/4</i> :	<i>3+ Floor SF</i> :	<i>Garage Type</i> :
<i>Bath 1/2</i> :	<i>Half Floor SF</i> :	<i>Bsmnt Type</i> :
<i>Fireplace</i> :	<i>Above Grnd SF</i> :	<i>Bsmnt Grade</i> :
<i>Deck</i> :	<i>Finished SF</i> :	<i>Bldg Matl</i> : Masonry
<i>Porch</i> :	<i>Fin Bsmnt SF</i> :	<i>Bldg Cond</i> :
<i>Pool</i> :	<i>Unfin Bsmnt SF</i> :	<i>Bldg Grade</i> : Avg
<i>Stories</i> : 1	<i>Total Bsmnt SF</i> :	<i>%Brck/Stone</i> :
<i>Units</i> :	<i>Bsmnt Park SF</i> :	<i>Heat Source</i> :
<i>Elevator</i> :	<i>Building SF</i> : 10,498	<i>Heat Type</i> : Refrig Cool
<i>Nuisance</i> :	<i>Deck SF</i> :	<i>Wtr Source</i> : Water District
<i>Design Type</i> :	<i>Attached Grg SF</i> :	<i>Sewer Type</i> : Public

LAND INFORMATION

Lot Acres : .55
Lot SF : 23,917
Lot Shape :
Tide/Upland :
Topo Probs :
Sprinkler : No
Water Front :
WtrFrtAccss :
Wtr Frnt SF :
Golf Adjcnt :
Easements :

VIEW INFORMATION

View : None
View-Seattle Skyline :
View-Lake/River :
View-Lake Sammamish :
View-Lake Washington :
View-Puget Sound :
View-Mountain :
View-Mt. Rainier :
View-Olympics :
View-Cascades :
View-Territory :
View-Other :

STREET INFORMATION

St Surface : Paved
St Access : Public

COMMERCIAL BUILDING SECTION FEATURES

<u>USE/DESCRIPTION</u>	<u>STORIES</u>	<u>STORY HT</u>	<u>GROSS SQ FT</u>	<u>NET SQ FT</u>
1. GARAGE,SERVICE REPAIR AURORA MITSUBISHI	1.0	18	6,400	
2. AUTOMOBILE SHOWROOM AURORA MITSUBISHI	1.0	18	2,250	
3. OFFICE BUILDING AURORA MITSUBISHI	1.0	18	550	
4.				
5.				

= METROSCAN PROPERTY PROFILE =
King (WA)

OWNERSHIP INFORMATION

Parcel Number : 329370 0075 05 *Q* : NW *S* : 18 *T* : 26N *R* : 04E
Parcel Type : Platted
Building Id # : 1
Owner/Taxpayer : Odenwald Uwe/Garbrielle
CoOwner : Odenwald Gabriele
Site Address : 16015 Aurora Ave N Shoreline 98133
Mail Address : 16307 NE 180th St Woodinville Wa 98072
Owner Phone :

SALES AND LOAN INFORMATION

<i>Recording Date</i>	: 03/31/2000	<i>Loan Amount</i>	: \$560,000
<i>Auditors Fee #</i>	: 2771	<i>Lender</i>	:
<i>Sale Price</i>	: \$570,000 Full	<i>Loan Type</i>	: Seller
<i>Deed Type</i>	: Warranty	<i>Interest Rate</i>	: Fixed
<i>% Owned</i>	: 100	<i>Vesting Type</i>	: Married Persons

ASSESSMENT AND TAX INFORMATION

<i>Taxable Land</i>	: \$997,000	<i>% Improved</i>	:
<i>Taxable Structure</i>	: \$1,000	<i>2013 Taxes</i>	: \$16,024.86
<i>Taxable Total</i>	: \$998,000	<i>Exempt Code</i>	:
<i>Appraised Land</i>	: \$997,000	<i>Excise Tax #</i>	: 1745084
<i>Appraised Structure</i>	: \$1,000	<i>Levy Code</i>	: 2263
<i>Appraised Total</i>	: \$998,000		

PROPERTY DESCRIPTION

Census : *Tract*: 209.00 *Block*: 1
Map Grid : 504 J1
Neighborhood Cd : 010080
Zoning Code : MUZ
Land Use : 161 Pub,Automotive,Retail
Legal : LOT 11 HIGHLAND ACRES ADD LESS ST
: HWY # 1 LESS POR FOR HWY PER REC#
: 20050630003525
Sub/Plat : Highland Acres Add
REC # : 20050630003525
Short Plat :
Building Name : Aurora Mitsubishi
Volume/Page : 24 / 46
Jurisdiction : Shoreline
Mobile Home : No

Profile-Page 1 of 2

**= METROSCAN PROPERTY PROFILE =
King (WA)**

Parcel # : 329370 0075 05

Bldg Id # : 1

PROPERTY CHARACTERISTICS

<i>Bedrooms</i> :	<i>1st Floor SF</i> :	<i>Year Built</i> : 1960
<i>Bath Full</i> :	<i>2nd Floor SF</i> :	<i>Eff Year</i> : 1980
<i>Bath 3/4</i> :	<i>3+ Floor SF</i> :	<i>Garage Type</i> :
<i>Bath 1/2</i> :	<i>Half Floor SF</i> :	<i>Bsmnt Type</i> :
<i>Fireplace</i> :	<i>Above Grnd SF</i> :	<i>Bsmnt Grade</i> :
<i>Deck</i> :	<i>Finished SF</i> :	<i>Bldg Matl</i> : Masonry
<i>Porch</i> :	<i>Fin Bsmnt SF</i> :	<i>Bldg Cond</i> :
<i>Pool</i> :	<i>Unfin Bsmnt SF</i> :	<i>Bldg Grade</i> : Avg
<i>Stories</i> : 1	<i>Total Bsmnt SF</i> :	<i>%Brck/Stone</i> :
<i>Units</i> :	<i>Bsmnt Park SF</i> :	<i>Heat Source</i> :
<i>Elevator</i> :	<i>Building SF</i> : 1,120	<i>Heat Type</i> : No
<i>Nuisance</i> :	<i>Deck SF</i> :	<i>Wtr Source</i> : Water District
<i>Design Type</i> :	<i>Attached Grg SF</i> :	<i>Sewer Type</i> : Public

LAND INFORMATION

Lot Acres : .57
Lot SF : 24,926
Lot Shape :
Tide/Upland :
Topo Probs :
Sprinkler : No
Water Front :
WtrFrtAccss :
Wtr Frnt SF :
Golf Adjcnt :
Easements :

VIEW INFORMATION

View : None
View-Seattle Skyline :
View-Lake/River :
View-Lake Sammamish :
View-Lake Washington :
View-Puget Sound :
View-Mountain :
View-Mt. Rainier :
View-Olympics :
View-Cascades :
View-Territory :
View-Other :

STREET INFORMATION

St Surface : Paved
St Access : Public

COMMERCIAL BUILDING SECTION FEATURES

<u>USE/DESCRIPTION</u>	<u>STORIES</u>	<u>STORY HT</u>	<u>GROSS SQ FT</u>	<u>NET SQ FT</u>
1. GARAGE,STORAGE AURORA MITSUBISHI	1.0	10	1,120	
2.				
3.				
4.				
5.				



OWNERSHIP

WHEN RECORDED RETURN TO
EWE AND GABRIELE ODENWALD
425 SW 175TH PLACE
SEATTLE, WA 98166

RECORDED IN KING COUNTY RECORDS
1999-01-29 11:51:00 AM

E1665190 01/29/99 19580.00 1100000.00

9901293751

	CHICAGO TITLE INSURANCE COMPANY	534786
STATUTORY WARRANTY DEED		
Dated: JANUARY 22, 1999		
THE GRANTOR	SEE ATTACHED DESCRIPTION	
for and in consideration of		
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION		
in hand paid, conveys and warrants to		
UWE ODENWALD AND GABRIELE ODENWALD, HUSBAND AND WIFE,		
the following described real estate situated in the County of KING State of Washington:		
Tax Account Number(s): 329370-0070-00		
LOT 10, HIGHLAND ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24 OF PLATS, PAGE(S) 46, IN KING COUNTY, WASHINGTON; EXCEPT THE NORTHERLY 5 FEET THEREOF; AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR PRIMARY STATE HIGHWAY NO. 1, BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 3811292.		
SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.		
<i>*13/6 ps</i> FILED BY CHICAGO TITLE INSURANCE CO. REF.# <u>534786-6</u>		
SIGNATURE PAGE ATTACHED.		
		

eed/rhm/4-8-97

THE GRANTOR (continued)

VEDA RUTH RUTLEDGE, AS HER SEPARATE ESTATE

VEDA RUTH RUTLEDGE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MERRILL
E. RUTLEDGE, DECEASED

MARILYN L. MARIAN, AS HER SEPARATE ESTATE

HARRY MACRAE ALSO KNOWN OF RECORD AS HARRY MACREA AND LINDA MACRAE ALSO
KNOWN OF RECORD AS LINDA R. MACRAE, HUSBAND AND WIFE,

AS THEIR INTERESTS MAY APPEAR

9901293751

LPH008C

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 534786

LEGAL DESCRIPTION

The land referred to is situated in the State of Washington, County of KING, and is described as follows:

LOT 10, HIGHLAND ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24 OF PLATS, PAGE(S) 46, IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTHERLY 5 FEET THEREOF; AND
EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR PRIMARY STATE HIGHWAY NO. 1, BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 3811292.

9901293751

CHICAGO TITLE INSURANCE COMPANY

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B

Escrow No.: 534786

SUBJECT TO:

1. RIGHT OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES, ALLEYS, AND ROADS AS DEDICATED IN THE PLAT.

PARAGRAPH NUMBER(S) 8

PHYSICAL INSPECTION MADE JANUARY 5, 1999 DISCLOSED THE FOLLOWING:

- A. BUILDING FROM SOUTHERLY ADJOINER (LOT 11) ENCRACHES ONTO SAID PREMISES OVER SOUTHERLY PROPERTY LINE.
- B. COMMON USE OF ASPHALT PARKING AND STORAGE AREAS WITH SOUTHERLY ADJOINER (LOT 11). WE FIND NO AGREEMENT OF RECORD.

9901293751



CHICAGO TITLE INSURANCE COMPANY

exhibit/rin/121396

SIGNATURE PAGE

Veda Ruth Rutledge
VEDA RUTH RUTLEDGE,
AS HER SEPARATE ESTATE

Veda Ruth Rutledge
VEDA RUTH RUTLEDGE,
AS PERSONAL REPRESENTATIVE OF
THE ESTATE OF MERRILL E.
RUTLEDGE, DECEASED

Veda Ruth Rutledge
VEDA RUTH RUTLEDGE,
AS CO-TRUSTEE OF THE TRUST
ESTABLISHED UNDER THE WILL OF
MERRILL E. RUTLEDGE, DECEASED

Marilyn L. Marian
MARILYN L. MARIAN,
AS HER SEPARATE ESTATE

Harry Macrae
HARRY MACRAE

Linda R. Macrae
LINDA MACRAE

9901293751

NOTARY PAGE

STATE OF WASHINGTON

SS

COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT VEDA RUTH RUTLEDGE IS THE PERSON WHO APPHARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT IN THREE CAPACIITES: INDIVIDUALLY, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MERRILL E. RUTLEDGE, DECEASED, AND AS CO-TRUSTEE OF THE TRUST ESTABLISHED BY THE WILL OF MERRILL E. RUTLEDGE, DECEASED, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: JANUARY 22, 1999.

Scott Smouse

PRINTED NAME: SCOTT SMOUSE.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT BELLEVUE.

MY APPOINTMENT EXPIRES 3/2/2001.



STATE OF WASHINGTON

SS

COUNTY OF KING

ON THIS 22ND DAY OF JANUARY, 1999, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED MARILYN L. MARIAN, HARRY MACRAE AND LINDA MACRAE, KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

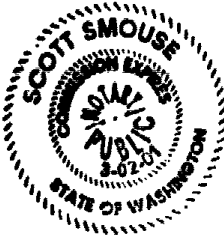
Scott Smouse

PRINTED NAME: SCOTT SMOUSE.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT BELLEVUE.

MY COMMISSION EXPIRES ON 3/2/2001.



spacen/rin/4-9-97

9901293751



20000331002771

FIDELITY NATIONAL TITLE CO
PAGE 001 OF 001
03/31/2000 15:05
KING COUNTY, WA

Return Address
UWE ODENWALD and GABRIELE ODENWALD
425 SW 175TH PLACE
NORMANDY PARK, WA 98166

Statutory Warranty Deed

ESCROW NO 05-502619
Assessor's Tax Parcel Number(s).
329370-0075-05

FILED FOR RECORD AT REQUEST OF
FIDELITY NATIONAL TITLE CO OF WA, INC

THE GRANTOR THE JOHNSON FAMILY TRUST, DATED MARCH 14, 1990, CHARLES
FREDERICK JOHNSON AND MARLENE PATRICIA JOHNSON TRUSTOR(S) AND/OR TRUSTEE(S)
for and in consideration of

ten dollars and other good and valuable consideration

in hand paid, conveys and warrants to UWE ODENWALD and GABRIELE ODENWALD,
husband and wife

the following described real estate, situated in the County of KING, State
of Washington

LOT 11, HIGHLAND ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME
24 OF PLATS, PAGE 46, KING COUNTY, WASHINGTON,
EXCEPT FOR THAT PORTION CONVEYED TO STATE OF WASHINGTON FOR PRIMARY STATE
HIGHWAY NO 1 BY DEED RECORDED UNDER RECORDING NO 3811292

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

SUBJECT TO EASEMENT AND CONDITIONS CONTAINED THEREIN, AS GRANTED BY
INSTRUMENT RECORDED OCTOBER 3, 1950, RECORDING NO 4063825, IN FAVOR OF
THE CITY OF SEATTLE, FOR THE PURPOSE OF WATER SERVICE PIPE

2000 033 1002771

DATED 31 March 2000

267906-3 8-
FIDELITY NATIONAL TITLE

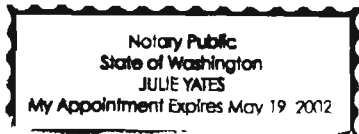
JOHNSON FAMILY TRUST
BY Charles F. Johnson, trustee
CHARLES F. JOHNSON, TRUSTEE

STATE OF WASHINGTON
COUNTY OF Snohomish

Charles F. JOHNSON,
TRUSTEE

On this day personally appeared before me JOHNSON FAMILY TRUST to me known
to be the individual described in and who executed the within and foregoing
instrument, and acknowledged that he/she/they signed the same as
his/her/their free and voluntary act and deed, for the uses and purposes
therein mentioned

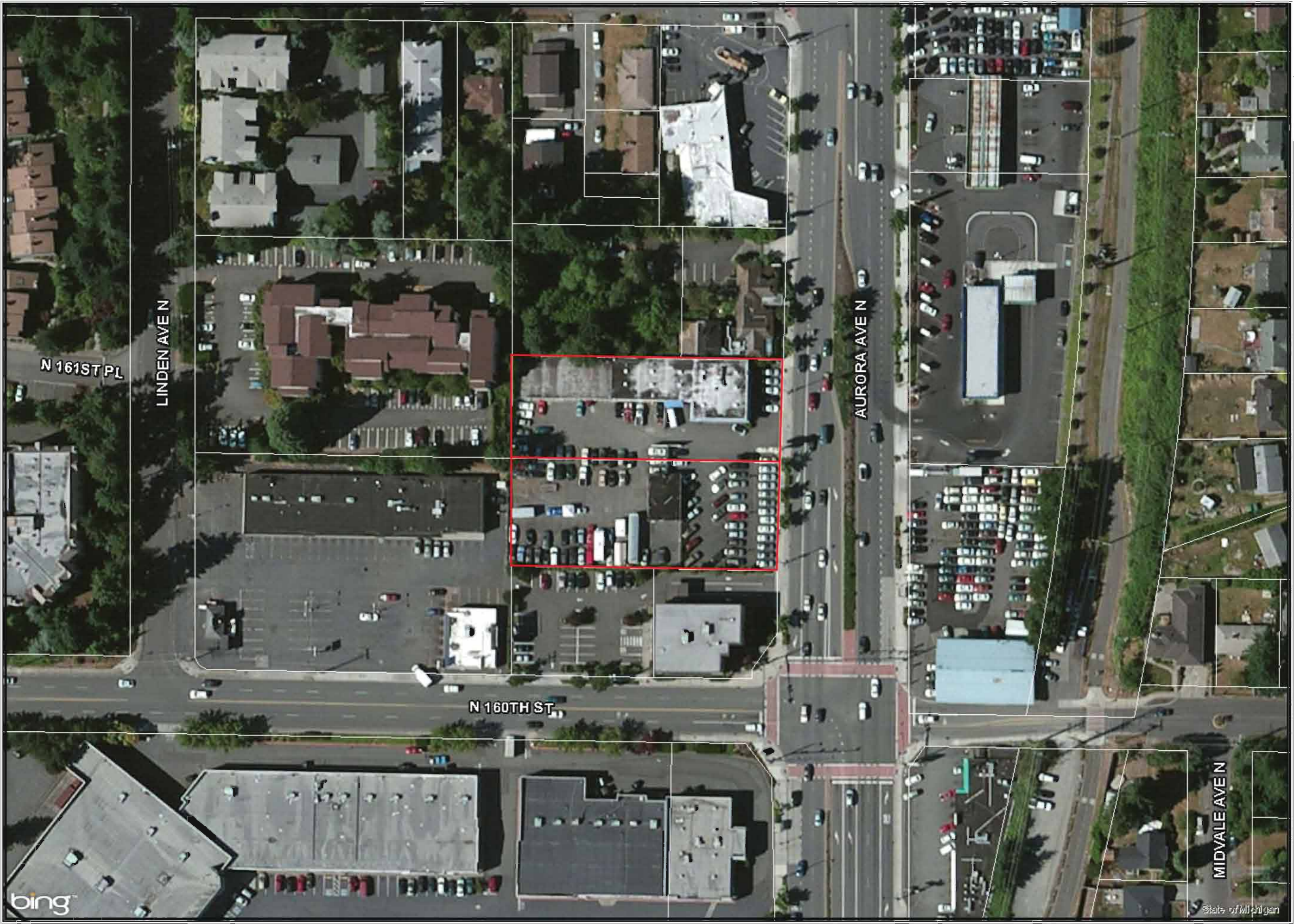
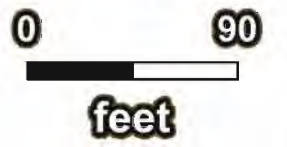
GIVEN under my hand official seal this 31st day of March, 2000



