



ALLEN STREET PROFESSIONAL CENTER

26425 NE ALLEN STREET, DUVALL, WA 98019

km Kidder
Mathews

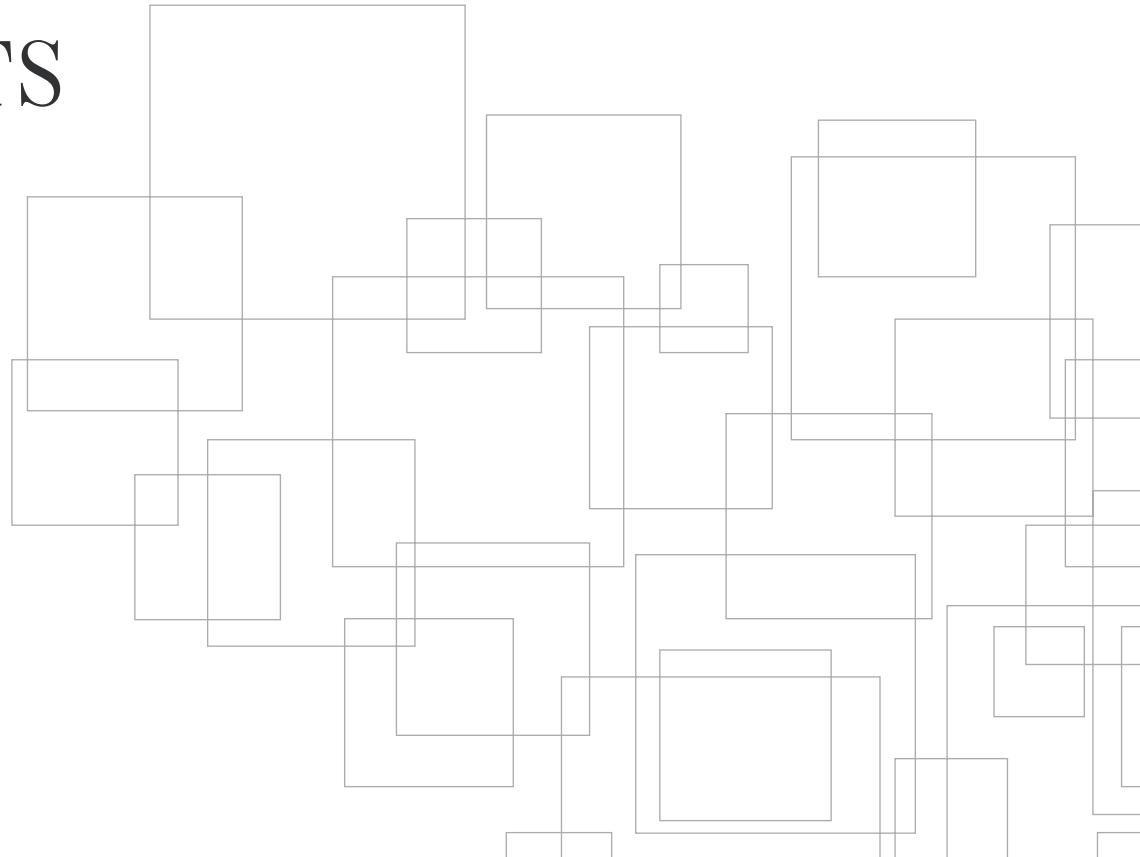
TABLE OF CONTENTS

01

INVESTMENT
SUMMARY

02

PROPERTY
OVERVIEW



*Exclusively
Listed by*

DAVID GELLNER
Executive Vice President
206.747.4338
david.gellner@kidder.com

CHARLES CAPLICE
Senior Associate
425.450.1160
charles.caplice@kidder.com

KIDDER.COM

km **Kidder
Mathews**

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



INVESTMENT SUMMARY

Section 02

OWNER-USER OR VALUE-ADD INVESTOR OPPORTUNITY

Kidder Mathews is pleased to present the opportunity to acquire Allen Street Professional Center, an ideal owner-user or value-add investment opportunity located in Duvall, WA. Currently 78% occupied, the building provides flexibility for an owner-user while also maintaining stable income from existing tenancy.

