

PARAGON
REAL ESTATE ADVISORS

ROOSEVELT COMMERCIAL BUILDING

An owner-user or redevelopment opportunity

OFFERING MEMORANDUM

PARAGON

REAL ESTATE ADVISORS

600 University St, Suite 2018 | Seattle, WA 98101
info@ParagonREA.com

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 proud to exclusively present the Roosevelt Commercial building, a rare opportunity to acquire a well located retail/office property in Seattle's rapidly growing Roosevelt neighborhood. The building occupies a fantastic corner lot one block from Whole Foods and two blocks from the Sound Transit Link Light Rail station, surrounded by restaurants, shops, and services. With a walk score of 87 and visibility to approximately 10,000 cars daily, the property benefits from both strong pedestrian traffic and prominent street exposure.

Currently vacant, the property offers a myriad of possibilities, from owner occupied use to long term investment or redevelopment. The building is very well maintained, featuring double pane windows, a roof replaced within the past 7 years, two garage spaces opening onto NE 63rd Street, and a mezzanine space equipped with a full kitchen. With continued investment throughout the Roosevelt neighborhood, the property offers excellent potential for appreciation.

NAME	Roosevelt Commercial
ADDRESS	6300 Roosevelt Way NE Seattle, WA 98115
PRICE	\$1,900,000
BUILT	1930/1965
LOT SIZE	4,000 SqFt
BUILDING SIZE	4,927 SqFt （ Retail 3,639 Mezzanine 1,288 ）
CONSTRUCTION	Masonry
PARCEL NUMBER	179750-0805
ZONING	NC3P-75



PROPERTY DETAILS

INVESTMENT HIGHLIGHTS

- Fantastic Corner Location one block from Whole Foods
- Sound Transit Link Light Rail station 2 blocks away
- Great visibility to approximately 10,000 cars daily
- Flexible mezzanine space with full kitchen and washer and dryer, previously used as an apartment
- Roof replaced within past 7 years
- Very well maintained building with double pane windows
- 2 garage spaces that open up to NE 63rd st.
- Very walkable location with a walk score of 87
- Average household income within 5 miles: \$137,698
- Great owner-user or development opportunity