Julie Yates
Notary Public in and for the State of
Washington residing at Millville

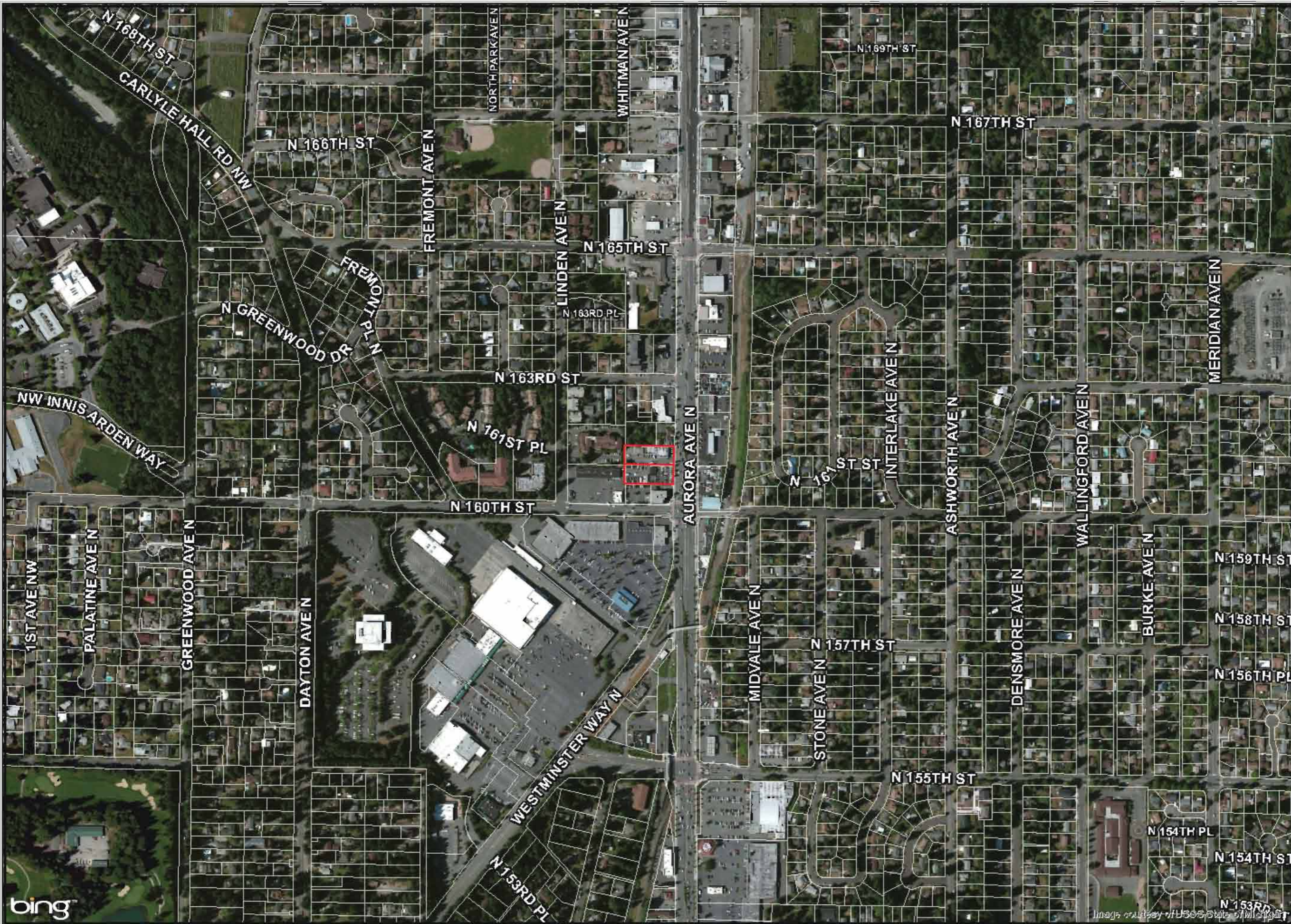
E1745084
03/31/2000 15:53
KING COUNTY WA
TAX \$18,148.00
SALE \$570,000.00

AERIAL VIEW



Aerial

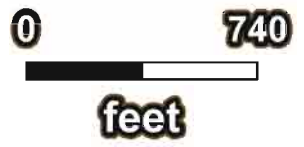
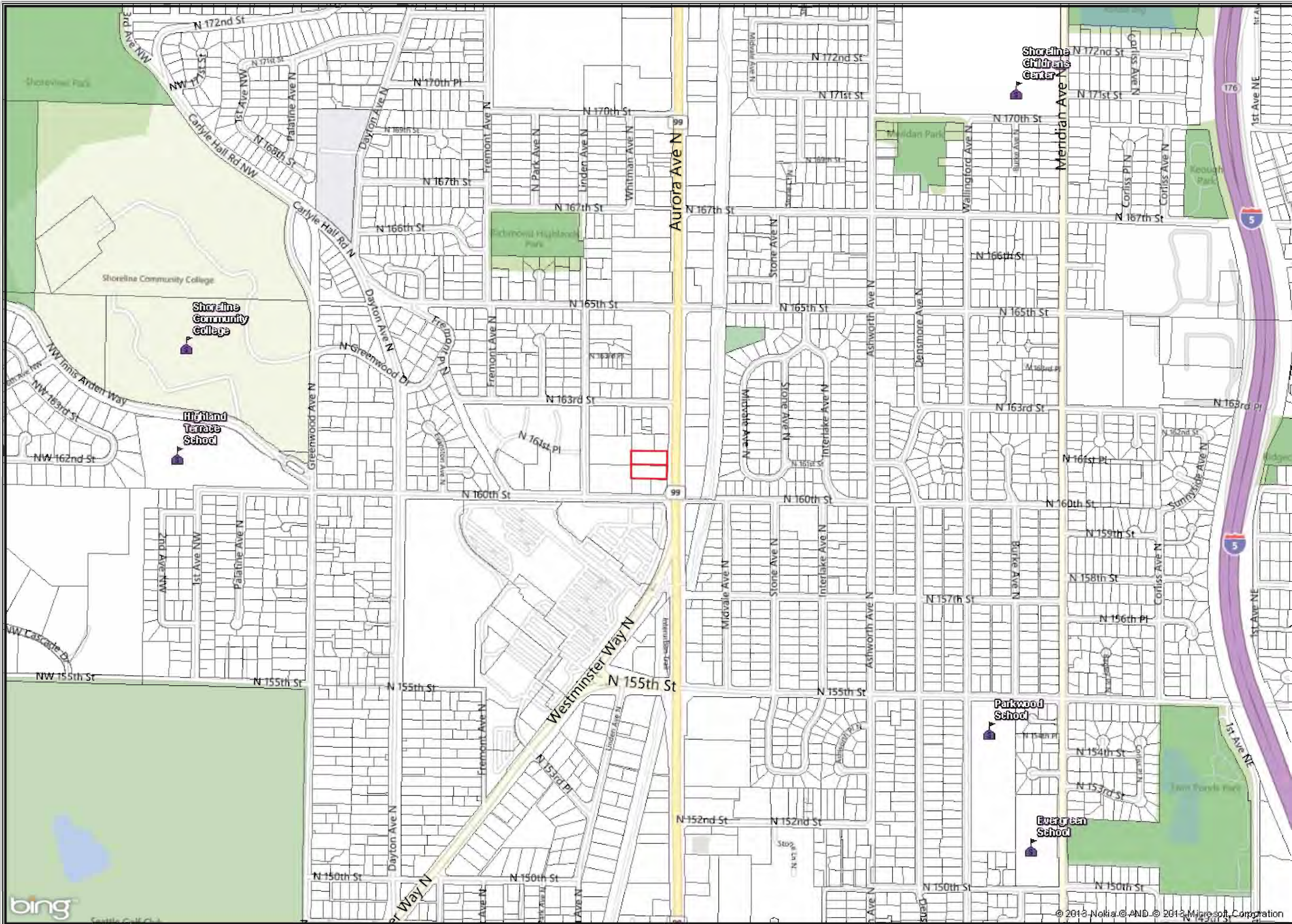
-  Taxlots
-  Subject



Aerial

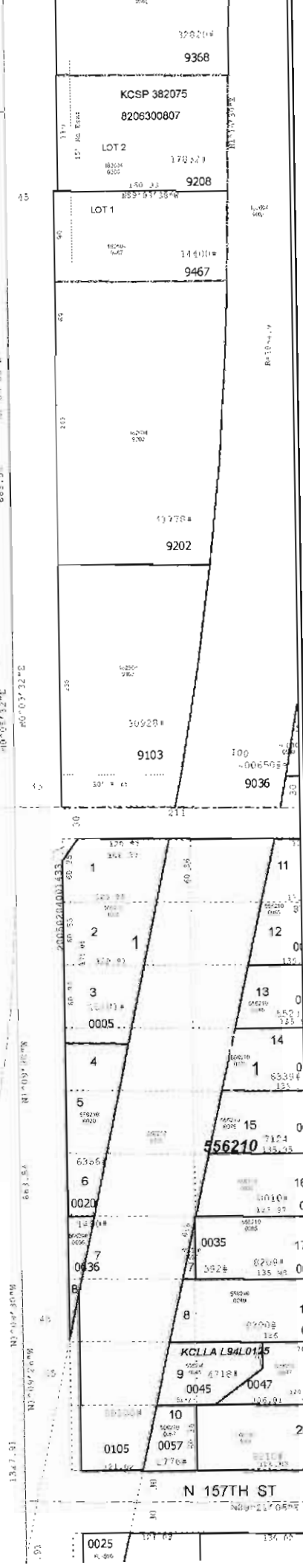
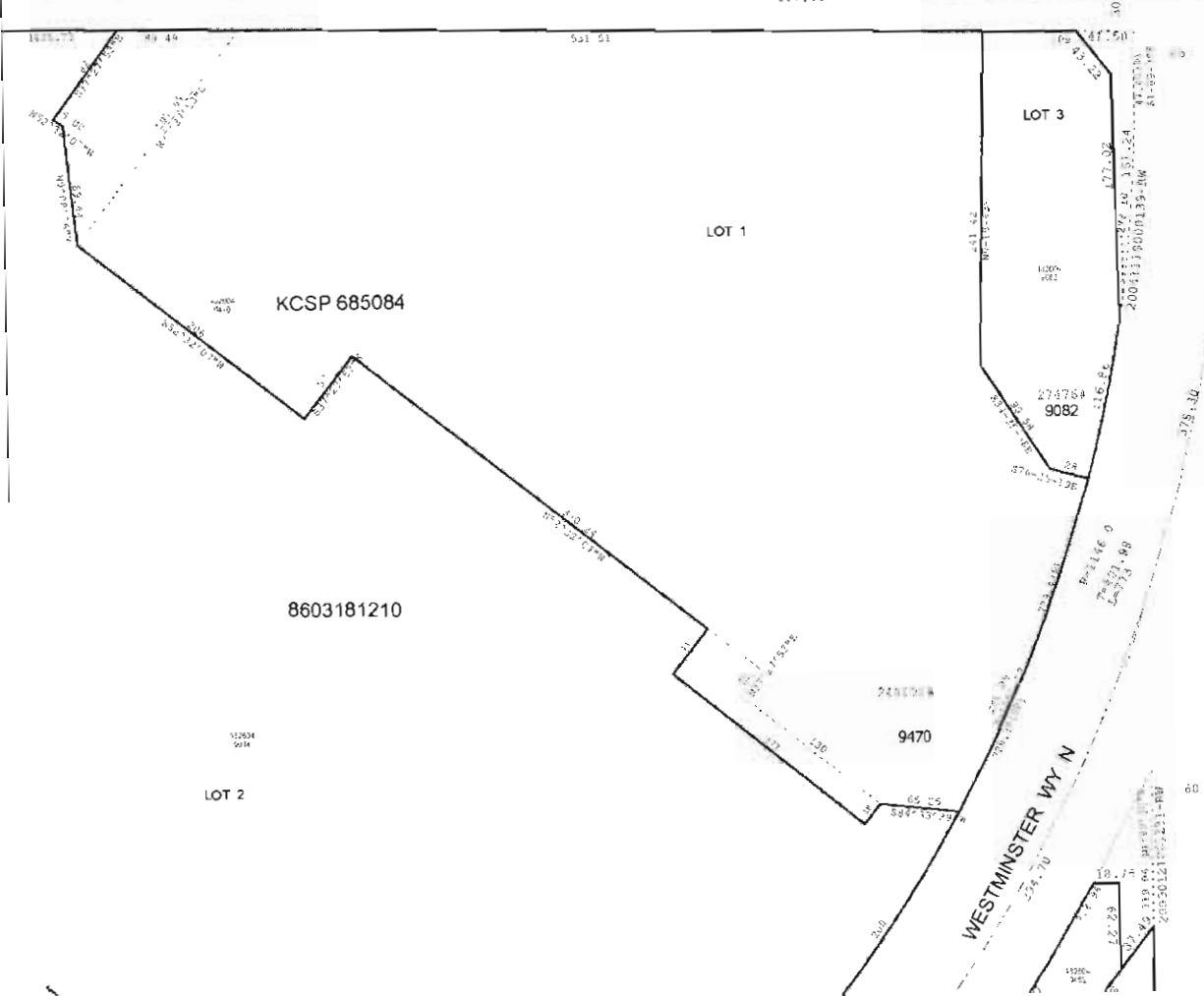
- Taxlots
- Subject

LOCATION

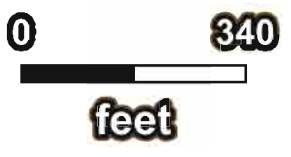


Community



- Taxlots
- Subject
- Fire Station
- Hospital
- Parks
- Schools



ZONING



Zoning

-  Taxlots
-  Subject

This information is deemed reliable but is not guaranteed.

E. The reserve tract may be retained under the ownership of the subdivider, conveyed to residents of the subdivisions, or conveyed to a third party. Regardless of ownership of the reserve tract, all restrictions relative to the reserve tract shall apply.

F. The reserve tract shall not be used to satisfy the recreation space requirement of the original subdivision.

G. The layout of the lots and roadways created in the original subdivision shall facilitate future development of the reserve tract.

H. The reserve tract shall not be eligible for further subdivision until such time that reclassification of the reserve tract occurs in accordance with the community plan area zoning process outlined in K.C.C. 20.08.030.

I. Any proposed subsequent development on the reserve tract shall be governed by the development standards in effect at the time of such development. (Ord. 15032 § 20, 2004: Ord. 15032 § 20, 2004: Ord. 10870 § 365, 1993).

21A.14.060 Townhouse development. In the R-1 through R-8 zones and in the NB zone on property designated commercial outside of center in the urban area, a building that contains a grouping of attached townhouse units shall not exceed a 200-foot maximum length without a separation of at least 10 feet from other groupings or rows of townhouses. (Ord. 12522 § 6, 1996: Ord. 11978 § 7, 1995: Ord. 10870 § 366, 1993).

21A.14.070 Attached dwellings and group residences - Applicability. The standards of K.C.C. 21A.14.080 through 21A.14.090 shall apply to all new apartment developments exceeding four dwelling units, new townhouse development and new group residences except Class I Community Residential Facilities ("CRF-I"). Expansions of existing development that involve four or more dwelling units shall be subject to compliance with K.C.C. 21A.14.080 to 21A.14.090. (Ord. 13086 § 3, 1998: Ord. 10870 § 367, 1993).