ADDRESS	26425 NE Allen Street, Duvall, WA 98019
BUILDING AREA	14,567 SF
BUILDING 1 GROSS SF	6,893 SF
BUILDING 2 GROSS SF	7,694 SF
GROSS LAND SIZE	34,541 SF (0.79 acres)
PRICE/SF	\$349
OCCUPANCY	78%
YEAR BUILT	2008/1983
ZONING	CO Commercial, City of Duvall

\$5,000,000

PURCHASE PRICE

14,317

TOTAL RENTABLE SF



INVESTMENT HIGHLIGHTS

Multi-building office development:

Building 1: One-story plus daylight basement

Building 2: Two stories plus daylight basement

78% occupied with flexibility for an owner-user

Also available for lease, contact brokers for additional information

Off-street parking (3.3/1,000)

Exterior area available for child-care uses



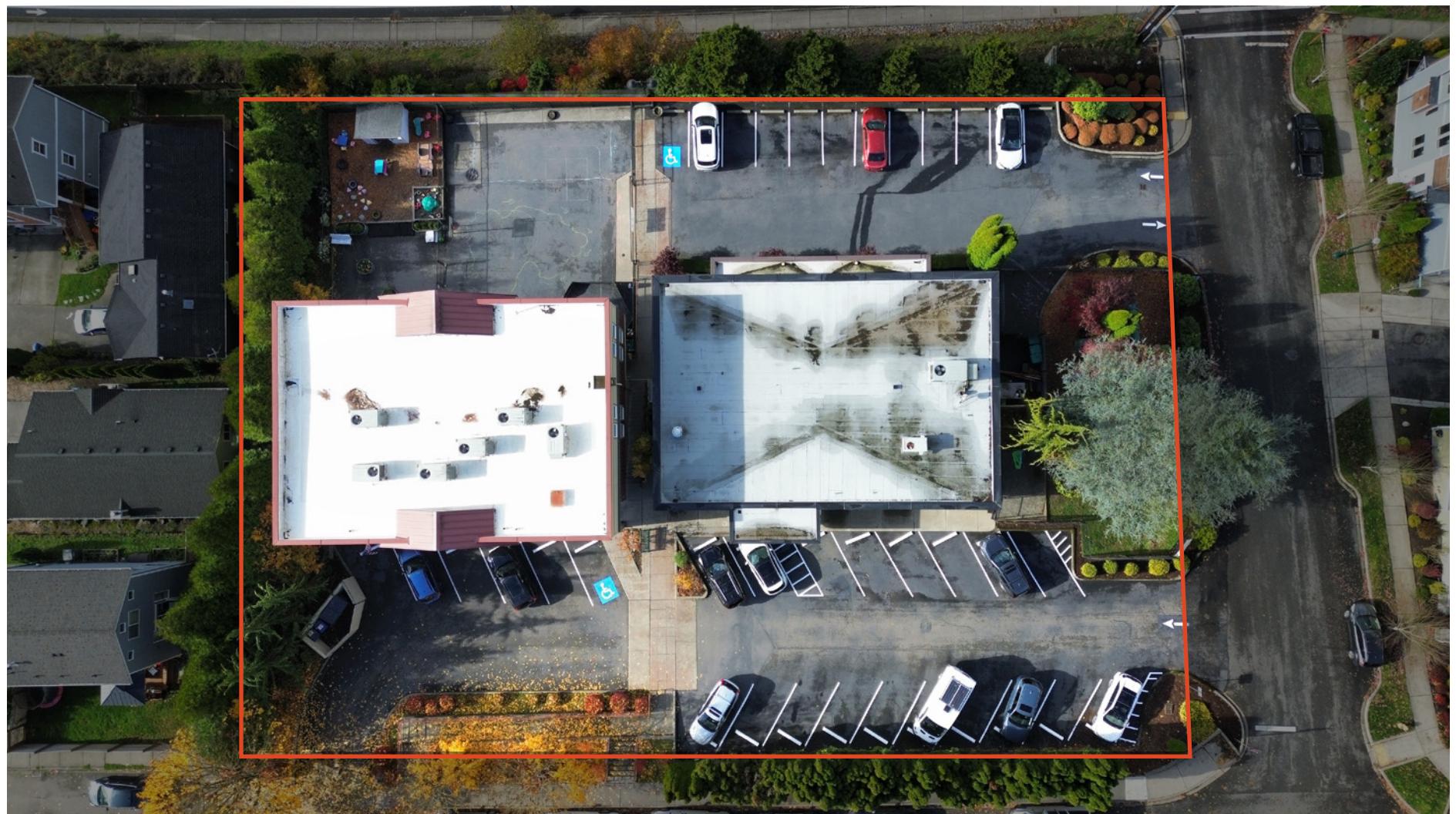
INVESTMENT SUMMARY



LOCATION SUMMARY

Section 01

PARCEL OVERVIEW



LOCATION OVERVIEW

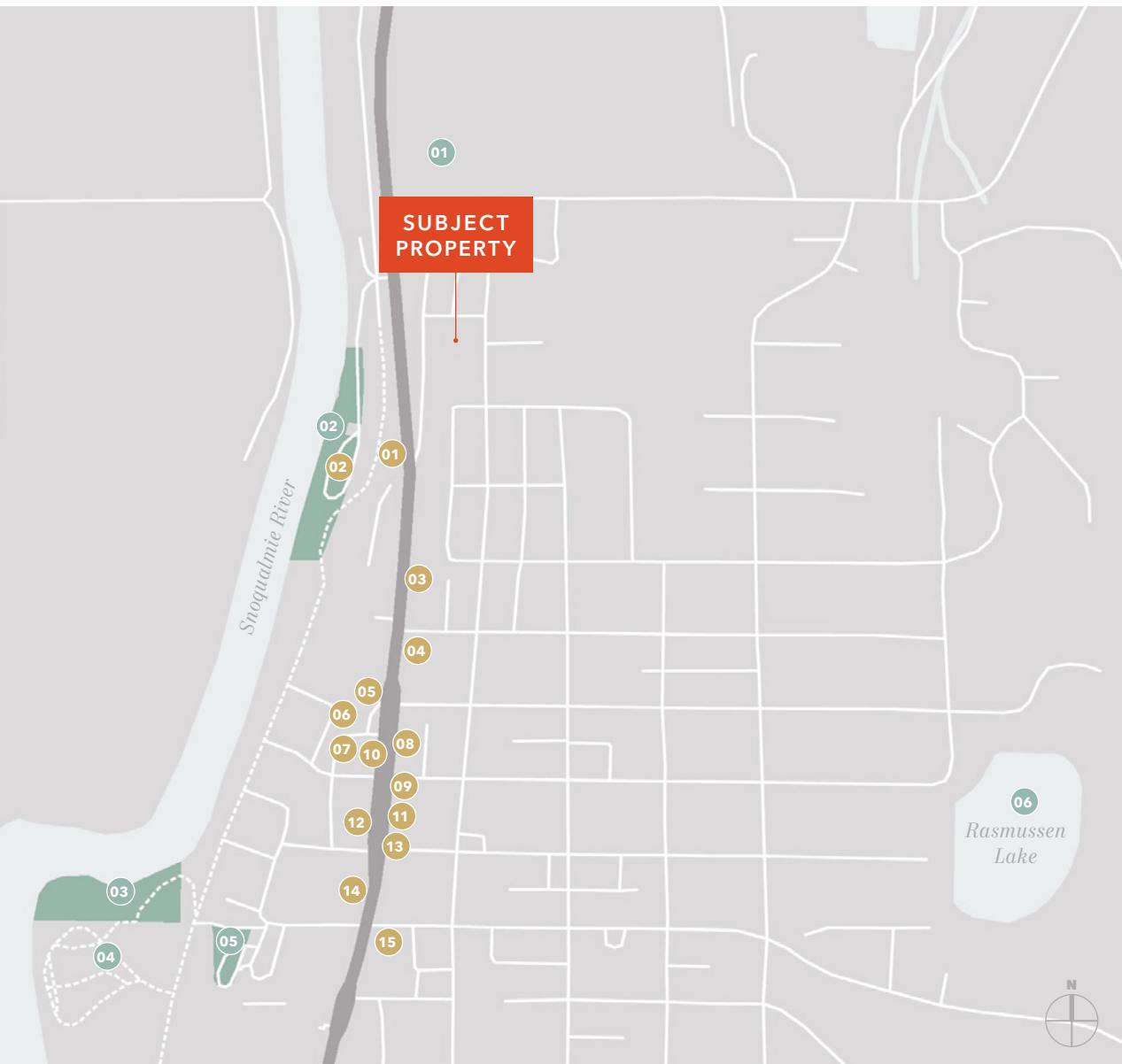


DUVALL OVERVIEW

Duvall is an established and growing community in northeast King County, located approximately 25 miles east of downtown Seattle. Situated along the Snoqualmie River Valley, the city offers a balance of suburban accessibility, neighborhood-oriented development, and proximity to the Eastside's major employment centers, including Redmond, Woodinville, Kirkland, and Bellevue.