LOCATION



T-5

R O O S E V E L T

ROOSEVELT LIGHT RAIL STATION

ROOSEVELT HIGH SCHOOL

WHOLE FOODS MARKET

ROOSEVELT COMMERCIAL

UNIVERSITY OF
WASHINGTON

4 minutes away | 48,000 students



DOWNTOWN SEATTLE

11 minutes away | 250,000+ jobs

U D I S T R I C T

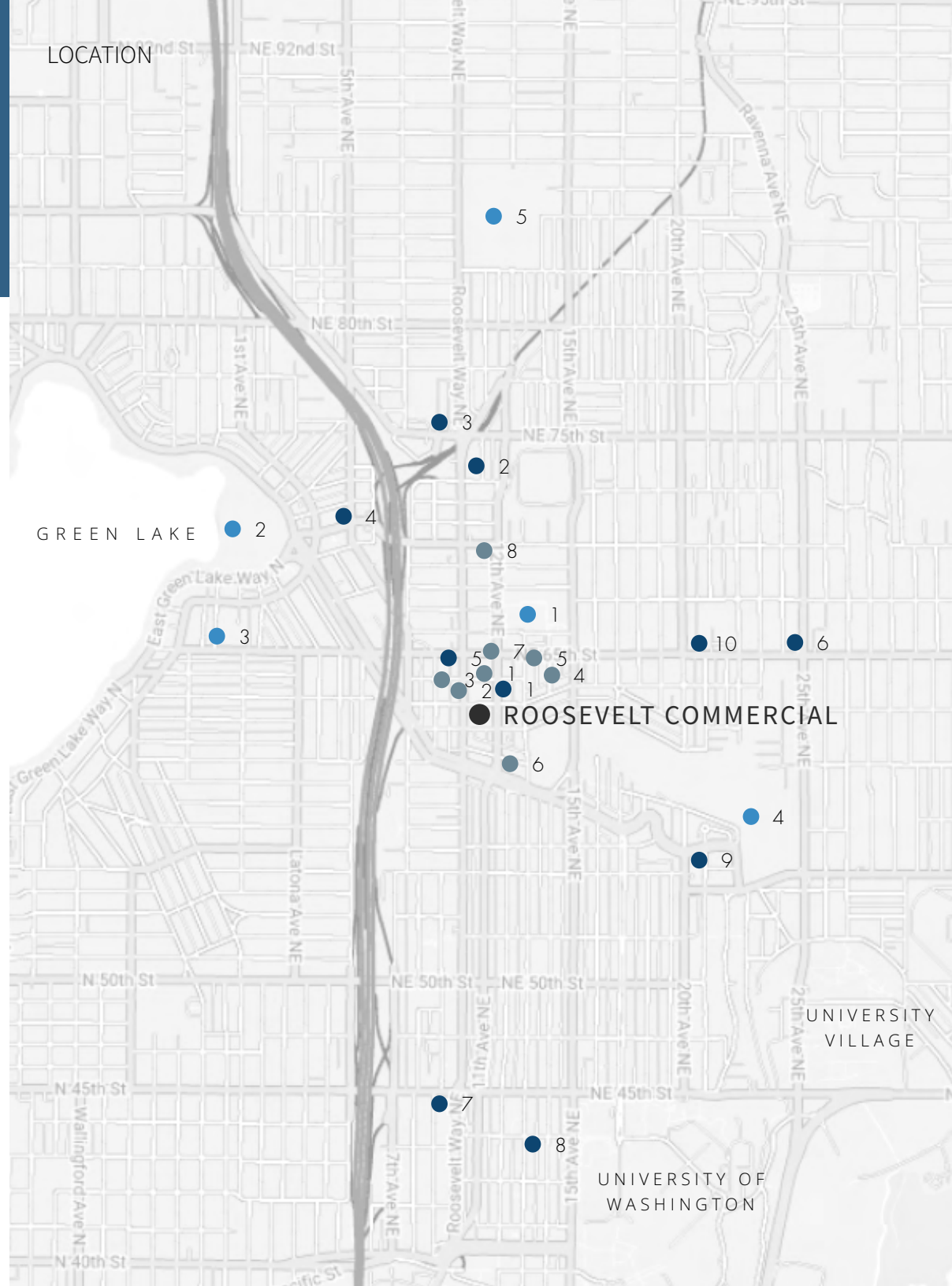
I-5

R O O S E V E L T

ROOSEVELT COMMERCIAL



LOCATION



SHOPS & SERVICES

1. Whole Foods Market
2. Safeway
3. 76
4. PCC Community Market
5. USPS
6. Chevron
7. Trader Joe's
8. Target
9. Seven Coffee Roasters Market
10. Third Place Books

RESTAURANTS & BARS

1. Rain City Burgers
2. Sunlight Cafe
3. Portage Bay Cafe
4. Santo Coffee
5. The Westy Roosevelt
6. Salvatore Restorante
7. Teddy's Tavern
8. Armostice Coffee
9. Due Cucina
10. Flying Squirrel Pizza

PARKS & SCHOOLS

1. Roosevelt High School
2. Green Lake Park
3. Green Lake Elementary
4. Ravenna Park
5. Maple Leaf Reservoir Park



EXTERIORS



PROPERTY DETAILS

INTERIORS - RETAIL/OFFICE



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PROPERTY DETAILS

INTERIORS - RETAIL/OFFICE



SALES COMPARABLES



Roosevelt Commercial

Seattle, WA 98115

Year Built	1930/1965
Size	4,927 SqFt
List Price	\$1,900,000
Price/SqFt	\$386



105 NE 56th St

Seattle, WA 98105

Year Built	1915
Size	2,144 SqFt
Sales Price	\$1,384,000
Price/SqFt	\$646
Sale Date	06.11.2026



8521 Roosevelt Way NE

Seattle, WA 98115

Year Built	1948
Size	4,944 SqFt
Sales Price	\$2,100,000
Price/SqFt	\$425
Sale Date	05.27.2026



5506 35th Ave NE

Seattle, WA 98105

Year Built	1932
Size	4,224 SqFt
Sales Price	\$2,100,000
Price/SqFt	\$497
Sale Date	09.19.2025



8001 Greenwood Ave N

Seattle, WA 98103

Year Built	1925
Size	5,208 SqFt
Sales Price	\$1,995,000
Price/SqFt	\$383
Sale Date	093.04.2025



6307 Roosevelt Way NE

Seattle, WA 98115

Year Built	1940
Size	3,000 SqFt
Sales Price	\$1,300,000
Price/SqFt	\$433
Sale Date	05.01.2025