21A.14.080 Attached dwellings and group residences - Vehicular access and parking location.

A. On sites abutting an alley constructed to a width of at least 20 feet, apartment and townhouse development and all group residences except Class I Community Residential Facilities ("CRF-I") shall have parking areas placed to the rear of buildings with primary vehicular access via the alley, except when waived by the director due to physical site limitations.

B. When alley access is provided, no additional driveway access from the public street shall be allowed except as necessary to access parking under the structure or for fire protection.

C. When the number of uncovered common parking spaces for attached dwellings and group residences exceed 30 spaces and when there is alley access, no more than 50 percent of these uncovered parking spaces shall be permitted between the street property line and any building, except when authorized by the director due to physical site limitations. (Ord. 11978 § 8, 1995: Ord. 10870 § 368, 1993).

21A.14.090 Attached dwellings and group residences - Building facade modulation. Apartment and townhouse developments and all group residences shall provide building facade modulation on facades exceeding 60 feet and facing abutting streets or properties zoned R-1 through R-4. The following standards shall apply:

A. The maximum wall length without modulation shall be 30 feet; and

B. The sum of the modulation depth and the modulation width shall be no less than eight feet. Neither the modulation depth nor the modulation width shall be less than two feet.

C. Any other technique approved by the director that achieves the intent of this section. (Ord. 11978 § 9, 1995: Ord. 10870 § 369, 1993).

21A.14.110 Mixed use development - Percentages of residential uses. Residential uses in mixed use developments shall be subject to the following limits:

A. A maximum of fifty percent of the total built floor area when located in NB zones; and

B. A maximum of seventy-five percent of the total built floor area when located in CB, RB and O zones provided that the total percentage may be increased by an additional ten percent with the approval of the director. (Ord. 11978 § 11, 1995: Ord. 10870 § 371, 1993).

21A.14.120 Mixed use development - Residential density. Base residential density for mixed use developments shall be determined using total site area according to K.C.C. 21A.12.040A. (Ord. 10870 § 372, 1993).

21A.14.130 Mixed use development - Building floor area.

A. For mixed use developments that utilize at least 25 percent of building square footage for residential uses in the NB zone and at least 50 percent of building square footage in the CB, RB or O zones, the building floor area ratio shall be as follows:

1. 1.5/1 in NB zones;
2. 3.5/1 in CB zones; and
3. 4.0/1 in RB and O zones;

B. Building floor area ratios of subsection A may be increased when all required parking is contained within a common parking structure, as follows:

1. 2.0/1 in NB zones;
2. 4.5/1 in CB zones; and
3. 5.0/1 in RB and O zones. (Ord. 11978 § 12, 1995: Ord. 10870 § 373, 1993).

21A.14.135 Mixed use development – design features. Mixed-use development permitted by K.C.C. chapter 21A.08 shall incorporate the following design features:

A. Residential and nonresidential uses proposed for mixed-use development shall be only those uses permitted in the zone, as established by K.C.C. chapter 21A.08;

B. If residential and nonresidential uses are proposed for the same structure, nonresidential uses shall occupy the lower levels. The director may waive this requirement under the following circumstances:

1. If the structure is located on a sloping lot that provides access from upper levels or from multiple levels. In such cases, the nonresidential use may be located on the levels that exit onto the primary pedestrian streets; or

2. If views from the upper levels are valuable amenities that would help assure success of the nonresidential uses, such as a restaurant;

C. Mixed-use development shall provide off-street parking behind or to the side of buildings, or enclosed within buildings consistent with K.C.C. 21A.18.030. Relief from this requirement may be granted by the director only if the applicant can demonstrate that there is no practical site design to meet this requirement. The director may allow only the number of parking spaces that cannot be accommodated to the rear or sides of buildings, or enclosed within buildings, to be located to the front of buildings. A twenty percent reduction of required parking is allowed if a mixed-use development meets the criteria of K.C.C. 21A.18.040 for shared parking. (Ord. 14045 § 26, 2001).

21A.14.145 Mixed use development - phasing - required plans, requirements, covenants, recordings -- review and approval. When residential and commercial uses are proposed to be contained in separate structures and the structures containing residential uses are proposed to be built prior to those containing commercial uses, then a commercial site development permit shall be required and as well as the following:

A. The applicant shall submit a site plan showing the entire mixed use development. The plan shall show project features including the location of the residential and commercial structures, parking areas, landscaping planters, sidewalks, and pedestrian linkages. The plan shall be drawn to scale and provide sufficient detail to ensure all zoning and development standards are met for the entire development.

B. Infrastructure plans, including storm drainage facilities, shall be sized to accommodate the needs of the entire mixed use development. The infrastructure shall be installed with the first phase of the development up to or near the commercial building(s) unless the applicant demonstrates to the department's satisfaction that there is potential for significant damage to the infrastructure during the construction of any later phase of construction.

C. For the purpose of informing future property owners of limitations on future development because of the mixed use provisions of this title, the applicant shall record a covenant on the property that states the restrictions upon the remaining portions of the site that they shall only be used for commercial uses. The covenant shall be recorded prior to the issuance of the building permit for the residential structure(s). The covenant shall be subject to review and approval by the department. (Ord. 13851 § 1, 2000).

21A.14.150 Mobile home parks - Standards for existing parks.

A. Mobile home parks established prior to the effective date of this code shall continue to be governed by all standards relating to density, setbacks, landscaping and off-street parking in effect at the time they were approved.

B. Placement of new accessory structures and replacement mobile homes, either standard or nonstandard, in these mobile home parks shall be governed by the dimensional standards in effect when the parks were approved, unless two or more replacement mobile homes are proposed to be installed adjacent to each other under the flexible setback option set forth in K.C.C. 21A.14.170. Where internal

setbacks are not specified, the average of the prevailing setbacks on the pads to either side of the proposed new or replacement structure shall apply.

C. No spaces or pads in an existing mobile home park shall be used to accommodate recreational vehicles (RVs), except when the spaces or pads were specifically for RVs at the time the park was established.

D. An existing mobile home park may be enlarged, provided the proposed enlargement meets the standards set forth in K.C.C. 21A.14.160 and K.C.C. 21A.14.170.

E. Both insignia and non-insignia mobile homes may be installed in established parks, provided that all mobile homes supported by piers shall be fully skirted, and that nonstandard mobile homes shall meet the minimum livability and safety requirements set forth in K.C.C. Title 16, Building Code and Construction Standards. (Ord. 10870 § 375, 1993).

21A.14.160 Mobile home parks - Standards for new parks. New mobile home parks shall be developed subject to the following standards:

A. A mobile home park shall be at least three acres in area;

B. Residential densities in a mobile home park shall be as follows:

1. Six dwellings per acre in R-4 zone;

2. The base density of the zone in which the park is located in all R-6 through R-48 zones; and

3. Mobile home parks shall be eligible to achieve the maximum density permitted in the zone by providing the affordable housing benefit for mobile home parks set forth in K.C.C. 21A.34;

C. Both insignia and non-insignia mobile homes may be installed in mobile home parks, provided that non-insignia mobile homes shall meet the minimum livability and safety requirements set forth in K.C.C. Title 16, Building Code;

D. A mobile home park shall be exempt from impervious surface limits set forth in K.C.C. 21A.12;

E. At least one of the off-street parking spaces required for each mobile home shall be located on or adjacent to each mobile home pad;

F. Internal roads and sidewalks shall provide access to each mobile home space and shall be constructed in accordance with the adopted King County road standards for residential minor access streets;

G. There shall be a minimum of ten feet of separation maintained between all mobile homes on the site, unless the flexible setback option set forth in K.C.C. 21A.14.170 is used. Accessory structures shall be located no closer than:

1. Ten feet to mobile homes on adjacent spaces, unless constructed of noncombustible materials, in which case the minimum setback shall be five feet;

2. Five feet to accessory structures of mobile homes on adjacent spaces; and

3. Five feet to the mobile home or other accessory structures on the same space, except a carport or garage may be attached to the mobile home, and the separation may be waived when such structures are constructed of noncombustible materials;

H. All mobile homes and RVs supported by piers shall be fully skirted; and

I. A mobile home park may include a storage area for RVs owned by residents of the park, provided the storage area contains no utility hook-ups and no RV within the storage area shall be used as living quarters. (Ord. 11802 § 6, 1995; Ord. 10870 § 376, 1993).

21A.14.170 Mobile home parks - Alternative design standards. As an alternative to the building separation and internal street standards of K.C.C. 21A.14.160:

A. Building separation requirements or setbacks between mobile homes and accessory structures on adjacent spaces may be modified, provided:

1. The common walls meet the fire protection standards set forth in the Uniform Building Code and the standards set forth in the Uniform Fire Code for duplexes, multifamily and condominium developments, as applicable; and

2. Rental agreement clauses, by-laws or other legal mechanisms stipulate maintenance responsibilities for structures, fences and yards;

B. Private streets may be used with a minimum driving surface of 22 feet in width, provided:

1. The streets comply in all other respects with the road standards;

2. All required parking is located off-street and as specified in K.C.C. 21A.14.160E; and

3. Such streets shall not:

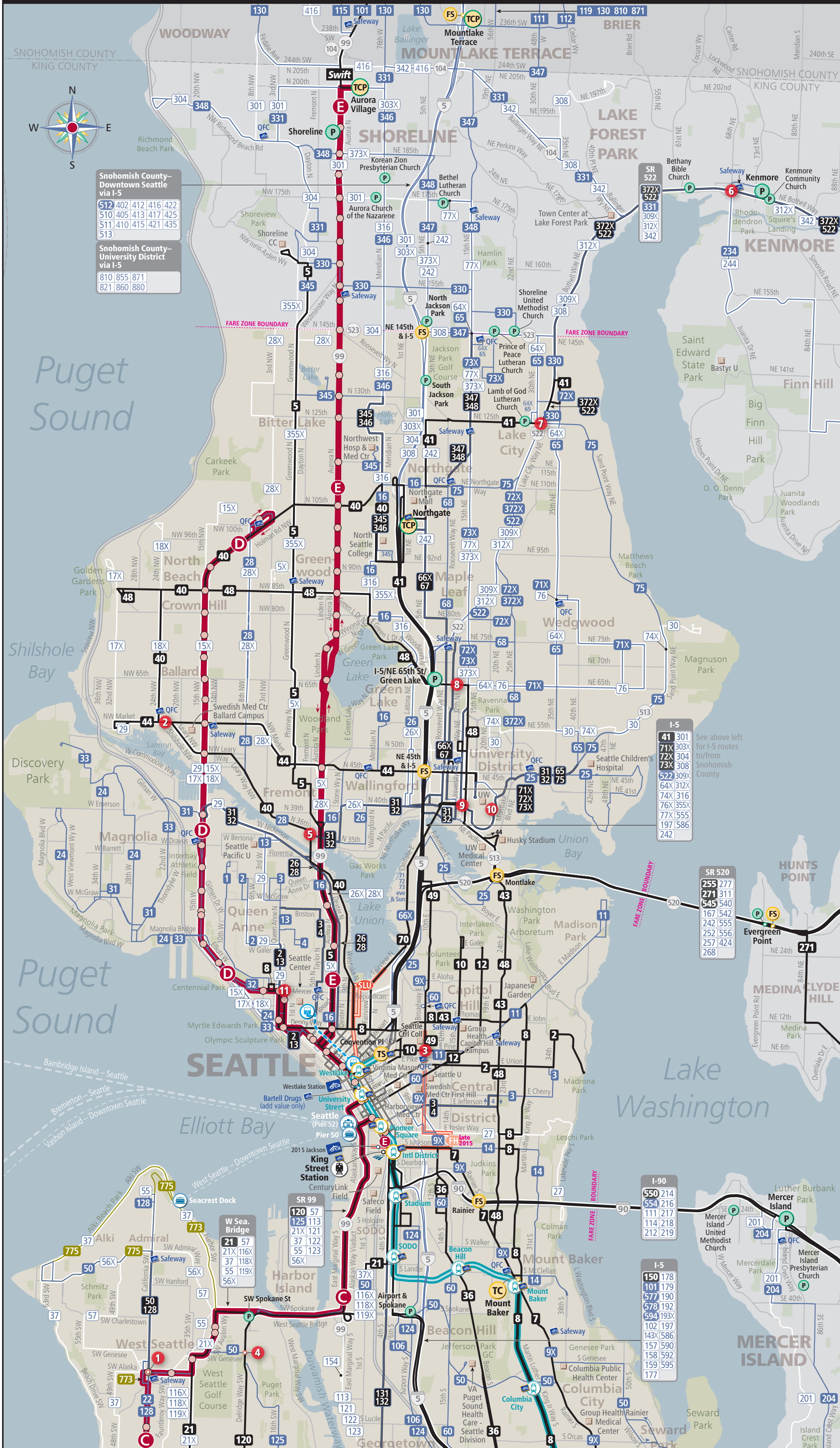
a. directly connect two or more points of vehicular access to the park; or

b. serve over 100 dwelling units within the park. (Ord. 10870 § 377, 1993).

21A.14.180 On-site recreation - space required.

A. Residential developments of more than four units in the UR and R-4 through R-48 zones, stand-alone townhouse developments in the NB zone on property designated commercial outside of

TRANSIT



Snohomish County - Downtown Seattle via I-5

512	402	412	416	422
510	405	413	417	425
511	410	415	421	435
513				

Snohomish County - University District via I-5

810	855	871
821	860	880

I-5

41	301
71X	303X
72X	304
73X	308
522	309X
64X	312X
74X	316
76X	355X
77X	555
197	586
242	

See above left for I-5 routes to/from Snohomish County

SR 520

255	277
271	311
545	540
167	542
242	555
252	556
257	424
268	

I-90

550	214
554	216
111	217
114	218
212	219

I-5

150	178
101	179
577	190
578	192
594	193X
102	197
143X	586
157	590
158	592
159	595
177	

Bus Routes and Facilities

- 120** frequent all-day route (every 15 minutes or less until 6pm Mon-Fri)
- 125** all-day routes
- 131** all-day routes that combine for frequent service
- 132** all-day routes that combine for frequent service
- 123** peak-only route
- C** RapidRide line and stop
- 775** Dial-A-Ride route

Other Transit Services and Facilities

- TC** transit center
- TCP** transit center and park & ride
- P** park & ride lot with more than 250 spaces
- P** park & ride lot with less than 250 spaces
- FS** freeway station
- TS** Downtown Seattle Transit Tunnel station, bus only
- TT** Transit Tunnel station, bus and light rail
- 1** major transfer point

Selected Base Map Features

- 5** **520** interstate / state highway routes

In general, the designations "St" and "Ave" are not shown on this map. In King and Snohomish counties "Streets" usually run east-west and "Avenues" usually run north-south.

