

For Sale

# Rare Issaquah Development or Owner-Operator Investment

780 NW JUNIPER STREET | ISSAQUAH, WA

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**NAI** Puget Sound  
Properties

**CALIBER** | **COMPASS**



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# Property Summary

NAI Puget Sound Properties with Compass Commercial is proud to exclusively present the opportunity to purchase Aegis Living Issaquah. The facility has cozy community features including gardens, maintained landscaping, water fountains, a courtyard, and covered walking paths for year-round use. The assisted living community is comprised of 8 separate buildings, totaling approximately 51,688 square feet. Strategically located in the heart of Issaquah’s Central Issaquah Neighborhood — an amenity rich neighborhood with immediate access to shopping, dining and recreational activities. Situated on a 4.59-acre parcel zoned Mixed Use Residential (MUR), which allows for a maximum height of 65 feet, this property presents exciting redevelopment opportunity.

ADDRESS	780 Juniper Street Issaquah, WA
PARCEL NUMBER	884430-0040
TOTAL LOT SIZE	119,919 SF (4.59 Acres)
NUMBER OF BUILDINGS	8 Assisted Living Buildings, 51,688 SF
YEAR BUILT	1995
ZONING	Mixed Use Residential (MUR)
MAX HEIGHT / FAR	65 Feet / 2.0 FAR

# Investment Highlights

## + RARE, CENTRAL ISSAQUAH LOCATION

With approximately nine of the City's top ten employer's, including Costco's global headquarters with 13,000 employees, Central Issaquah is the economic hub of the city.

## + EASY FREEWAY ACCESS AND PROXIMITY TO TRANSIT

Issaquah has easy access to I-90 & I-405, State Routes 900 and 18. Rapid Transit and a 2,000-stall Park & Ride provide an easy commute to and from Issaquah. Additionally, the property is within 0.3 miles to the planned Issaquah Light Rail Station, offering future connectivity.

## + LOCAL AMENITY ACCESS

Walking distance to Issaquah's key shopping, dining, and entertainment amenities including: Trader Joe's, Gilman Village, Juniper Trail, REI, King County Library.

## + PROXIMITY TO MAJOR EMPLOYERS

Issaquah is situated near major employers including Costco, Microsoft, Siemens, and Fred Hutch.

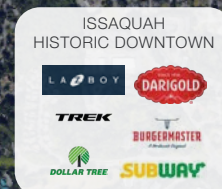


LAKE  
SAMMAMISH

90

90

90



Google



# Zoning Description

## MIXED-USE RESIDENTIAL – MUR - ISSAQUAH WA

1. This zone intends to provide a residential zone that also permits compatible nonresidential uses. The following objectives apply to this zone:
  - a. Provide a transition area where residential and limited scale commercial, office, and retail uses with limited impacts can coexist;
  - b. Achieve compatibility of uses through design development standards;
  - c. Provide opportunities for a range of housing, including senior housing, that is compatible with the existing, established neighborhood;
  - d. Locate housing in close proximity to a range of urban services, to facilitate transportation alternatives and encourage pedestrian access;
  - e. Encourage the reuse and remodeling, rather than demolition, of existing historic buildings; and
  - f. Allow a variety of residential dwellings in direct proximity to office, retail, and service uses for resident convenience and employment opportunity.

[READ MORE HERE](#)