The area has experienced consistent residential growth in recent years, driven by demand from households seeking quality schools, outdoor amenities, and relative affordability compared to core Eastside markets. Surrounding land uses are primarily low-density residential with supporting neighborhood retail and civic amenities, creating a stable environment well-suited for owner-user occupancy.

Duvall benefits from convenient regional access via State Route 203, which provides direct north-south connectivity and links to key commuter routes serving the greater Eastside. This accessibility supports both local and commuter-based traffic while preserving the community's small-town character.



EAT + DRINK

- 01 Valley House Brewing Co.
- 02 Little Ilka
- 03 Culturas Bar & Grill
- 04 Corie's Cafe
- 05 Duvall Tavern
- 06 Taqueria La Silleta
- 07 Flavour Bistro
- 08 Red Pepper Pizzeria & Pasta
- 09 Zeek's Pizza
- 10 Rustin Cabin Coffee
- 11 Grateful Bread
- 12 The Grange
- 13 Duvall Grill and Tap Room
- 14 Amarillo Barbeque
- 15 Best Teriyaki & Sushi

ATTRACTI0NS

- 01 Duvall Dog Park
- 02 Taylor's Landing
- 03 Duvall Beach
- 04 McCormick Park
- 05 Depot Park
- 06 Rasmussen Lake

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	3,625	15,169	40,622