MEDINA incorporated city (all capital letters)

Admiral neighborhood / unincorporated place

Adm point of interest or common destination

Transit Service at Major Park & Rides and Other Transfer Points

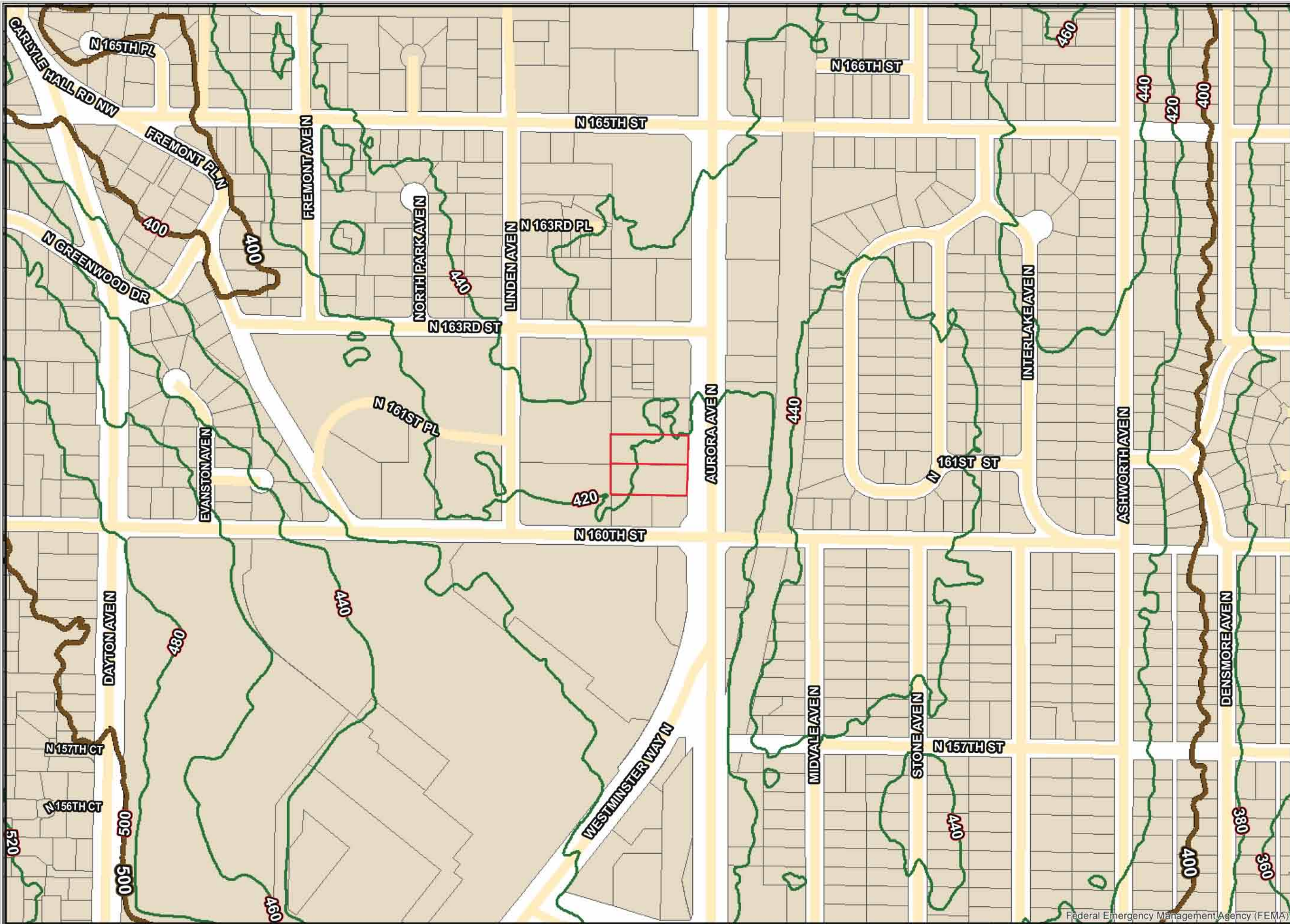
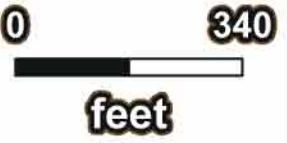
TC Aurora Village Transit Center and Park & Ride	E Line, 301, 303X, 331, 342, 346, 373X CT Swift, 101, 115, 130
P Evergreen Point Park & Ride and Freeway Station	167, 242, 252, 255, 257, 268, 277, 311 ST 540, 542, 545, 555, 556 CT 424
P I-5/NE 65th St/Green Lake Park & Ride	48, 64X, 76, 242, 316 ST 542
P Kenmore Park & Ride	234, 244, 309X, 312X, 331, 342, 372X ST 522
P Mercer Island Park & Ride	201, 204, 216 ST 550, 554
TC Mountlake Terrace Transit Center and Park & Ride	111, 112, 119, 347, 413, 415 ST 511, 512, 513 CT 130, 810, 871
P Northgate Transit Center and Park & Rides	16, 40, 41, 66X, 67, 68, 75, 242, 303X, 345, 346, 347, 348 ST 555, 556
P Shoreline Park & Ride	E Line, 301, 303X, 342, 373X
FS I-5 at NE 45th St Freeway Station	44, 76, 301, 316, 355X ST 512
FS I-5 at NE 145th St Freeway Station	242, 301, 303, 304, 308, 347, 373X ST 512
FS Montlake Freeway Station (SR 520 at Montlake Blvd)	25, 43, 48, 167, 242, 252, 255, 257, 268, 271, 277, 311 ST 540, 542, 545, 555, 556
TC Mount Baker Transit Center	7, 8, 9X, 14, 48
FS Rainier Freeway Station (I-90 at Rainier Ave S)	7, 9X, 111, 114, 212, 214, 216, 217, 218, 219 ST 550, 554
1 Alaska Junction (SW Alaska St and California Ave SW)	C Line, 22, 37, 50, 55, 128, 773
2 Ballard (NW Market St and Ballard Ave NW)	17X, 18X, 29, 40, 44
3 Capitol Hill (Broadway and E Pine St)	9X, 10, 11, 12, 49, 60
4 Delridge (SW Genesee St and Delridge Way SW)	50, 120, 125
5 Fremont (Fremont Ave N and N 34th St)	26, 28, 31, 32, 40
6 Kenmore (NE Bothell Way and 68th Ave NE)	234, 244, 309X, 312X, 331, 342, 372X ST 522
7 Lake City (Lake City Way NE and NE 125th St)	41, 64X, 65, 72, 75, 309X, 312X, 330, 372X ST 522
8 Roosevelt (NE 65th St/Roosevelt Way NE/15th Ave NE)	48, 64X, 66X, 67, 71, 72, 73, 64, 76, 373X
9 University District (University Way NE/15th Ave NE and NE Campus Parkway)	25, 30, 31, 32, 43, 44, 48, 49, 65, 67, 68, 70, 71, 72, 73, 74, 75, 167, 197, 271, 277, 372, 373X ST 540, 542, 556
10 University of Washington Campus	25, 31, 32, 65, 67, 68, 75, 271, 277, 372X, 373X ST 540 CT 810, 821, 855, 860, 871, 880
11 Uptown (1st Ave N and Mercer St)	D Line, 1, 2, 8, 13, 29, 32

Schedules vary—see timetables
ST = Sound Transit, CT = Community Transit

0 1/2 1 2 Miles

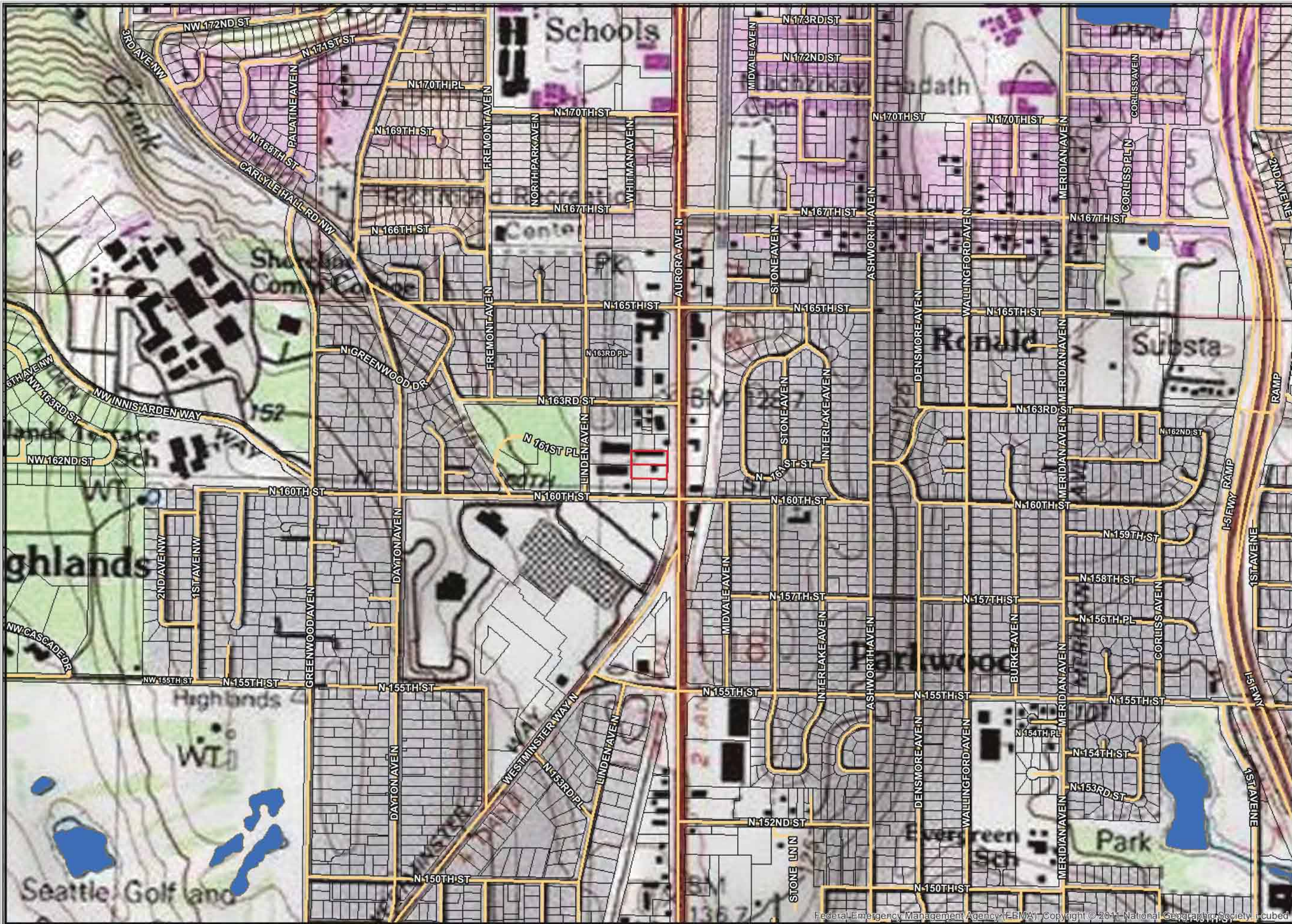
February 2015

NATURAL FEATURES



Natural Features

- Taxlots
- Subject
- Floodplain
- River



Topography

- Taxlots
- Subject
- Floodplain
- River

TOPOGRAPHIC MAP SYMBOLS

VARIATIONS WILL BE FOUND ON OLDER MAPS

Primary highway, hard surface	
Secondary highway, hard surface	
Light-duty road, hard or improved surface	
Unimproved road	
Road under construction, allment known	
Proposed road	
Dual highway, dividing strip 25 feet or less	
Dual highway, dividing strip exceeding 25 feet	
Trail	

Railroad: single track and multiple track	
Railroads in juxtaposition	
Narrow gage: single track and multiple track	
Railroad in street and carline	
Bridge: road and railroad	
Drawbridge: road and railroad	
Footbridge	
Tunnel: road and railroad	
Overpass and underpass	
Small masonry or concrete dam	
Dam with lock	
Dam with road	
Canal with lock	

Buildings (dwelling, place of employment, etc.)	
School, church, and cemetery	
Buildings (barn, warehouse, etc.)	
Power transmission line with located metal tower	
Telephone line, pipeline, etc. (labeled as to type)	
Wells other than water (labeled as to type)	
Tanks: oil, water, etc. (labeled only if water)	
Located or landmark object; windmill	
Open pit, mine, or quarry; prospect	
Shaft and tunnel entrance	

Horizontal and vertical control station:	
Tablet, spirit level elevation	BM Δ 5653
Other recoverable mark, spirit level elevation	Δ 5455
Horizontal control station: tablet, vertical angle elevation	
Any recoverable mark, vertical angle or checked elevation	VABM Δ 8512
Vertical control station: tablet, spirit level elevation	BM X 957
Other recoverable mark, spirit level elevation	X 954
Spot elevation	X 7369 X 7369
Water elevation	670 670

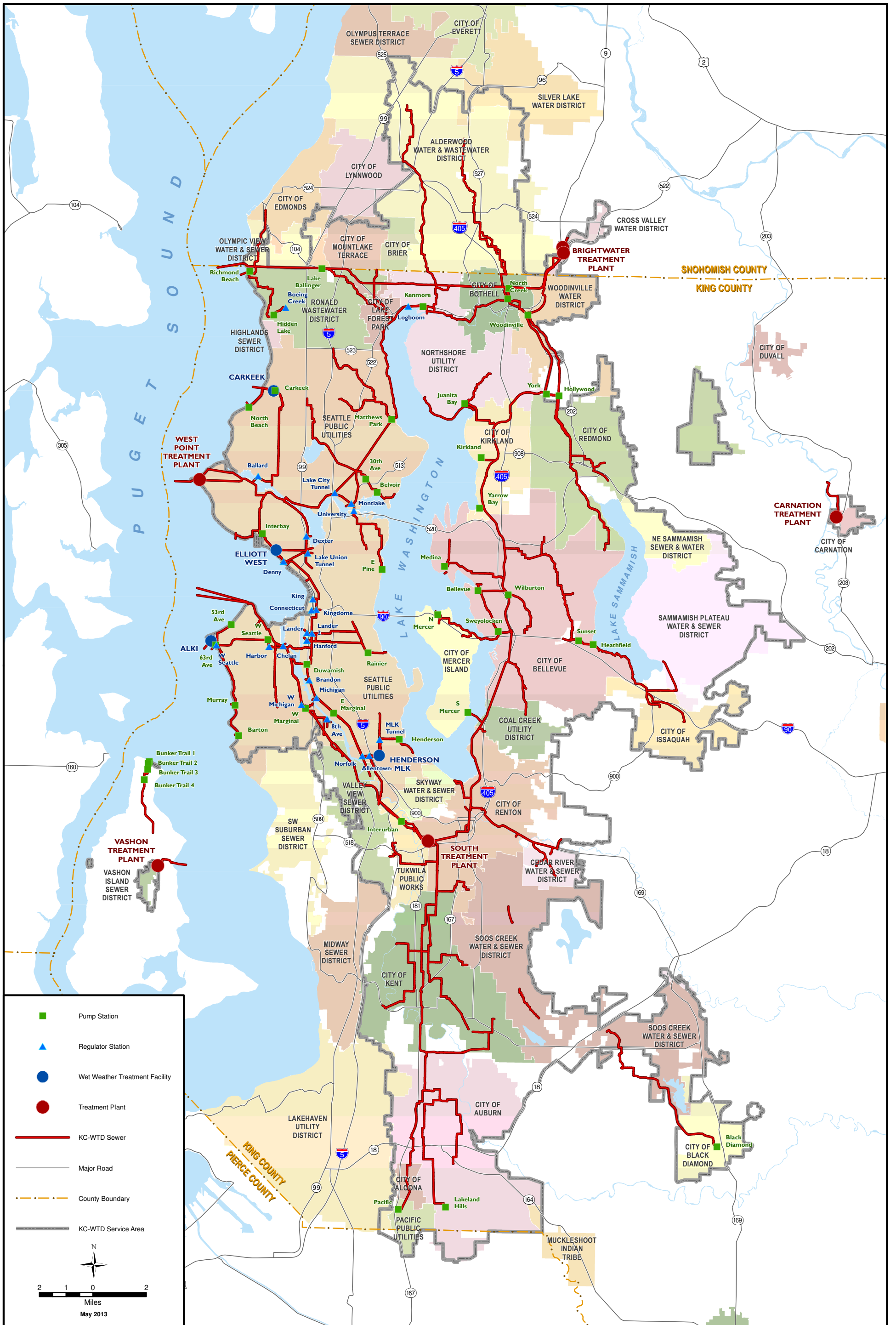
Boundaries: National	
State	
County, parish, municipio	
Civil township, precinct, town, barrio	
Incorporated city, village, town, hamlet	
Reservation, National or State	
Small park, cemetery, airport, etc.	
Land grant	
Township or range line, United States land survey	
Township or range line, approximate location	
Section line, United States land survey	
Section line, approximate location	
Township line, not United States land survey	
Section line, not United States land survey	
Found corner: section and closing	
Boundary monument: land grant and other	
Fence or field line	

Index contour		Intermediate contour	
Supplementary contour		Depression contours	
Fill		Cut	
Levee		Levee with road	
Mine dump		Wash	
Tailings		Tailings pond	
Shifting sand or dunes		Intricate surface	
Sand area		Gravel beach	

