

# FOSTER HILL VETERINARY & PUP N SUDS

3240 Auburn Way S, Auburn, WA 98092



## RETAIL PROPERTY FOR SALE & LEASE

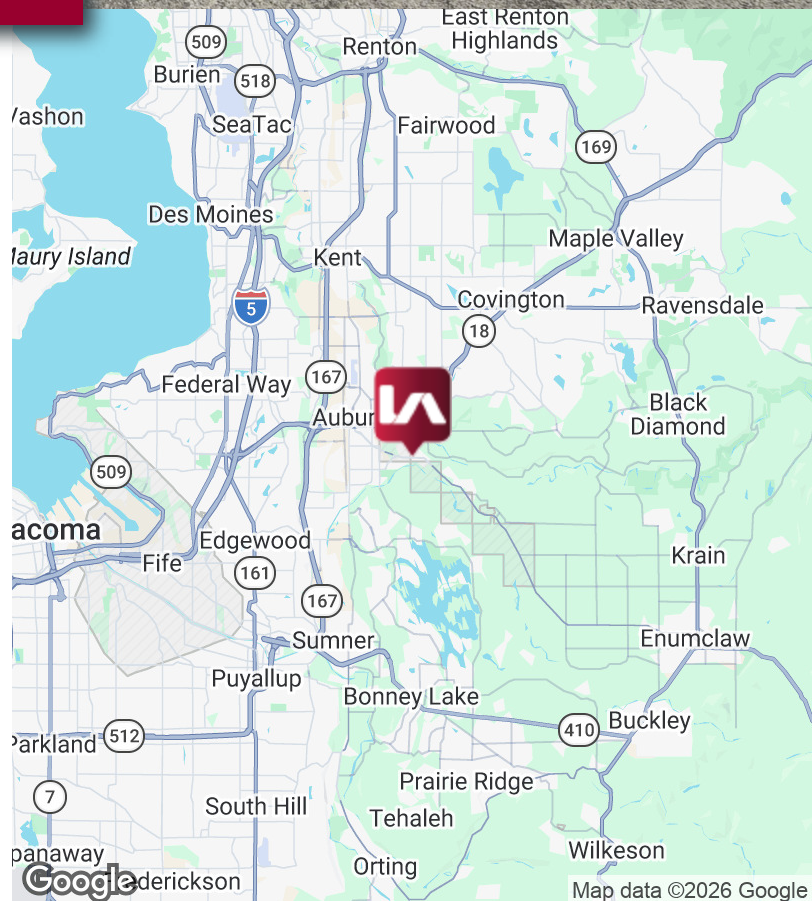
### LISTING INFORMATION

ADDRESS:	3240 Auburn Way S, Auburn WA
AVAILABLE SF:	2,122 SF
ZONING:	C1
YEAR BUILT:	1950, Renovated 1970
SALE PRICE:	\$1,700,000
LEASE RATE:	\$20 SF/yr (NNN)

### COMMENTS

Unique mixed-use opportunity offering strong visibility and multiple income streams on approximately 0.81 acres. The property currently features a veterinary hospital, dog spa / grooming facility, and a residential home at the rear of the lot, providing a versatile mix of commercial and residential uses. A food truck operating on site further contributes to the property's activity and income potential.

This offering presents an excellent opportunity for an owner-user, investor, or developer, with potential for future redevelopment or repositioning in Auburn's growing market. The generous lot size and high-visibility location support a variety of potential commercial uses.