# Discover Issaquah

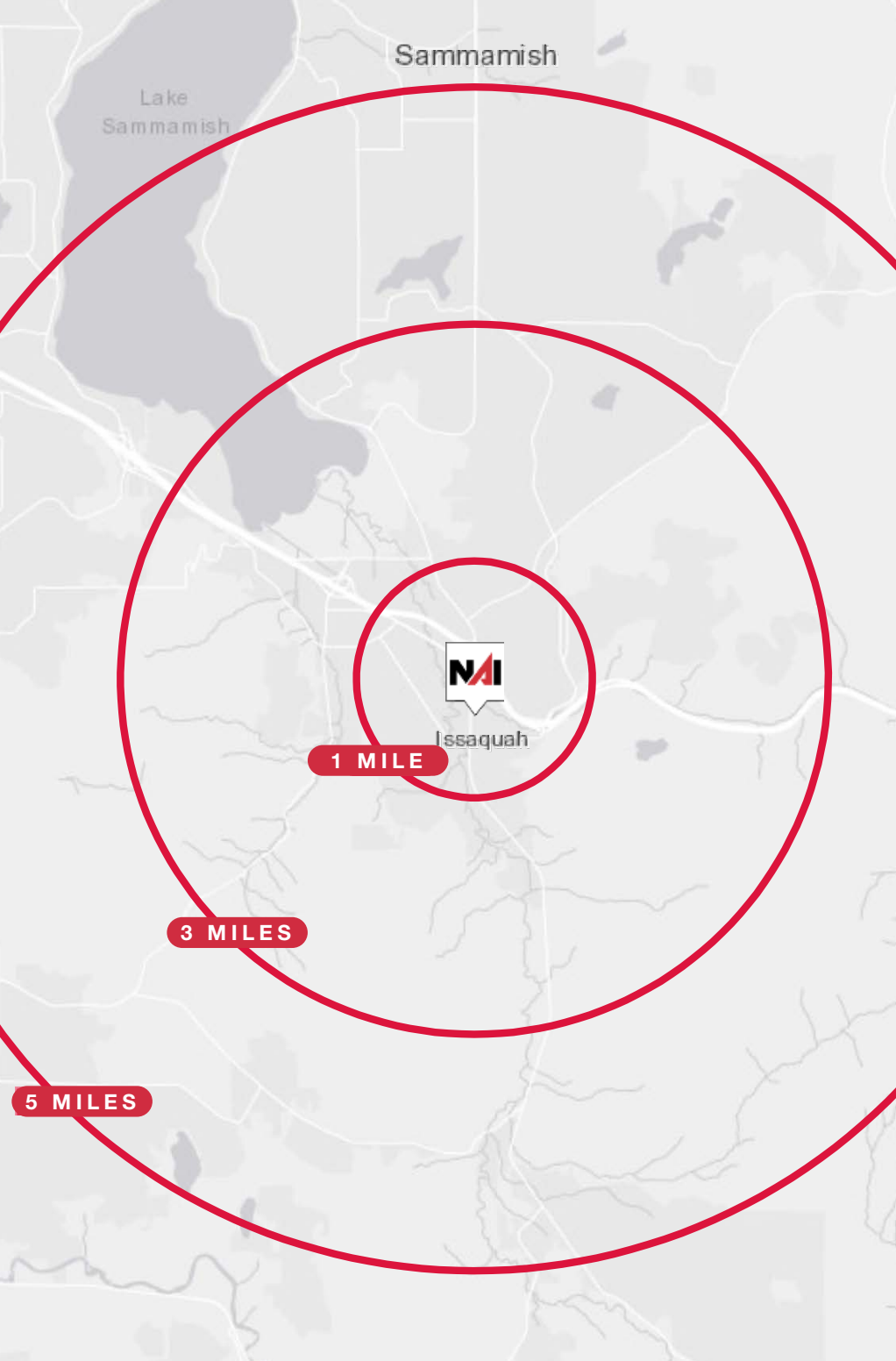
## THE ULTIMATE PACIFIC NORTHWEST DESTINATION FOR BUSINESSES AND RESIDENTS

Nestled in the heart of the Pacific Northwest, Issaquah is an Eastside gem within the bustling Puget Sound Region. This city combines urban convenience with stunning natural beauty, creating an ideal location for businesses and residents alike. Strategically positioned along Interstate-90, the major east/west interstate between Seattle and Eastern Washington, Issaquah offers unparalleled accessibility and connectivity.

Issaquah's vibrant business environment is a testament to its diverse and thriving economy. Home to over 41,500 affluent residents, which is a 7% increase from 2020. The average home value in Issaquah is \$1,110,000 demonstrating the desirability and strength of the market. The city is a magnet for professionals and families seeking a high quality of life. Boasting a robust infrastructure and easy access to major highways like I-90 and I-405, Issaquah is a prime destination for businesses to flourish, particularly those catering to families and children.

Retail and hospitality options in Issaquah are second to none, with premier shopping centers such as Issaquah Commons and Gilman Village. These hotspots feature a dynamic mix of national retailers, charming local boutiques, delectable dining options, grocers, and a variety of entertainment choices.

Adding to Issaquah's allure are nearby neighborhoods like Issaquah Highlands and the Sammamish Plateau, offering a high quality of life for residents, access to a highly talented workforce, and a steady customer base for businesses. Embrace the perfect blend of urban amenities and natural splendor—choose Issaquah as your next destination for success and fulfillment.



