

## 836 Poplar Place South

836 Poplar Place South  
Seattle, WA 98144

## THE OPPORTUNITY

The Poplar Building is positioned at the intersection of the I-5 corridor and I-90 just off Rainier, creating easy access and ideal traffic counts for a small business or warehouse. The immediate area is seeing dramatic changes with the teardown of older industrial buildings that are being replaced with multi-family mixed use buildings. The property location between the Industrial District/SoDo, Beacon Hill, Central District and downtown supports various existing use or development opportunities.



Keenan Van Gaver (206) 283-5212  
www.wccommercialrealty.com

# WCCR

West Coast Commercial Realty

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

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## PROPERTY DETAILS:

Asking Price: \$1,950,000

King County Parcel Id#: 713430-0595

+/- 4,116 SF lot

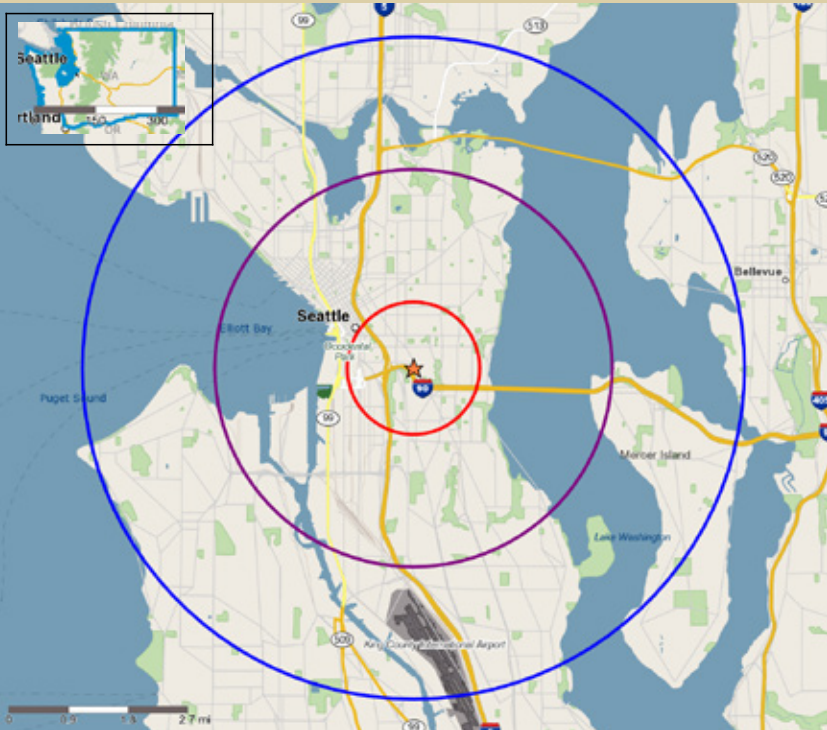
8,000 sf two-story warehouse

Current Central Bark owner-user open to temporary lease back

IC-65 Industrial/Commercial zoning



**TRAFFIC COUNTS:** 30,000+ vehicles per day at Rainier Ave St and S Charles St  
22,000+ vehicles per day at S Dearborn St and Rainier Ave S



## DEMOGRAPHICS

### AVERAGE HOUSEHOLD INCOME

1-Mile: \$106,503  
3-Mile: \$123,570  
5-Mile: \$134,958



### POPULATION

1-Mile: 38,103  
3-Mile: 198,455  
5-Mile: 446,295



### EMPLOYEES

1-Mile: 36,287  
3-Mile: 303,225  
5-Mile: 471,975



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## King County Land Data:

Highest & Best Use As If Vacant	Commercial Service
Land Square Feet	+/- 4,116
Acres	0.9
Building Description	Manufacturing & Warehouse Building
Construction Class	Prefab Steel
Stories	2
Building Gross Square Feet	8,000
Building Net Square Feet	8,000
Year Built	1979
Heating System	Space Heaters
Building Story #1 & #2 Square Feet, Each	4,000
Building Story #1 & #2 Ceiling Height, Each	12'



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## **Opportunity Zone General Information.** See [irs.gov](https://irs.gov) for details:

- ▷ **What is a Qualified Opportunity Zone? A QOZ is a community where new investments may be eligible for preferential tax treatment.**
- ▷ **What is the purpose? QOZs are an economic development tool designed to spur economic development and job creation in distressed communities.**
- ▷ **How do QOZ's spur economic development? By providing tax incentives for investors who invest new capital in businesses operating in a QOZs.**
- ▷ **Do I need to live in a QOZ to take advantage of the tax incentives? No, all you need to do is invest the amount of a recognized eligible gain in a Qualified Opportunity Fund (QOF) and elect to defer the tax on that gain.**