SALES COMPARABLES

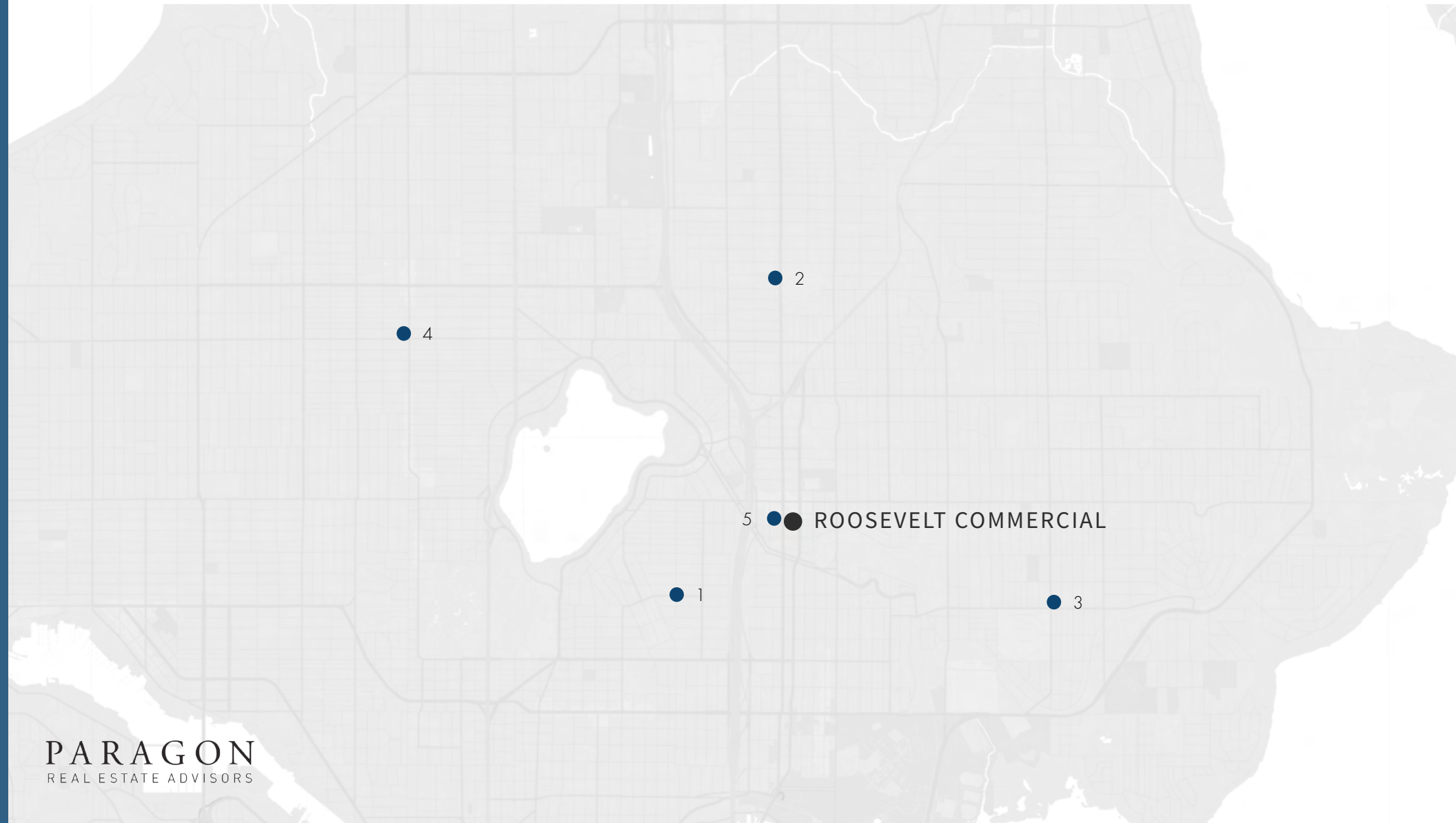
1. 105 NE 56TH ST - Seattle, WA 98105

2. 8521 ROOSEVELT WAY NE - Seattle, WA 98115

3. 5506 35TH AVE NE - Seattle, WA 98105

4. 8001 GREENWOOD AVE N - Seattle, WA 98103

5. 6307 ROOSEVELT WAY NE - Seattle, WA 98115



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