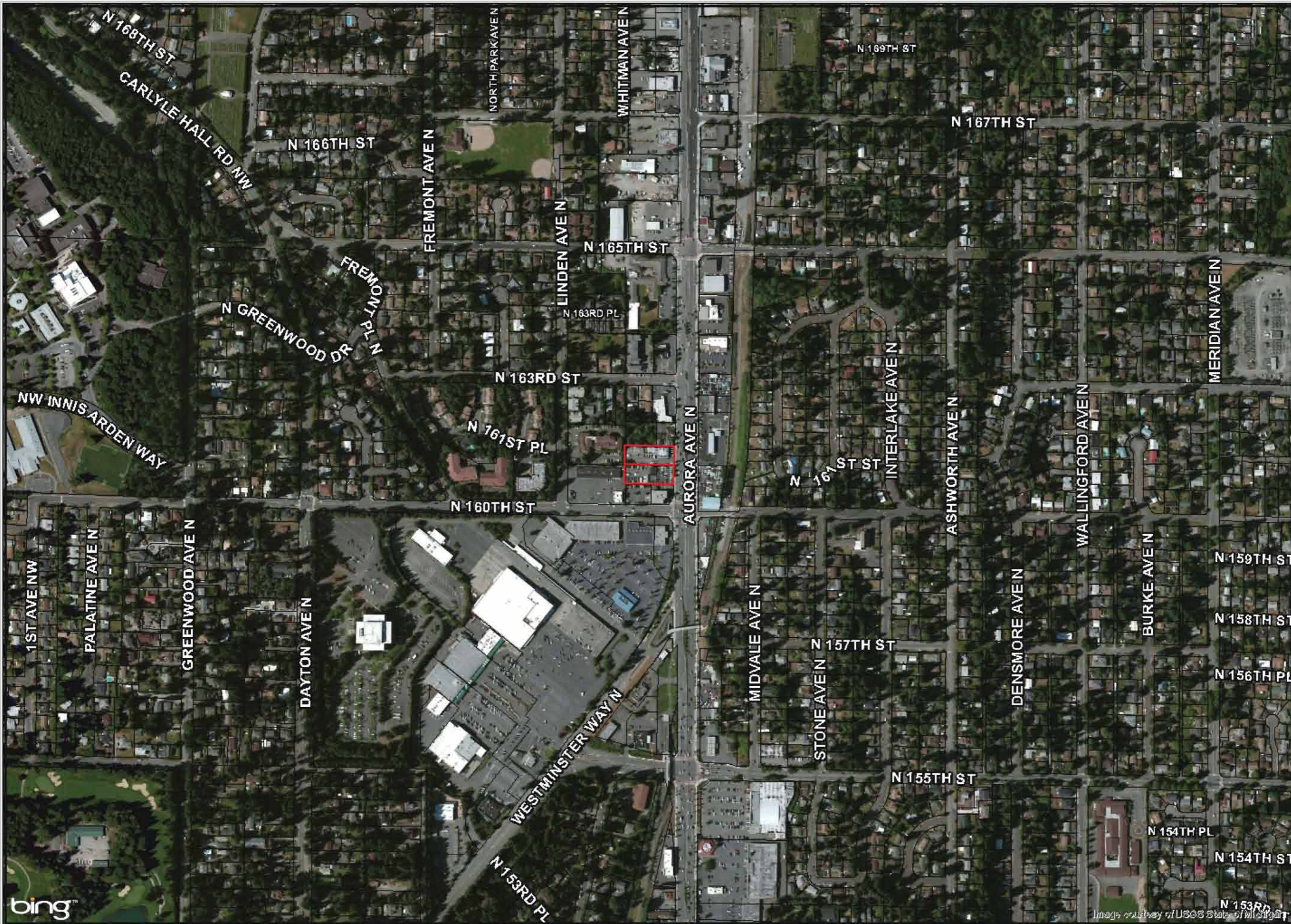
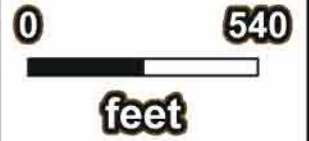
Perennial streams		Intermittent streams	
Elevated aqueduct		Aqueduct tunnel	
Water well and spring		Glacier	
Small rapids		Small falls	
Large rapids		Large falls	
Intermittent lake		Dry lake bed	
Foreshore flat		Rock or coral reef	
Sounding, depth curve		Piling or dolphin	
Exposed wreck		Sunken wreck	
Rock, bare or awash; dangerous to navigation			

Marsh (swamp)		Submerged marsh	
Wooded marsh		Mangrove	
Woods or brushwood		Orchard	
Vineyard		Scrub	
Land subject to controlled inundation		Urban area	

UTILITIES



DEMOGRAPHICS

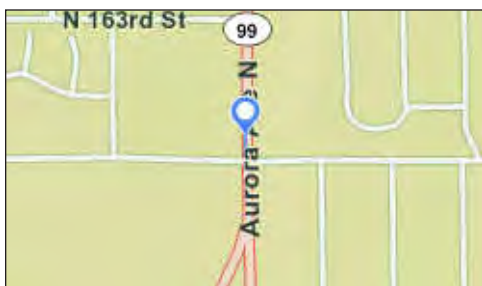


Utilities

- Taxlots
- Subject
- Facilities
- Sewer lines

16017 Aurora Ave N, Shoreline, WA, 98133
Ring: 1, 3, 5 Miles

Latitude: 47.74521
Longitude: -122.3455



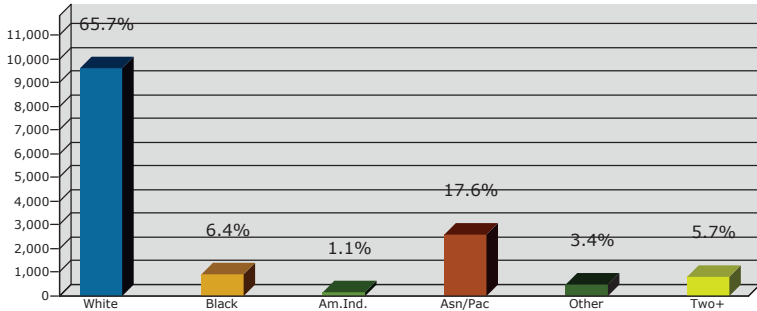


Graphic Profile

16017 Aurora Ave N, Shoreline, WA, 98133
 Ring: 1 mile radius

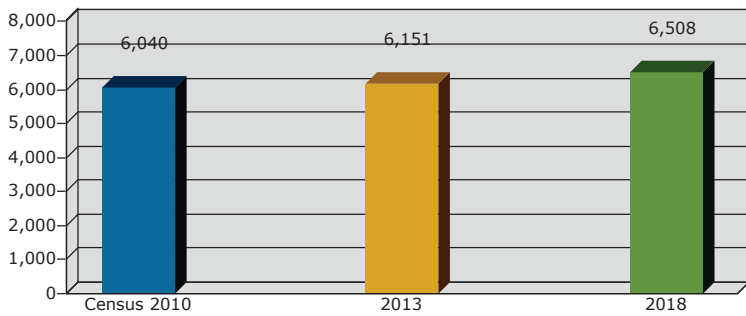
Latitude: 47.74521
 Longitude: -122.3455

2013 Population by Race

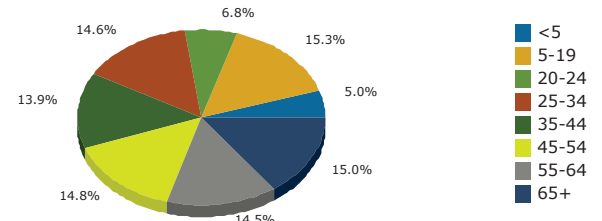


2013 Percent Hispanic Origin: 8.4%

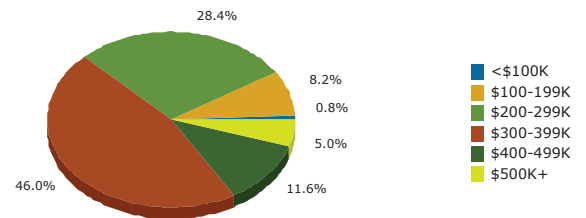
Households



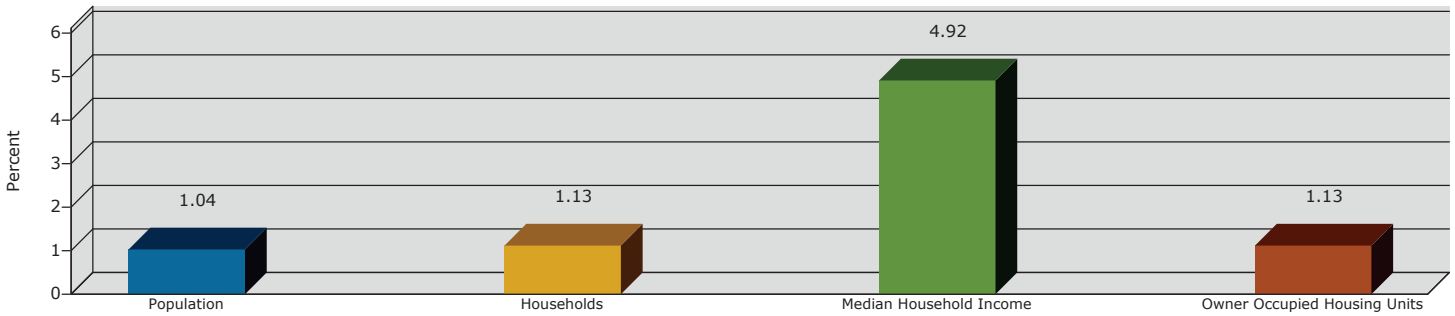
2013 Population by Age



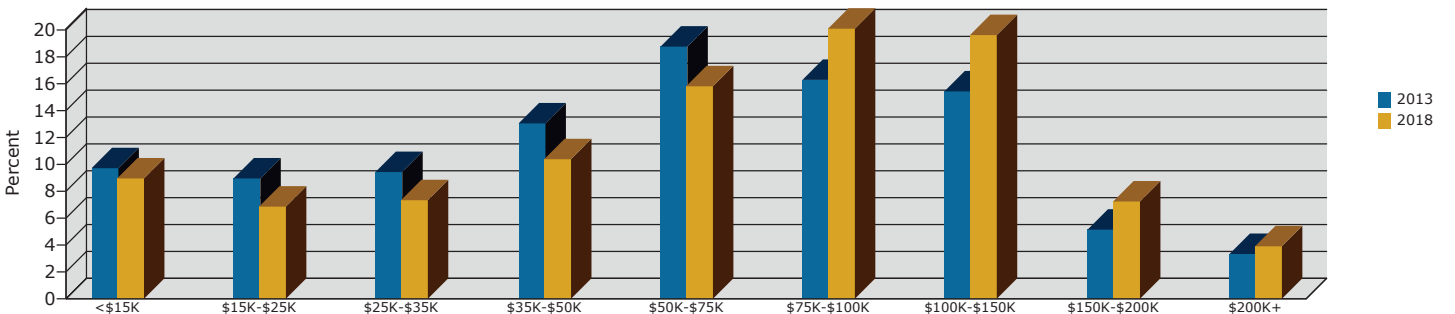
2013 Home Value



2013-2018 Annual Growth Rate

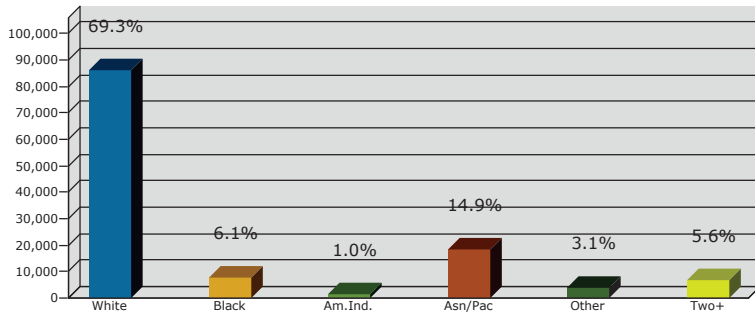


Household Income



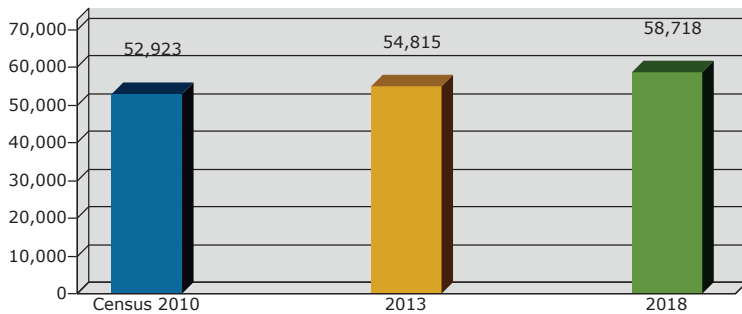
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

2013 Population by Race

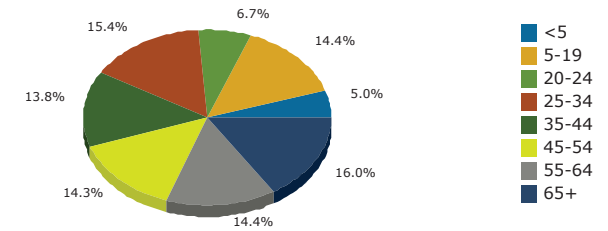


2013 Percent Hispanic Origin: 8.3%

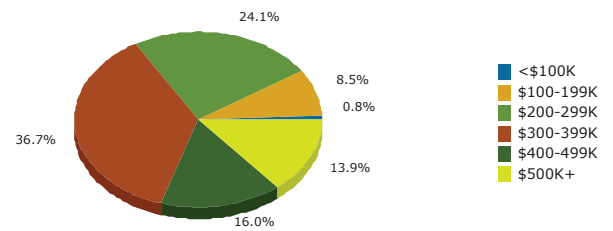
Households



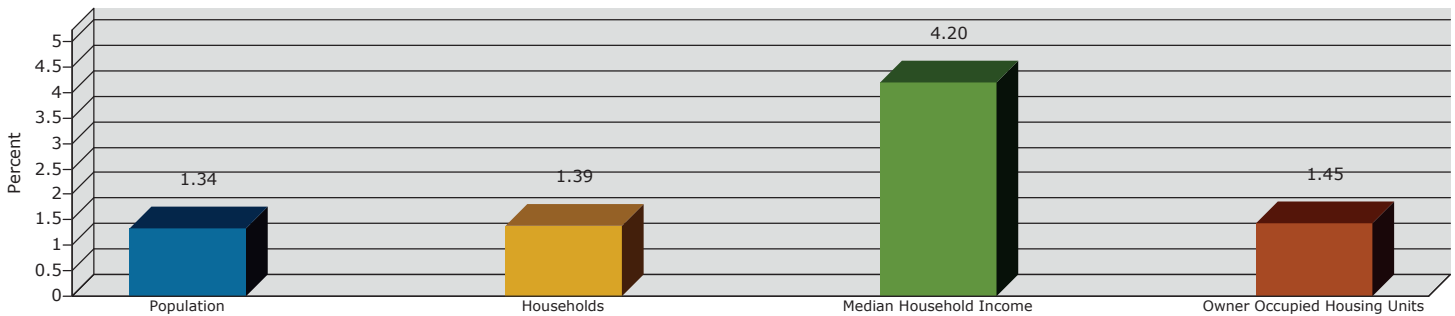
2013 Population by Age



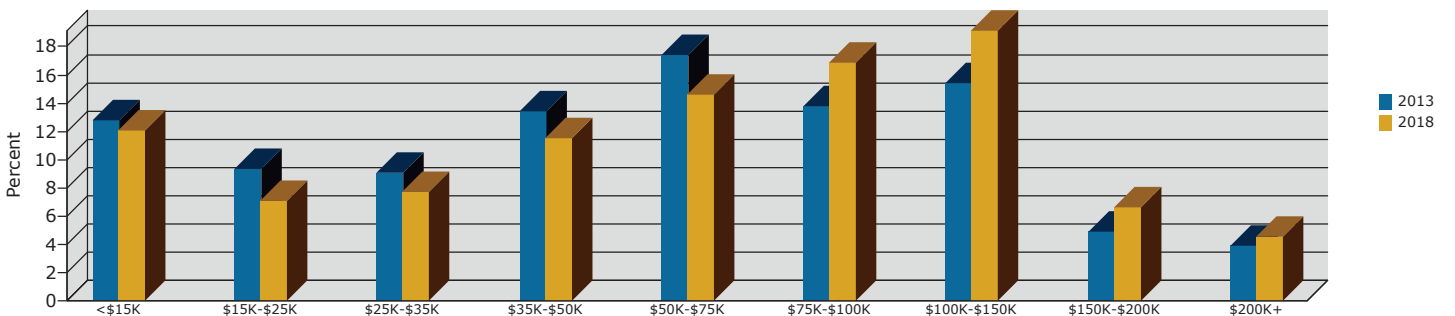
2013 Home Value



2013-2018 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

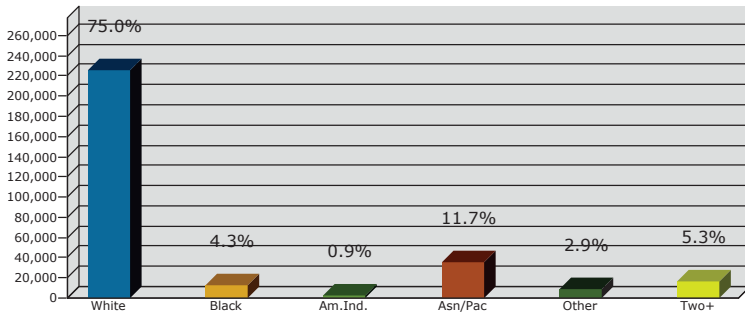


Graphic Profile

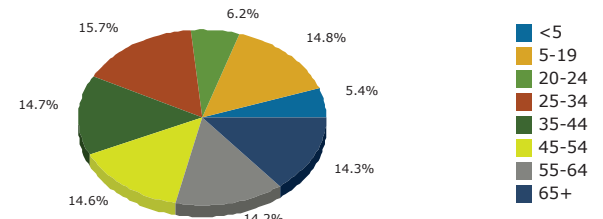
16017 Aurora Ave N, Shoreline, WA, 98133
 Ring: 5 mile radius