# 3240 AUBURN WAY S

Auburn, WA 98092



COMMERCIAL REAL ESTATE SERVICES

## PHOTOS



## CONTACT

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LEE &  
ASSOCIATES

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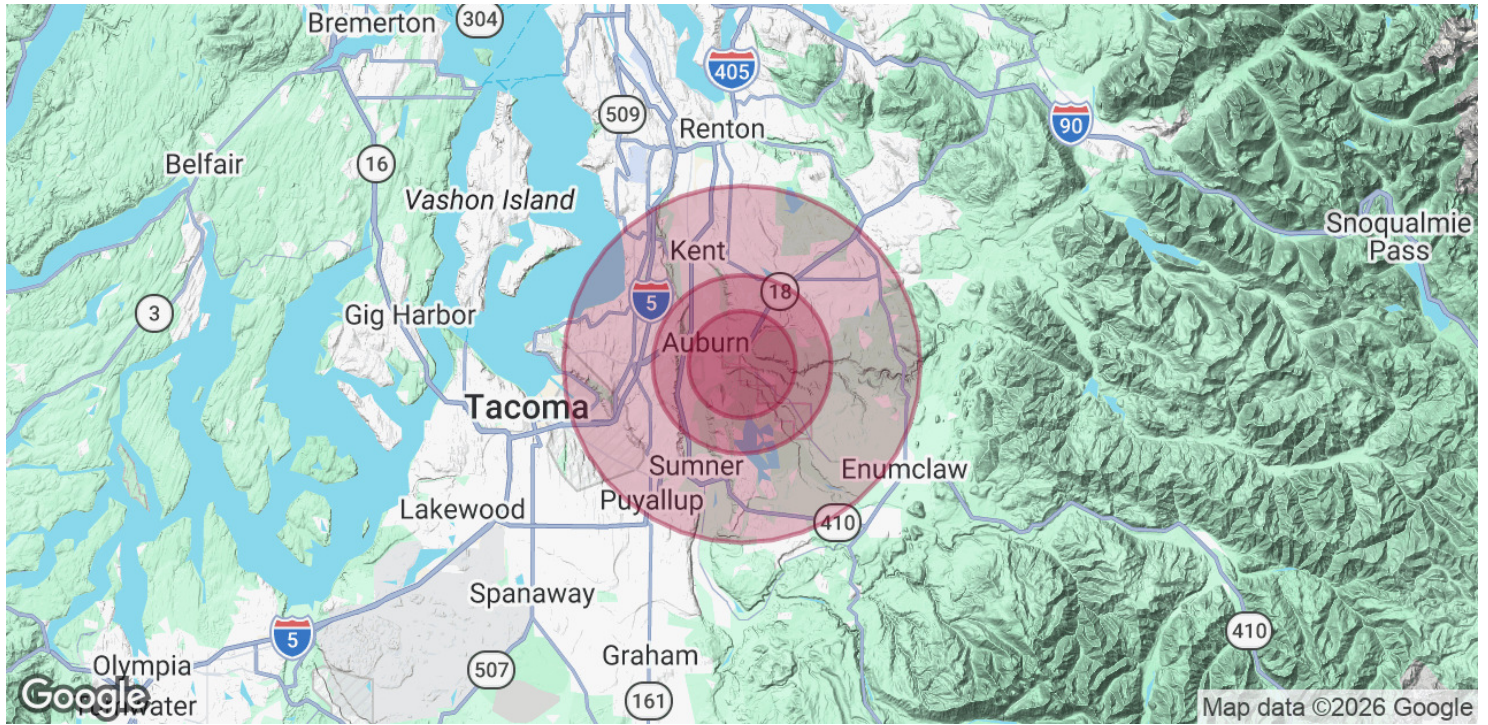
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## POPULATION

### 3 MILES

### 5 MILES

### 10 MILES

TOTAL POPULATION	67,559	136,094	620,420
AVERAGE AGE	36.5	37.4	37.7
AVERAGE AGE (MALE)	35.2	36.5	36.7
AVERAGE AGE (FEMALE)	36.8	37.7	38.7

## HOUSEHOLDS & INCOME

### 3 MILES

### 5 MILES

### 10 MILES

TOTAL HOUSEHOLDS	23,980	47,188	220,804
# OF PERSONS PER HH	2.8	2.9	2.8
AVERAGE HH INCOME	\$109,838	\$124,988	\$124,273
AVERAGE HOUSE VALUE	\$478,422	\$545,389	\$558,883

2023 American Community Survey (ACS)

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