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**836 Poplar Place S,  
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**87**  
Walk Score  
"Very Walkable"

**83**  
Bike Score  
"Very Bikeable"

**85**  
Transit Score  
"Excellent Transit"



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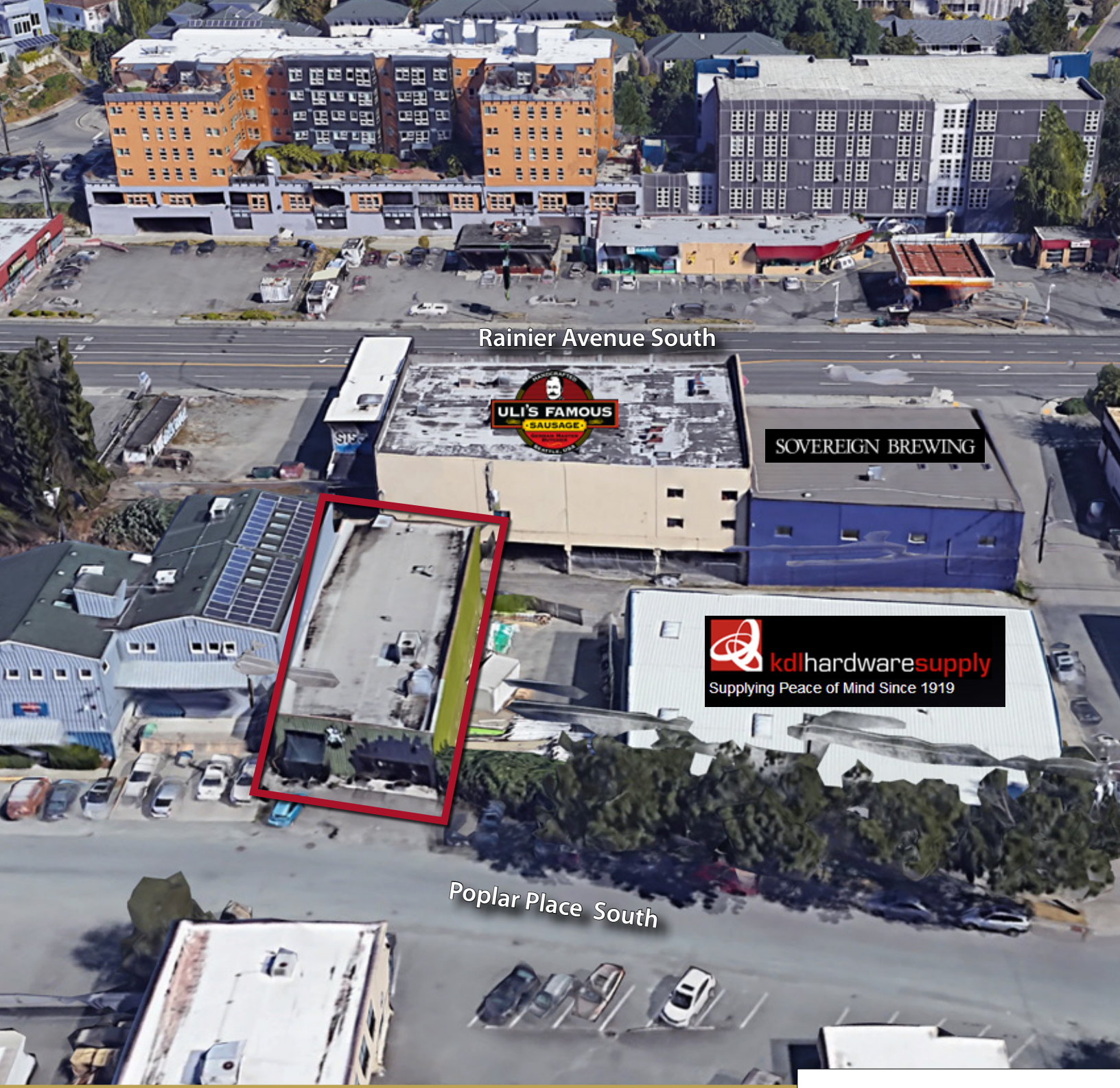
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Rainier Avenue South

SOVEREIGN BREWING

 **kdlhardware supply**  
Supplying Peace of Mind Since 1919

Poplar Place South



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