Latitude: 47.74521
 Longitude: -122.3455

2013 Population by Race

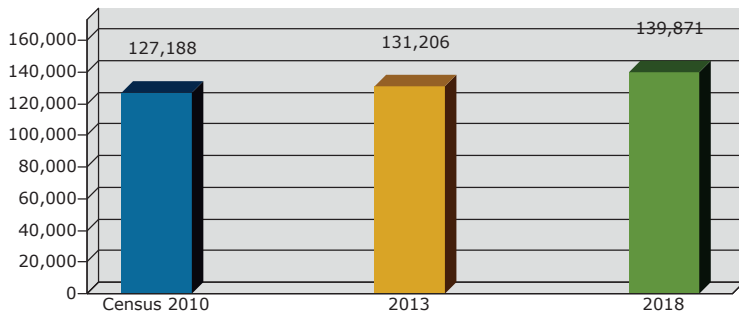


2013 Population by Age

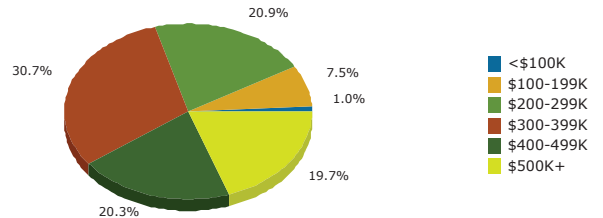


2013 Percent Hispanic Origin: 7.8%

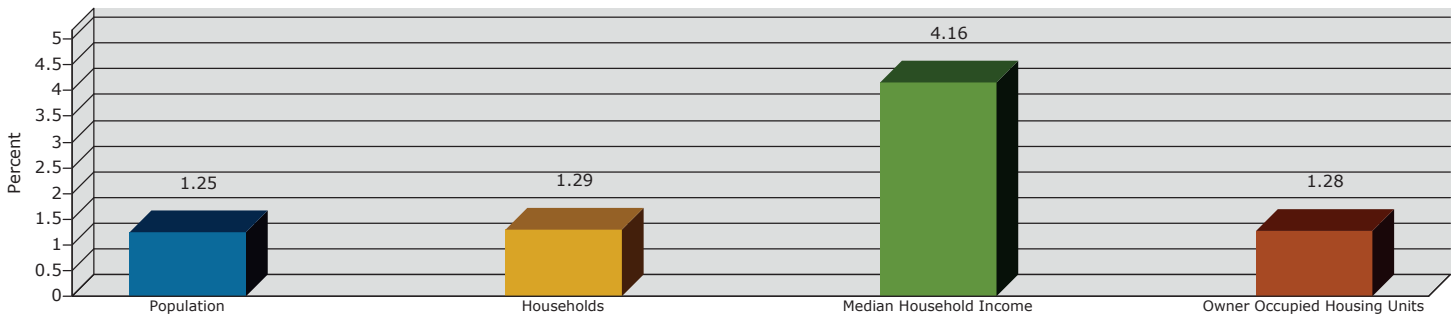
Households



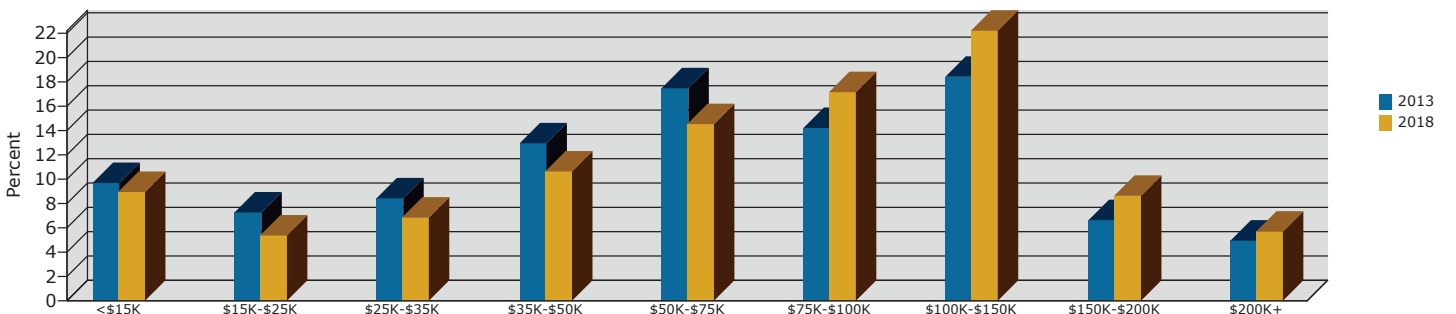
2013 Home Value



2013-2018 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

October 22, 2013

Made with Esri Business Analyst



Market Profile

16017 Aurora Ave N, Shoreline, WA, 98133
Rings: 1, 3, 5 mile radii

Latitude: 47.74521
Longitude: -122.3455

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	13,997	117,592	282,123
2010 Total Population	14,432	120,460	291,945
2013 Total Population	14,628	124,305	300,615
2013 Group Quarters	264	2,250	3,938
2018 Total Population	15,407	132,839	319,945
2013-2018 Annual Rate	1.04%	1.34%	1.25%
Household Summary			
2000 Households	5,627	50,277	121,057
2000 Average Household Size	2.45	2.29	2.30
2010 Households	6,040	52,923	127,188
2010 Average Household Size	2.34	2.23	2.26
2013 Households	6,151	54,815	131,206
2013 Average Household Size	2.34	2.23	2.26
2018 Households	6,508	58,718	139,871
2018 Average Household Size	2.33	2.22	2.26
2013-2018 Annual Rate	1.13%	1.39%	1.29%
2010 Families	3,470	28,487	70,679
2010 Average Family Size	2.94	2.89	2.88
2013 Families	3,528	29,422	72,704
2013 Average Family Size	2.92	2.88	2.86
2018 Families	3,705	31,303	77,002
2018 Average Family Size	2.91	2.87	2.86
2013-2018 Annual Rate	0.99%	1.25%	1.16%
Housing Unit Summary			
2000 Housing Units	5,865	51,871	124,917
Owner Occupied Housing Units	63.6%	56.1%	60.1%
Renter Occupied Housing Units	32.3%	40.9%	36.8%
Vacant Housing Units	4.1%	3.1%	3.1%
2010 Housing Units	6,601	56,562	135,319
Owner Occupied Housing Units	56.4%	52.5%	57.9%
Renter Occupied Housing Units	35.1%	41.0%	36.1%
Vacant Housing Units	8.5%	6.4%	6.0%
2013 Housing Units	6,549	58,278	139,049
Owner Occupied Housing Units	56.6%	51.6%	56.9%
Renter Occupied Housing Units	37.4%	42.5%	37.5%
Vacant Housing Units	6.1%	5.9%	5.6%
2018 Housing Units	7,007	62,514	147,820
Owner Occupied Housing Units	55.9%	51.6%	57.0%
Renter Occupied Housing Units	37.0%	42.3%	37.6%
Vacant Housing Units	7.1%	6.1%	5.4%
Median Household Income			
2013	\$59,478	\$55,728	\$64,539
2018	\$75,637	\$68,453	\$79,137
Median Home Value			
2013	\$327,412	\$345,169	\$367,275
2018	\$355,976	\$382,637	\$414,676
Per Capita Income			
2013	\$32,349	\$33,802	\$37,628
2018	\$38,498	\$40,140	\$44,755
Median Age			
2010	40.5	40.4	39.6
2013	41.0	41.2	40.4
2018	41.7	42.1	41.2

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.



Market Profile

16017 Aurora Ave N, Shoreline, WA, 98133
Rings: 1, 3, 5 mile radii

Latitude: 47.74521
Longitude: -122.3455

	1 mile	3 miles	5 miles
2013 Households by Income			
Household Income Base	6,151	54,815	131,206
<\$15,000	9.7%	12.8%	9.6%
\$15,000 - \$24,999	8.9%	9.4%	7.3%
\$25,000 - \$34,999	9.4%	9.1%	8.4%
\$35,000 - \$49,999	13.0%	13.5%	12.9%
\$50,000 - \$74,999	18.7%	17.4%	17.4%
\$75,000 - \$99,999	16.2%	13.8%	14.2%
\$100,000 - \$149,999	15.4%	15.4%	18.5%
\$150,000 - \$199,999	5.2%	4.9%	6.6%
\$200,000+	3.3%	3.9%	4.9%
Average Household Income	\$76,905	\$75,662	\$85,683
2018 Households by Income			
Household Income Base	6,508	58,718	139,871
<\$15,000	8.9%	12.1%	8.9%
\$15,000 - \$24,999	6.8%	7.1%	5.4%
\$25,000 - \$34,999	7.4%	7.7%	6.8%
\$35,000 - \$49,999	10.4%	11.5%	10.6%
\$50,000 - \$74,999	15.7%	14.6%	14.5%
\$75,000 - \$99,999	20.1%	16.8%	17.1%
\$100,000 - \$149,999	19.6%	19.1%	22.2%
\$150,000 - \$199,999	7.2%	6.6%	8.7%
\$200,000+	3.9%	4.5%	5.7%
Average Household Income	\$91,363	\$89,833	\$101,890
2013 Owner Occupied Housing Units by Value			
Total	3,704	30,043	79,068
<\$50,000	0.1%	0.1%	0.2%
\$50,000 - \$99,999	0.7%	0.7%	0.8%
\$100,000 - \$149,999	2.3%	2.5%	2.3%
\$150,000 - \$199,999	5.9%	6.0%	5.3%
\$200,000 - \$249,999	8.3%	8.5%	8.4%
\$250,000 - \$299,999	20.1%	15.6%	12.5%
\$300,000 - \$399,999	46.0%	36.7%	30.7%
\$400,000 - \$499,999	11.6%	16.0%	20.3%
\$500,000 - \$749,999	3.2%	9.1%	14.3%
\$750,000 - \$999,999	0.5%	2.2%	2.9%
\$1,000,000 +	1.3%	2.6%	2.5%
Average Home Value	\$341,785	\$385,104	\$410,160
2018 Owner Occupied Housing Units by Value			
Total	3,917	32,278	84,261
<\$50,000	0.0%	0.1%	0.2%
\$50,000 - \$99,999	0.3%	0.3%	0.4%
\$100,000 - \$149,999	0.7%	0.8%	0.8%
\$150,000 - \$199,999	2.4%	2.5%	2.3%
\$200,000 - \$249,999	4.2%	4.4%	4.6%
\$250,000 - \$299,999	13.4%	10.2%	8.3%
\$300,000 - \$399,999	51.8%	38.4%	30.1%
\$400,000 - \$499,999	17.3%	20.2%	22.6%
\$500,000 - \$749,999	6.7%	14.8%	21.4%
\$750,000 - \$999,999	1.4%	4.7%	6.0%
\$1,000,000 +	1.8%	3.6%	3.3%
Average Home Value	\$387,416	\$447,589	\$473,562

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

October 22, 2013

Made with Esri Business Analyst



Market Profile

16017 Aurora Ave N, Shoreline, WA, 98133
Rings: 1, 3, 5 mile radii

Latitude: 47.74521
Longitude: -122.3455

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	14,433	120,458	291,945
0 - 4	5.2%	5.2%	5.6%
5 - 9	5.1%	4.6%	4.9%
10 - 14	4.7%	4.6%	4.8%
15 - 24	13.0%	12.2%	11.5%
25 - 34	14.2%	15.6%	16.3%
35 - 44	14.0%	14.1%	15.2%
45 - 54	15.8%	15.2%	15.2%
55 - 64	13.7%	13.6%	13.6%
65 - 74	6.6%	6.8%	6.4%
75 - 84	5.0%	4.8%	4.2%
85 +	2.8%	3.2%	2.5%
18 +	81.4%	82.3%	81.5%
2013 Population by Age			
Total	14,625	124,304	300,615
0 - 4	5.0%	5.0%	5.4%
5 - 9	5.1%	4.8%	5.2%
10 - 14	5.0%	4.7%	4.8%
15 - 24	12.0%	11.6%	11.0%
25 - 34	14.6%	15.4%	15.7%
35 - 44	13.9%	13.8%	14.7%
45 - 54	14.8%	14.3%	14.6%
55 - 64	14.5%	14.4%	14.2%
65 - 74	7.8%	8.0%	7.6%
75 - 84	4.5%	4.6%	4.1%
85 +	2.8%	3.4%	2.6%
18 +	81.9%	82.6%	81.7%
2018 Population by Age			
Total	15,408	132,839	319,946
0 - 4	5.1%	5.0%	5.3%
5 - 9	5.0%	4.7%	5.2%
10 - 14	5.2%	4.8%	5.2%
15 - 24	10.4%	10.3%	10.1%
25 - 34	15.0%	15.4%	15.1%
35 - 44	13.7%	13.5%	14.3%
45 - 54	13.7%	13.2%	13.8%
55 - 64	14.5%	14.2%	14.0%
65 - 74	10.1%	10.3%	9.8%
75 - 84	4.7%	5.1%	4.5%
85 +	2.7%	3.4%	2.6%
18 +	82.0%	82.8%	81.6%
2010 Population by Sex			
Males	7,102	58,514	142,454
Females	7,330	61,946	149,491
2013 Population by Sex			
Males	7,234	60,475	146,998
Females	7,394	63,830	153,617
2018 Population by Sex			
Males	7,642	64,764	156,804
Females	7,765	68,075	163,141

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

October 22, 2013

Made with Esri Business Analyst



Market Profile

16017 Aurora Ave N, Shoreline, WA, 98133
Rings: 1, 3, 5 mile radii

Latitude: 47.74521
Longitude: -122.3455

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	14,432	120,459	291,946
White Alone	67.0%	70.6%	76.2%
Black Alone	6.3%	6.0%	4.1%
American Indian Alone	1.0%	0.9%	0.8%
Asian Alone	16.8%	14.1%	11.0%
Pacific Islander Alone	0.4%	0.4%	0.3%
Some Other Race Alone	3.0%	2.8%	2.5%
Two or More Races	5.4%	5.3%	5.0%
Hispanic Origin	7.6%	7.2%	6.7%
Diversity Index	58.6	54.8	48.0
2013 Population by Race/Ethnicity			
Total	14,628	124,304	300,613
White Alone	65.7%	69.3%	75.0%
Black Alone	6.4%	6.1%	4.3%
American Indian Alone	1.1%	1.0%	0.9%
Asian Alone	17.2%	14.4%	11.3%
Pacific Islander Alone	0.5%	0.5%	0.4%
Some Other Race Alone	3.4%	3.1%	2.9%
Two or More Races	5.7%	5.6%	5.3%
Hispanic Origin	8.4%	8.3%	7.8%
Diversity Index	60.6	57.2	50.5
2018 Population by Race/Ethnicity			
Total	15,408	132,839	319,945
White Alone	63.1%	67.0%	72.9%
Black Alone	6.7%	6.3%	4.5%
American Indian Alone	1.1%	1.0%	0.9%
Asian Alone	18.2%	15.3%	12.1%
Pacific Islander Alone	0.5%	0.5%	0.4%
Some Other Race Alone	4.1%	3.8%	3.5%
Two or More Races	6.3%	6.1%	5.8%
Hispanic Origin	10.2%	10.1%	9.5%
Diversity Index	64.4	61.0	54.7
2010 Population by Relationship and Household Type			
Total	14,432	120,460	291,945
In Households	98.0%	98.1%	98.6%
In Family Households	74.1%	71.1%	72.2%
Householder	23.8%	23.7%	24.2%
Spouse	17.4%	17.6%	18.7%
Child	25.1%	23.3%	23.6%
Other relative	4.5%	3.9%	3.3%
Nonrelative	3.3%	2.7%	2.4%
In Nonfamily Households	23.9%	26.9%	26.5%
In Group Quarters	2.0%	1.9%	1.4%
Institutionalized Population	0.5%	0.8%	0.5%
Noninstitutionalized Population	1.4%	1.1%	0.8%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.