## Demographic Overview

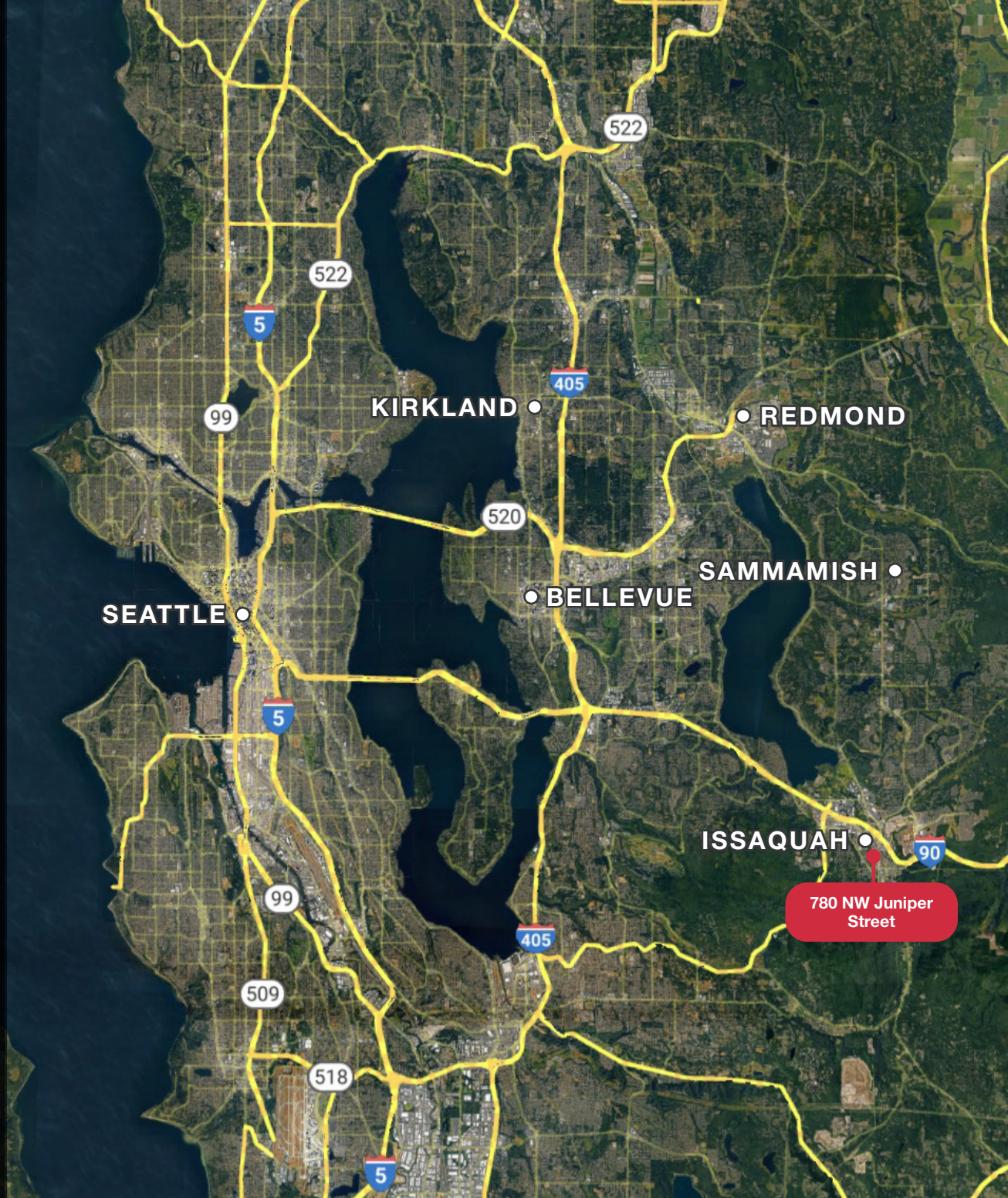
	1 MILE	3 MILES	5 MILES
Population	13,428	53,723	112,052
Annual Population Increase (2023-2028)	1.20%	0.57%	0.34%
Households	5,879	20,786	40,276
Median Age	37.1	38.8	40.1
Median HH Income	\$133,958	\$170,030	\$196,177
Avg. HH Income	\$183,051	\$ 218,803	\$241,613

