

# PARAGON

REAL ESTATE ADVISORS



1909 10TH AVE W

OFFERING MEMORANDUM

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600 University St, Suite 2018 | Seattle, WA 98101  
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Information within this marketing package 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.

## EXCLUSIVELY LISTED BY:

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EXECUTIVE SUMMARY

# OFFERING

Paragon Real Estate Advisors is pleased to present an owner/user opportunity at 1909 10th Ave W, ideally located in the heart of Seattle’s Queen Anne neighborhood. This 945-square-foot commercial condo is currently built out as a coffee shop, offering a fully turnkey space for food and beverage operators, boutique retailers, or service-based businesses. Seller Financing available at attractive terms.

Constructed in 2002, the building has been well maintained and features a clean, efficient single-level layout that maximizes usability for customer-facing operations. The current configuration includes a main service area, kitchen/production space, and a private restroom—ideal for a café, bakery, or other retail user. The open storefront and large windows provide excellent natural light and branding exposure.

The property is leased through 2028, generating immediate income with additional upside when NNN reimbursements begin in 2026. Situated along 10th Ave W with traffic counts exceeding 5,000 vehicles per day, the site offers consistent visibility and accessibility in a dense, walkable residential area. The Queen Anne neighborhood is one of Seattle’s most desirable communities, with average household incomes exceeding \$159,000—providing a strong customer base for businesses catering to locals and commuters alike.

Whether you’re a business owner looking to secure a permanent home or an investor seeking a well-located, low-maintenance asset with stable income and long-term upside, 1909 10th Ave W is a compelling opportunity in one of Seattle’s premier urban neighborhoods.



PROPERTY DETAILS

# INVESTMENT HIGHLIGHTS

- Attractive seller financing available
- Built out as a Coffee Shop – Turnkey for F&B or select Retail users
- Daily Traffic Counts Exceeding 5,000+
- Well-Maintained 2002 Construction
- Queen Anne Average Household Income \$159,000+
- Turnkey opportunity for most retail users
- Cash Flow Positive Day 1
- Current Tenancy through 2028
- Immediate Income Increase with NNNs reimbursed beginning in 2026 (50% increase)



# INTERIORS



# INCOME & EXPENSES

Price	\$499,000
Per Sq. Ft.	\$528.04
Current GRM	11.28
Current CAP	6.01%

## FINANCING TERMS

Down Payment	\$125,000
Loan Amount	\$374,000
Interest Rate	6%
Term	30 years

## MONTHLY INCOME

## CURRENT

Monthly Scheduled Rent	\$2,500
NNN Income	\$1,185
<b>Total Monthly Income</b>	<b>\$3,685</b>

## ANNUALIZED OPERATING DATA

## CURRENT

Scheduled Gross Income		<b>\$44,220</b>
Less Vacancy	0.00%	\$0
Gross Operating Income		\$44,220
Less Expenses		\$14,220
<b>Net Operating Income</b>		<b>\$30,000</b>
Annual Debt Service		\$24,109
<b>Cash Flow Before Tax</b>	<b>4.7%</b>	<b>\$5,891</b>
Principal Reduction		\$0
<b>Total Return Before Tax</b>	<b>4.7%</b>	<b>\$5,891</b>

## ANNUALIZED OPERATING EXPENSES

## CURRENT

RE Taxes	\$4,875
NNN	\$9,345
<b>Total Expenses</b>	<b>\$14,220</b>

## CURRENT OPERATIONS

Expense/Unit	\$14,220
Expense/Foot	\$15.05
Percent of EGI	32.16%

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