Market Profile

16017 Aurora Ave N, Shoreline, WA, 98133
Rings: 1, 3, 5 mile radii

Latitude: 47.74521
Longitude: -122.3455

	1 mile	3 miles	5 miles
2013 Population 25+ by Educational Attainment			
Total	10,651	91,833	221,119
Less than 9th Grade	4.2%	3.4%	2.4%
9th - 12th Grade, No Diploma	5.5%	5.0%	3.9%
High School Graduate	19.5%	17.3%	15.5%
Some College, No Degree	22.7%	21.8%	20.8%
Associate Degree	9.1%	9.0%	8.5%
Bachelor's Degree	26.5%	28.3%	30.3%
Graduate/Professional Degree	12.6%	15.2%	18.6%
2013 Population 15+ by Marital Status			
Total	12,406	106,297	254,309
Never Married	33.3%	31.9%	32.6%
Married	50.8%	48.3%	50.1%
Widowed	5.5%	6.7%	5.5%
Divorced	10.3%	13.0%	11.9%
2013 Civilian Population 16+ in Labor Force			
Civilian Employed	94.1%	93.9%	94.9%
Civilian Unemployed	5.9%	6.1%	5.1%
2013 Employed Population 16+ by Industry			
Total	7,574	64,452	162,507
Agriculture/Mining	0.3%	0.5%	0.4%
Construction	5.2%	5.4%	4.9%
Manufacturing	7.7%	7.4%	7.8%
Wholesale Trade	1.1%	1.8%	2.0%
Retail Trade	12.6%	12.4%	11.5%
Transportation/Utilities	5.2%	3.8%	3.5%
Information	1.4%	2.3%	2.6%
Finance/Insurance/Real Estate	7.0%	6.2%	6.5%
Services	56.6%	56.7%	57.2%
Public Administration	2.9%	3.5%	3.6%
2013 Employed Population 16+ by Occupation			
Total	7,574	64,452	162,507
White Collar	60.2%	67.2%	70.6%
Management/Business/Financial	14.8%	17.7%	18.8%
Professional	27.4%	27.6%	30.8%
Sales	6.9%	9.8%	10.0%
Administrative Support	11.1%	12.1%	11.1%
Services	22.1%	18.6%	16.7%
Blue Collar	17.7%	14.2%	12.7%
Farming/Forestry/Fishing	0.4%	0.3%	0.2%
Construction/Extraction	5.1%	3.9%	3.5%
Installation/Maintenance/Repair	3.5%	2.6%	2.3%
Production	2.7%	3.2%	3.2%
Transportation/Material Moving	6.0%	4.2%	3.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

October 22, 2013

Made with Esri Business Analyst



Market Profile

16017 Aurora Ave N, Shoreline, WA, 98133
Rings: 1, 3, 5 mile radii

Latitude: 47.74521
Longitude: -122.3455

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	6,040	52,922	127,187
Households with 1 Person	31.8%	35.0%	32.5%
Households with 2+ People	68.2%	65.0%	67.5%
Family Households	57.5%	53.8%	55.6%
Husband-wife Families	42.1%	40.0%	43.0%
With Related Children	17.8%	16.2%	18.1%
Other Family (No Spouse Present)	15.4%	13.8%	12.6%
Other Family with Male Householder	4.8%	4.1%	3.8%
With Related Children	2.1%	2.0%	1.9%
Other Family with Female Householder	10.6%	9.7%	8.8%
With Related Children	6.0%	5.5%	5.0%
Nonfamily Households	10.7%	11.1%	11.9%
All Households with Children	26.7%	24.2%	25.4%
Multigenerational Households	3.2%	2.3%	1.9%
Unmarried Partner Households	7.8%	7.8%	8.1%
Male-female	6.2%	6.4%	6.7%
Same-sex	1.6%	1.4%	1.4%
2010 Households by Size			
Total	6,040	52,923	127,189
1 Person Household	31.8%	35.0%	32.5%
2 Person Household	32.8%	33.8%	34.9%
3 Person Household	15.7%	14.6%	15.4%
4 Person Household	11.7%	10.5%	11.4%
5 Person Household	4.6%	3.6%	3.7%
6 Person Household	2.0%	1.4%	1.3%
7 + Person Household	1.4%	1.0%	0.8%
2010 Households by Tenure and Mortgage Status			
Total	6,040	52,923	127,188
Owner Occupied	61.6%	56.2%	61.6%
Owned with a Mortgage/Loan	46.2%	42.2%	46.6%
Owned Free and Clear	15.4%	13.9%	15.0%
Renter Occupied	38.4%	43.8%	38.4%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.



Market Profile

16017 Aurora Ave N, Shoreline, WA, 98133
Rings: 1, 3, 5 mile radii

Latitude: 47.74521
Longitude: -122.3455

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Pleasant-Ville	Pleasant-Ville	Urban Chic
2.	City Lights	Trendsetters	Trendsetters
3.	Old and Newcomers	Old and Newcomers	Pleasant-Ville
2013 Consumer Spending			
Apparel & Services: Total \$	\$10,228,552	\$90,477,069	\$244,430,691
Average Spent	\$1,662.91	\$1,650.59	\$1,862.95
Spending Potential Index	73	73	82
Computers & Accessories: Total \$	\$1,707,575	\$15,148,733	\$41,222,994
Average Spent	\$277.59	\$276.36	\$314.18
Spending Potential Index	112	111	126
Education: Total \$	\$11,052,083	\$95,320,237	\$257,907,485
Average Spent	\$1,796.79	\$1,738.94	\$1,965.67
Spending Potential Index	123	119	135
Entertainment/Recreation: Total \$	\$21,924,746	\$191,599,907	\$520,179,182
Average Spent	\$3,564.42	\$3,495.39	\$3,964.60
Spending Potential Index	110	107	122
Food at Home: Total \$	\$32,363,108	\$286,252,212	\$767,521,341
Average Spent	\$5,261.44	\$5,222.15	\$5,849.74
Spending Potential Index	105	104	116
Food Away from Home: Total \$	\$21,232,024	\$189,073,327	\$511,215,085
Average Spent	\$3,451.80	\$3,449.30	\$3,896.28
Spending Potential Index	108	108	122
Health Care: Total \$	\$28,248,142	\$244,674,010	\$658,662,228
Average Spent	\$4,592.45	\$4,463.63	\$5,020.06
Spending Potential Index	103	100	113
HH Furnishings & Equipment: Total \$	\$10,381,703	\$91,523,777	\$248,949,291
Average Spent	\$1,687.81	\$1,669.68	\$1,897.39
Spending Potential Index	94	93	105
Investments: Total \$	\$16,541,001	\$149,857,209	\$449,038,397
Average Spent	\$2,689.16	\$2,733.87	\$3,422.39
Spending Potential Index	130	132	165
Retail Goods: Total \$	\$147,835,439	\$1,298,933,687	\$3,511,749,150
Average Spent	\$24,034.37	\$23,696.68	\$26,765.16
Spending Potential Index	100	98	111
Shelter: Total \$	\$114,891,033	\$1,008,483,018	\$2,737,445,649
Average Spent	\$18,678.43	\$18,397.94	\$20,863.72
Spending Potential Index	115	113	128
TV/Video/Audio: Total \$	\$8,191,536	\$72,670,359	\$194,674,981
Average Spent	\$1,331.74	\$1,325.74	\$1,483.74
Spending Potential Index	103	103	115
Travel: Total \$	\$12,730,179	\$110,326,801	\$303,685,959
Average Spent	\$2,069.61	\$2,012.71	\$2,314.57
Spending Potential Index	113	110	126
Vehicle Maintenance & Repairs: Total \$	\$7,137,392	\$62,805,696	\$170,212,846
Average Spent	\$1,160.36	\$1,145.78	\$1,297.29
Spending Potential Index	106	105	119

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2010 and 2011 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

October 22, 2013

Made with Esri Business Analyst



2010 Census Profile

16017 Aurora Ave N, Shoreline, WA, 98133

Ring: 1 mile radius

Latitude: 47.74521
Longitude: -122.3455

	2000	2010	2000-2010 Annual Rate
Population	13,997	14,432	0.31%
Households	5,627	6,040	0.71%
Housing Units	5,865	6,601	1.19%

Population by Race	Number	Percent
Total	14,432	100.0%
Population Reporting One Race	13,651	94.6%
White	9,674	67.0%
Black	908	6.3%
American Indian	150	1.0%
Asian	2,423	16.8%
Pacific Islander	60	0.4%
Some Other Race	436	3.0%
Population Reporting Two or More Races	781	5.4%

Total Hispanic Population	1,090	7.6%
---------------------------	-------	------

Population by Sex	Number	Percent
Male	7,102	49.2%
Female	7,330	50.8%

Population by Age	Number	Percent
Total	14,433	100.0%
Age 0 - 4	749	5.2%
Age 5 - 9	729	5.1%
Age 10 - 14	685	4.7%
Age 15 - 19	904	6.3%
Age 20 - 24	974	6.7%
Age 25 - 29	1,031	7.1%
Age 30 - 34	1,024	7.1%
Age 35 - 39	1,014	7.0%
Age 40 - 44	1,005	7.0%
Age 45 - 49	1,110	7.7%
Age 50 - 54	1,173	8.1%
Age 55 - 59	1,106	7.7%
Age 60 - 64	865	6.0%
Age 65 - 69	561	3.9%
Age 70 - 74	390	2.7%
Age 75 - 79	352	2.4%
Age 80 - 84	363	2.5%
Age 85+	397	2.8%
Age 18+	11,750	81.4%
Age 65+	2,063	14.3%

Median Age by Sex and Race/Hispanic Origin	Median Age
Total Population	40.5
Male	38.6
Female	42.4
White Alone	44.5
Black Alone	32.7
American Indian Alone	36.3
Asian Alone	37.5
Pacific Islander Alone	32.1
Some Other Race Alone	29.2
Two or More Races	21.2
Hispanic Population	28.2

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



2010 Census Profile

16017 Aurora Ave N, Shoreline, WA, 98133

Ring: 1 mile radius

Latitude: 47.74521
Longitude: -122.3455

Households by Type		
Total	6,040	100.0%
Households with 1 Person	1,921	31.8%
Households with 2+ People	4,119	68.2%
Family Households	3,470	57.5%
Husband-wife Families	2,543	42.1%
With Own Children	1,033	17.1%
Other Family (No Spouse Present)	928	15.4%
With Own Children	413	6.8%
Nonfamily Households	649	10.7%
All Households with Children	1,614	26.7%
Multigenerational Households	195	3.2%
Unmarried Partner Households	471	7.8%
Male-female	375	6.2%
Same-sex	96	1.6%
Average Household Size	2.34	

Family Households by Size		
Total	3,470	100.0%
2 People	1,496	43.1%
3 People	852	24.6%
4 People	672	19.4%
5 People	257	7.4%
6 People	117	3.4%
7+ People	76	2.2%
Average Family Size	2.94	

Nonfamily Households by Size		
Total	2,570	100.0%
1 Person	1,921	74.7%
2 People	488	19.0%
3 People	94	3.7%
4 People	35	1.4%
5 People	18	0.7%
6 People	6	0.2%
7+ People	8	0.3%
Average Nonfamily Size	1.34	

Population by Relationship and Household Type		
Total	14,432	100.0%
In Households	14,146	98.0%
In Family Households	10,693	74.1%
Householder	3,432	23.8%
Spouse	2,516	17.4%
Child	3,617	25.1%
Other relative	656	4.5%
Nonrelative	475	3.3%
In Nonfamily Households	3,452	23.9%
In Group Quarters	286	2.0%
Institutionalized Population	78	0.5%
Noninstitutionalized Population	209	1.4%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

16017 Aurora Ave N, Shoreline, WA, 98133

Ring: 1 mile radius

Latitude: 47.74521
Longitude: -122.3455

Family Households by Age of Householder		
Total		3,470 100.0%
Householder Age	15 - 44	1,301 37.5%
Householder Age	45 - 54	863 24.9%
Householder Age	55 - 64	671 19.3%
Householder Age	65 - 74	335 9.7%
Householder Age	75+	300 8.6%

Nonfamily Households by Age of Householder		
Total		2,570 100.0%
Householder Age	15 - 44	863 33.6%
Householder Age	45 - 54	481 18.7%
Householder Age	55 - 64	514 20.0%
Householder Age	65 - 74	274 10.7%
Householder Age	75+	438 17.0%

Households by Race of Householder		
Total		6,040 100.0%
Householder is	White Alone	4,487 74.3%
Householder is	Black Alone	352 5.8%
Householder is	American Indian Alone	50 0.8%
Householder is	Asian Alone	816 13.5%
Householder is	Pacific Islander Alone	17 0.3%
Householder is	Some Other Race Alone	120 2.0%
Householder is	Two or More Races	198 3.3%
Households with	Hispanic Householder	310 5.1%

Husband-wife Families by Race of Householder		
Total		2,542 100.0%
Householder is	White Alone	1,875 73.8%
Householder is	Black Alone	126 5.0%
Householder is	American Indian Alone	18 0.7%
Householder is	Asian Alone	407 16.0%
Householder is	Pacific Islander Alone	6 0.2%
Householder is	Some Other Race Alone	45 1.8%
Householder is	Two or More Races	65 2.6%
Husband-wife Families with	Hispanic Householder	118 4.6%

Other Families (No Spouse) by Race of Householder		
Total		929 100.0%
Householder is	White Alone	587 63.2%
Householder is	Black Alone	80 8.6%
Householder is	American Indian Alone	13 1.4%
Householder is	Asian Alone	163 17.5%
Householder is	Pacific Islander Alone	5 0.5%
Householder is	Some Other Race Alone	37 4.0%
Householder is	Two or More Races	44 4.7%
Other Families with	Hispanic Householder	81 8.7%

Nonfamily Households by Race of Householder		
Total		2,570 100.0%
Householder is	White Alone	2,026 78.8%
Householder is	Black Alone	145 5.6%
Householder is	American Indian Alone	20 0.8%
Householder is	Asian Alone	245 9.5%
Householder is	Pacific Islander Alone	6 0.2%
Householder is	Some Other Race Alone	39 1.5%
Householder is	Two or More Races	89 3.5%
Nonfamily Households with	Hispanic Householder	111 4.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

16017 Aurora Ave N, Shoreline, WA, 98133

Ring: 1 mile radius

Latitude: 47.74521
Longitude: -122.3455

Total Housing Units by Occupancy

Total	6,505	100.0%
Occupied Housing Units	6,040	92.9%
Vacant Housing Units		
For Rent	261	4.0%
Rented, not Occupied	3	0.0%
For Sale Only	75	1.2%
Sold, not Occupied	16	0.2%
For Seasonal/Recreational/Occasional Use	19	0.3%
For Migrant Workers	0	0.0%
Other Vacant	91	1.4%
Total Vacancy Rate	8.5%	

Households by Tenure and Mortgage Status

Total	6,040	100.0%
Owner Occupied	3,723	61.6%
Owned with a Mortgage/Loan	2,793	46.2%
Owned Free and Clear	931	15.4%
Average Household Size	2.48	
Renter Occupied	2,317	38.4%
Average Household Size	2.11	

Owner-occupied Housing Units by Race of Householder

Total	3,723	100.0%
Householder is White Alone	2,929	78.7%
Householder is Black Alone	110	3.0%
Householder is American Indian Alone	22	0.6%
Householder is Asian Alone	525	14.1%
Householder is Pacific Islander Alone	6	0.2%
Householder is Some Other Race Alone	38	1.0%
Householder is Two or More Races	93	2.5%
Owner-occupied Housing Units with Hispanic Householder	121	3.3%

Renter-occupied Housing Units by Race of Householder

Total	2,316	100.0%
Householder is White Alone	1,558	67.3%
Householder is Black Alone	241	10.4%
Householder is American Indian Alone	28	1.2%
Householder is Asian Alone	290	12.5%
Householder is Pacific Islander Alone	11	0.5%
Householder is Some Other Race Alone	83	3.6%
Householder is Two or More Races	105	4.5%
Renter-occupied Housing Units with Hispanic Householder	188	8.1%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.19
Householder is Black Alone	2.53
Householder is American Indian Alone	2.54
Householder is Asian Alone	2.86
Householder is Pacific Islander Alone	3.35
Householder is Some Other Race Alone	3.34
Householder is Two or More Races	2.57
Householder is Hispanic	3.09

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

16017 Aurora Ave N, Shoreline, WA, 98133

Ring: 3 mile radius

Latitude: 47.74521
Longitude: -122.3455

	2000	2010	2000-2010 Annual Rate
Population	117,592	120,460	0.24%
Households	50,277	52,923	0.51%
Housing Units	51,871	56,562	0.87%

Population by Race	Number	Percent
Total	120,459	100.0%
Population Reporting One Race	114,111	94.7%
White	85,037	70.6%
Black	7,218	6.0%
American Indian	1,082	0.9%
Asian	16,952	14.1%
Pacific Islander	486	0.4%
Some Other Race	3,336	2.8%
Population Reporting Two or More Races	6,348	5.3%

Total Hispanic Population	8,718	7.2%
---------------------------	-------	------

Population by Sex	Number	Percent
Male	58,514	48.6%
Female	61,946	51.4%

Population by Age	Number	Percent
Total	120,458	100.0%
Age 0 - 4	6,260	5.2%
Age 5 - 9	5,593	4.6%
Age 10 - 14	5,586	4.6%
Age 15 - 19	6,683	5.5%
Age 20 - 24	8,071	6.7%
Age 25 - 29	9,714	8.1%
Age 30 - 34	9,065	7.5%
Age 35 - 39	8,530	7.1%
Age 40 - 44	8,443	7.0%
Age 45 - 49	8,870	7.4%
Age 50 - 54	9,441	7.8%
Age 55 - 59	9,178	7.6%
Age 60 - 64	7,220	6.0%
Age 65 - 69	4,839	4.0%
Age 70 - 74	3,339	2.8%
Age 75 - 79	2,866	2.4%
Age 80 - 84	2,860	2.4%
Age 85+	3,902	3.2%
Age 18+	99,081	82.3%
Age 65+	17,806	14.8%

Median Age by Sex and Race/Hispanic Origin	Median Age
Total Population	40.4
Male	38.7
Female	42.3
White Alone	44.5
Black Alone	32.3
American Indian Alone	37.1
Asian Alone	36.4
Pacific Islander Alone	29.6
Some Other Race Alone	28.5
Two or More Races	21.4
Hispanic Population	28.3