2030 PROJECTION	3,678	15,161	39,559
2020 CENSUS	3,773	15,140	40,462
PROJECTED GROWTH 2025 - 2030	3,226	13,314	35,658
MEDIAN AGE	38	43	43

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	1,302	5,574	14,750
2030 PROJECTED	1,326	5,567	14,415
2020 CENSUS	1,298	5,395	14,608

INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$214,428	\$233,309	\$250,218
2025 MEDIAN HH INCOME	\$155,845	\$175,882	\$187,192
2025 EST. PER CAPITA INCOME	\$77,047	\$85,731	\$90,863

BUSINESS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	185	511	1,406
TOTAL EMPLOYEES	1,054	2,590	6,906

RACE/ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	74.2%	73.8%	68.3%
BLACK OR AFRICAN AMERICAN	2.0%	1.7%	1.9%
AMERICAN INDIAN OR ALASKA NATIVE	0.6%	0.5%	0.5%
ASIAN	7.5%	8.2%	19.9%
OTHER RACE	3.8%	3.4%	2.9%

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	0.8%	1.5%	1.8%
HIGH SCHOOL DIPLOMA	16.1%	15.2%	11.9%
SOME COLLEGE	14.8%	15.3%	15.1%
ASSOCIATE	9.1%	6.4%	6.6%
BACHELOR'S	40.2%	37.3%	36.3%
GRADUATE	18.0%	22.1%	26.6%

Data Source: ©2026, Sites USA



Exclusively listed by

DAVID GELLNER
Executive Vice President
206.747.4338
david.gellner@kidder.com

CHARLES CAPLICE
Senior Associate
425.450.1160
charles.caplice@kidder.com

KIDDER.COM

km **Kidder**
Mathews