# Location

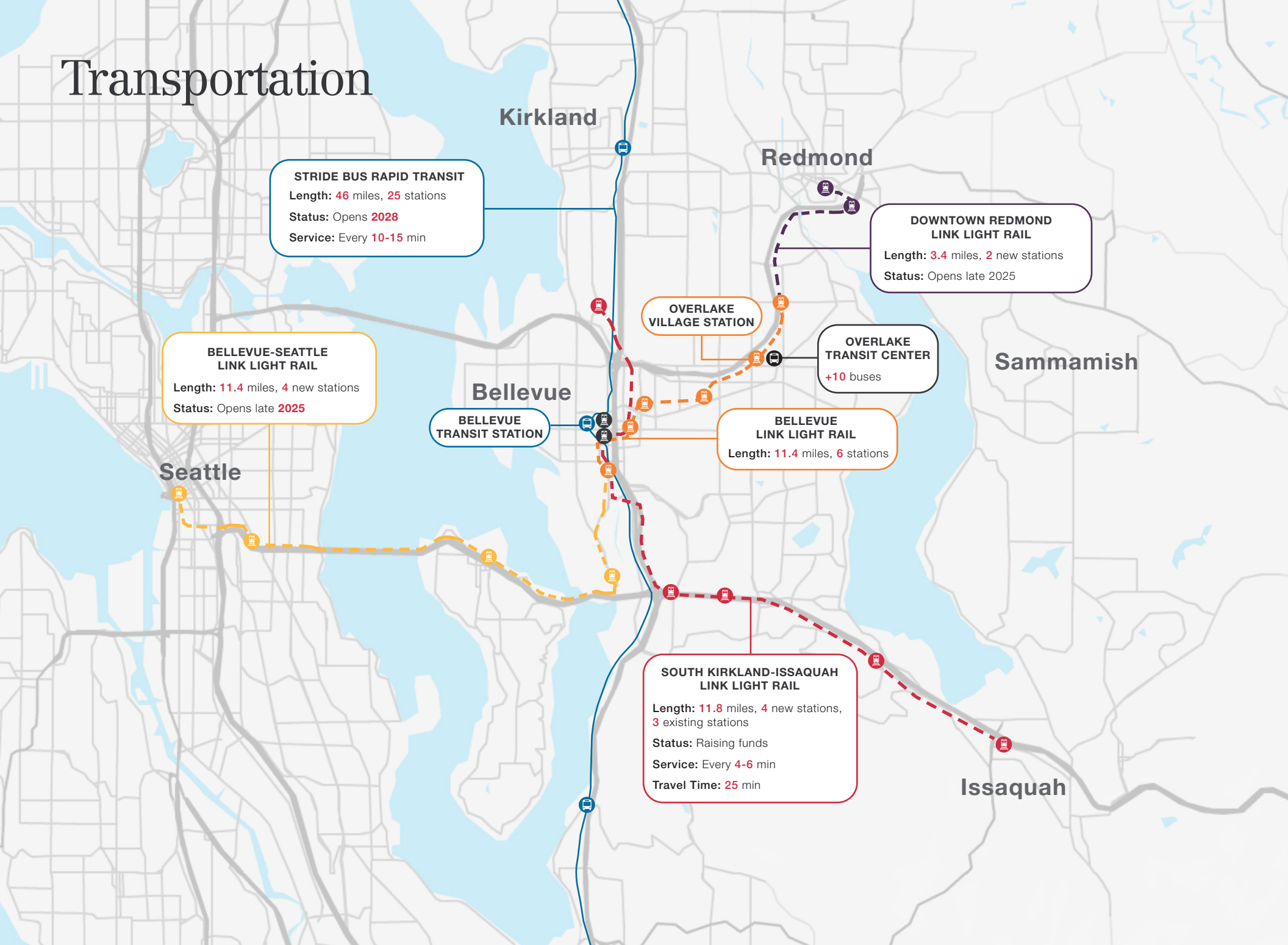
Issaquah, WA offers a variety of location benefits that make it an ideal spot for commercial and multifamily development. Situated just 17 miles east of Seattle, it strikes a perfect balance between proximity to the city's vibrant urban core and a more serene, suburban environment. This makes Issaquah highly attractive to people who want easy access to Seattle's job markets and cultural amenities but prefer to live in a quieter, more relaxed community.

## DRIVE TIMES

●	SAMMAMISH
	12 MIN
●	BELLEVUE
	18 MIN
●	KIRKLAND
	20 MIN
●	SEATTLE
	25 MIN



# Transportation



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EXCLUSIVELY LISTED BY:



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