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



2010 Census Profile

16017 Aurora Ave N, Shoreline, WA, 98133

Ring: 3 mile radius

Latitude: 47.74521
Longitude: -122.3455

Households by Type		
Total	52,922	100.0%
Households with 1 Person	18,546	35.0%
Households with 2+ People	34,376	65.0%
Family Households	28,487	53.8%
Husband-wife Families	21,177	40.0%
With Own Children	8,298	15.7%
Other Family (No Spouse Present)	7,310	13.8%
With Own Children	3,468	6.6%
Nonfamily Households	5,889	11.1%
All Households with Children	12,803	24.2%
Multigenerational Households	1,202	2.3%
Unmarried Partner Households	4,112	7.8%
Male-female	3,396	6.4%
Same-sex	716	1.4%
Average Household Size	2.23	

Family Households by Size		
Total	28,488	100.0%
2 People	13,235	46.5%
3 People	6,986	24.5%
4 People	5,283	18.5%
5 People	1,817	6.4%
6 People	698	2.5%
7+ People	469	1.6%
Average Family Size	2.89	

Nonfamily Households by Size		
Total	24,435	100.0%
1 Person	18,546	75.9%
2 People	4,665	19.1%
3 People	756	3.1%
4 People	273	1.1%
5 People	108	0.4%
6 People	44	0.2%
7+ People	43	0.2%
Average Nonfamily Size	1.33	

Population by Relationship and Household Type		
Total	120,460	100.0%
In Households	118,126	98.1%
In Family Households	85,681	71.1%
Householder	28,539	23.7%
Spouse	21,216	17.6%
Child	28,053	23.3%
Other relative	4,655	3.9%
Nonrelative	3,217	2.7%
In Nonfamily Households	32,445	26.9%
In Group Quarters	2,334	1.9%
Institutionalized Population	1,021	0.8%
Noninstitutionalized Population	1,313	1.1%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

16017 Aurora Ave N, Shoreline, WA, 98133

Ring: 3 mile radius

Latitude: 47.74521
Longitude: -122.3455

Family Households by Age of Householder		
Total		28,487 100.0%
Householder Age	15 - 44	11,185 39.3%
Householder Age	45 - 54	6,644 23.3%
Householder Age	55 - 64	5,613 19.7%
Householder Age	65 - 74	2,673 9.4%
Householder Age	75+	2,372 8.3%

Nonfamily Households by Age of Householder		
Total		24,435 100.0%
Householder Age	15 - 44	9,413 38.5%
Householder Age	45 - 54	4,011 16.4%
Householder Age	55 - 64	4,517 18.5%
Householder Age	65 - 74	2,533 10.4%
Householder Age	75+	3,961 16.2%

Households by Race of Householder		
Total		52,923 100.0%
Householder is	White Alone	40,573 76.7%
Householder is	Black Alone	2,853 5.4%
Householder is	American Indian Alone	417 0.8%
Householder is	Asian Alone	6,138 11.6%
Householder is	Pacific Islander Alone	144 0.3%
Householder is	Some Other Race Alone	1,032 2.0%
Householder is	Two or More Races	1,766 3.3%
Households with	Hispanic Householder	2,719 5.1%

Husband-wife Families by Race of Householder		
Total		21,177 100.0%
Householder is	White Alone	16,388 77.4%
Householder is	Black Alone	839 4.0%
Householder is	American Indian Alone	111 0.5%
Householder is	Asian Alone	2,857 13.5%
Householder is	Pacific Islander Alone	47 0.2%
Householder is	Some Other Race Alone	370 1.7%
Householder is	Two or More Races	565 2.7%
Husband-wife Families with	Hispanic Householder	1,011 4.8%

Other Families (No Spouse) by Race of Householder		
Total		7,310 100.0%
Householder is	White Alone	4,717 64.5%
Householder is	Black Alone	721 9.9%
Householder is	American Indian Alone	118 1.6%
Householder is	Asian Alone	1,059 14.5%
Householder is	Pacific Islander Alone	36 0.5%
Householder is	Some Other Race Alone	302 4.1%
Householder is	Two or More Races	357 4.9%
Other Families with	Hispanic Householder	668 9.1%

Nonfamily Households by Race of Householder		
Total		24,436 100.0%
Householder is	White Alone	19,468 79.7%
Householder is	Black Alone	1,294 5.3%
Householder is	American Indian Alone	187 0.8%
Householder is	Asian Alone	2,222 9.1%
Householder is	Pacific Islander Alone	61 0.3%
Householder is	Some Other Race Alone	359 1.5%
Householder is	Two or More Races	845 3.5%
Nonfamily Households with	Hispanic Householder	1,040 4.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

16017 Aurora Ave N, Shoreline, WA, 98133

Ring: 3 mile radius

Latitude: 47.74521
Longitude: -122.3455

Total Housing Units by Occupancy

Total	56,528	100.0%
Occupied Housing Units	52,923	93.6%
Vacant Housing Units		
For Rent	1,838	3.3%
Rented, not Occupied	93	0.2%
For Sale Only	626	1.1%
Sold, not Occupied	110	0.2%
For Seasonal/Recreational/Occasional Use	206	0.4%
For Migrant Workers	2	0.0%
Other Vacant	730	1.3%
Total Vacancy Rate	6.4%	

Households by Tenure and Mortgage Status

Total	52,923	100.0%
Owner Occupied	29,721	56.2%
Owned with a Mortgage/Loan	22,356	42.2%
Owned Free and Clear	7,365	13.9%
Average Household Size	2.41	
Renter Occupied	23,202	43.8%
Average Household Size	2.01	

Owner-occupied Housing Units by Race of Householder

Total	29,722	100.0%
Householder is White Alone	24,602	82.8%
Householder is Black Alone	581	2.0%
Householder is American Indian Alone	141	0.5%
Householder is Asian Alone	3,429	11.5%
Householder is Pacific Islander Alone	35	0.1%
Householder is Some Other Race Alone	246	0.8%
Householder is Two or More Races	688	2.3%
Owner-occupied Housing Units with Hispanic Householder	864	2.9%

Renter-occupied Housing Units by Race of Householder

Total	23,202	100.0%
Householder is White Alone	15,971	68.8%
Householder is Black Alone	2,272	9.8%
Householder is American Indian Alone	276	1.2%
Householder is Asian Alone	2,709	11.7%
Householder is Pacific Islander Alone	109	0.5%
Householder is Some Other Race Alone	786	3.4%
Householder is Two or More Races	1,079	4.7%
Renter-occupied Housing Units with Hispanic Householder	1,854	8.0%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.12
Householder is Black Alone	2.45
Householder is American Indian Alone	2.39
Householder is Asian Alone	2.63
Householder is Pacific Islander Alone	3.08
Householder is Some Other Race Alone	3.06
Householder is Two or More Races	2.39
Householder is Hispanic	2.87

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

16017 Aurora Ave N, Shoreline, WA, 98133

Ring: 5 mile radius

Latitude: 47.74521
Longitude: -122.3455

	2000	2010	2000-2010 Annual Rate
Population	282,123	291,945	0.34%
Households	121,057	127,188	0.50%
Housing Units	124,917	135,319	0.80%

Population by Race	Number	Percent
Total	291,946	100.0%
Population Reporting One Race	277,370	95.0%
White	222,593	76.2%
Black	12,054	4.1%
American Indian	2,343	0.8%
Asian	32,070	11.0%
Pacific Islander	962	0.3%
Some Other Race	7,348	2.5%
Population Reporting Two or More Races	14,576	5.0%

Total Hispanic Population	19,666	6.7%
---------------------------	--------	------

Population by Sex	Number	Percent
Male	142,454	48.8%
Female	149,491	51.2%

Population by Age	Number	Percent
Total	291,945	100.0%
Age 0 - 4	16,441	5.6%
Age 5 - 9	14,191	4.9%
Age 10 - 14	13,912	4.8%
Age 15 - 19	15,268	5.2%
Age 20 - 24	18,301	6.3%
Age 25 - 29	24,298	8.3%
Age 30 - 34	23,237	8.0%
Age 35 - 39	22,242	7.6%
Age 40 - 44	22,059	7.6%
Age 45 - 49	21,790	7.5%
Age 50 - 54	22,583	7.7%
Age 55 - 59	22,034	7.5%
Age 60 - 64	17,553	6.0%
Age 65 - 69	11,049	3.8%
Age 70 - 74	7,500	2.6%
Age 75 - 79	6,425	2.2%
Age 80 - 84	5,852	2.0%
Age 85+	7,209	2.5%
Age 18+	238,062	81.5%
Age 65+	38,035	13.0%

Median Age by Sex and Race/Hispanic Origin	Median Age
Total Population	39.6
Male	38.2
Female	40.9
White Alone	42.4
Black Alone	32.5
American Indian Alone	36.8
Asian Alone	36.5
Pacific Islander Alone	31.6
Some Other Race Alone	28.5
Two or More Races	20.8
Hispanic Population	28.3

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



2010 Census Profile

16017 Aurora Ave N, Shoreline, WA, 98133

Ring: 5 mile radius

Latitude: 47.74521
Longitude: -122.3455

Households by Type		
Total	127,187	100.0%
Households with 1 Person	41,377	32.5%
Households with 2+ People	85,810	67.5%
Family Households	70,679	55.6%
Husband-wife Families	54,650	43.0%
With Own Children	22,350	17.6%
Other Family (No Spouse Present)	16,029	12.6%
With Own Children	7,792	6.1%
Nonfamily Households	15,131	11.9%
All Households with Children	32,356	25.4%
Multigenerational Households	2,455	1.9%
Unmarried Partner Households	10,327	8.1%
Male-female	8,519	6.7%
Same-sex	1,808	1.4%
Average Household Size	2.26	

Family Households by Size		
Total	70,680	100.0%
2 People	32,649	46.2%
3 People	17,538	24.8%
4 People	13,700	19.4%
5 People	4,351	6.2%
6 People	1,515	2.1%
7+ People	927	1.3%
Average Family Size	2.88	

Nonfamily Households by Size		
Total	56,509	100.0%
1 Person	41,377	73.2%
2 People	11,737	20.8%
3 People	2,048	3.6%
4 People	808	1.4%
5 People	312	0.6%
6 People	126	0.2%
7+ People	101	0.2%
Average Nonfamily Size	1.37	

Population by Relationship and Household Type		
Total	291,945	100.0%
In Households	287,988	98.6%
In Family Households	210,723	72.2%
Householder	70,641	24.2%
Spouse	54,617	18.7%
Child	68,755	23.6%
Other relative	9,567	3.3%
Nonrelative	7,142	2.4%
In Nonfamily Households	77,266	26.5%
In Group Quarters	3,957	1.4%
Institutionalized Population	1,562	0.5%
Noninstitutionalized Population	2,395	0.8%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

16017 Aurora Ave N, Shoreline, WA, 98133
Ring: 5 mile radius

Latitude: 47.74521
Longitude: -122.3455

Family Households by Age of Householder		
Total		70,679 100.0%
Householder Age	15 - 44	28,497 40.3%
Householder Age	45 - 54	16,468 23.3%
Householder Age	55 - 64	14,018 19.8%
Householder Age	65 - 74	6,370 9.0%
Householder Age	75+	5,326 7.5%

Nonfamily Households by Age of Householder		
Total		56,508 100.0%
Householder Age	15 - 44	23,448 41.5%
Householder Age	45 - 54	9,378 16.6%
Householder Age	55 - 64	10,291 18.2%
Householder Age	65 - 74	5,504 9.7%
Householder Age	75+	7,887 14.0%

Households by Race of Householder		
Total		127,188 100.0%
Householder is	White Alone	103,654 81.5%
Householder is	Black Alone	4,615 3.6%
Householder is	American Indian Alone	903 0.7%
Householder is	Asian Alone	11,660 9.2%
Householder is	Pacific Islander Alone	305 0.2%
Householder is	Some Other Race Alone	2,208 1.7%
Householder is	Two or More Races	3,843 3.0%
Households with	Hispanic Householder	6,023 4.7%

Husband-wife Families by Race of Householder		
Total		54,651 100.0%
Householder is	White Alone	45,002 82.3%
Householder is	Black Alone	1,441 2.6%
Householder is	American Indian Alone	277 0.5%
Householder is	Asian Alone	5,624 10.3%
Householder is	Pacific Islander Alone	119 0.2%
Householder is	Some Other Race Alone	870 1.6%
Householder is	Two or More Races	1,318 2.4%
Husband-wife Families with	Hispanic Householder	2,405 4.4%

Other Families (No Spouse) by Race of Householder		
Total		16,029 100.0%
Householder is	White Alone	11,409 71.2%
Householder is	Black Alone	1,153 7.2%
Householder is	American Indian Alone	229 1.4%
Householder is	Asian Alone	1,845 11.5%
Householder is	Pacific Islander Alone	69 0.4%
Householder is	Some Other Race Alone	608 3.8%
Householder is	Two or More Races	716 4.5%
Other Families with	Hispanic Householder	1,361 8.5%

Nonfamily Households by Race of Householder		
Total		56,507 100.0%
Householder is	White Alone	47,243 83.6%
Householder is	Black Alone	2,021 3.6%
Householder is	American Indian Alone	397 0.7%
Householder is	Asian Alone	4,191 7.4%
Householder is	Pacific Islander Alone	117 0.2%
Householder is	Some Other Race Alone	729 1.3%
Householder is	Two or More Races	1,809 3.2%
Nonfamily Households with	Hispanic Householder	2,256 4.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

16017 Aurora Ave N, Shoreline, WA, 98133

Ring: 5 mile radius

Latitude: 47.74521
Longitude: -122.3455

Total Housing Units by Occupancy

Total	135,311	100.0%
Occupied Housing Units	127,188	94.0%
Vacant Housing Units		
For Rent	3,600	2.7%
Rented, not Occupied	228	0.2%
For Sale Only	1,531	1.1%
Sold, not Occupied	297	0.2%
For Seasonal/Recreational/Occasional Use	635	0.5%
For Migrant Workers	2	0.0%
Other Vacant	1,830	1.4%
Total Vacancy Rate	6.0%	

Households by Tenure and Mortgage Status

Total	127,188	100.0%
Owner Occupied	78,309	61.6%
Owned with a Mortgage/Loan	59,292	46.6%
Owned Free and Clear	19,017	15.0%
Average Household Size	2.40	
Renter Occupied	48,879	38.4%
Average Household Size	2.05	

Owner-occupied Housing Units by Race of Householder

Total	78,307	100.0%
Householder is White Alone	67,377	86.0%
Householder is Black Alone	1,156	1.5%
Householder is American Indian Alone	357	0.5%
Householder is Asian Alone	6,994	8.9%
Householder is Pacific Islander Alone	103	0.1%
Householder is Some Other Race Alone	624	0.8%
Householder is Two or More Races	1,696	2.2%
Owner-occupied Housing Units with Hispanic Householder	2,217	2.8%

Renter-occupied Housing Units by Race of Householder

Total	48,878	100.0%
Householder is White Alone	36,277	74.2%
Householder is Black Alone	3,459	7.1%
Householder is American Indian Alone	546	1.1%
Householder is Asian Alone	4,666	9.5%
Householder is Pacific Islander Alone	201	0.4%
Householder is Some Other Race Alone	1,583	3.2%
Householder is Two or More Races	2,146	4.4%
Renter-occupied Housing Units with Hispanic Householder	3,805	7.8%

Average Household Size by Race/Hispanic Origin of Householder

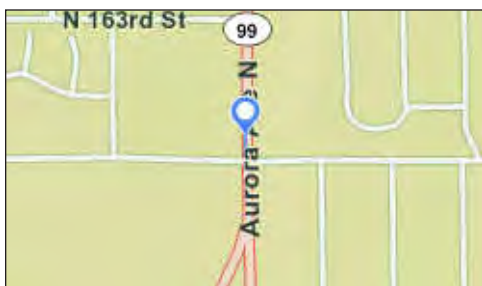
Householder is White Alone	2.19
Householder is Black Alone	2.50
Householder is American Indian Alone	2.39
Householder is Asian Alone	2.60
Householder is Pacific Islander Alone	2.96
Householder is Some Other Race Alone	3.13
Householder is Two or More Races	2.41
Householder is Hispanic	2.86

Source: U.S. Census Bureau, Census 2010 Summary File 1.

TRAFFIC

16017 Aurora Ave N, Shoreline, WA, 98133
 Ring: 1, 3, 5 Miles

Latitude: 47.74521
 Longitude: -122.3455



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2012 Market Planning Solutions, Inc.

October 22, 2013

Made with Esri Business Analyst

BROKER CONTACT INFORMATION



Scott T. Phariss, Broker

Direct 206-931-9027
sphariss@windermere.com
scottphariss.com



Gary M. Turner, Broker

Direct 206-399-0815
gary@corecommercialproperties.com
corecommercialproperties.com

