

MIXED USE FOR LEASE

RESERVE & VILLAS AT AUBURN

1113 A STREET NORTHEAST & 1221 A STREET, AUBURN, WA 98002



FOR LEASE

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

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DISCLAIMER

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EXECUTIVE SUMMARY

1113 A STREET NORTHEAST & 1221 A STREET



OFFERING SUMMARY

AVAILABLE SF: 1,598

LEASE RATE: \$15/SF/YR + NNN

LEASE TERM: 3 - 5 Years

FRONTAGE: A St NE

YEAR BUILT: 2017

PROPERTY OVERVIEW

There are 2 spaces available in this Mixed Use complex. Each 1,598 SF suite could be used for Retail or Office use. Easy access to SR-167 & SR-18. Walking distance to many amenities. Near Emerald Downs, LA Fitness, and so much more!



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AVAILABLE SPACES

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Available Spaces

Suite	Size	Rate	Term	Available
1103	1,598	\$15.00 /sf/yr	3 - 5 years	Now
1209	1,598	\$15.00 /sf/yr	3 - 5 years	Now

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LOCATION & HIGHLIGHTS

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LOCATION INFORMATION

Building Name:	Reserve & Villas at Auburn
Street Address:	1113 A Street Northeast
City, State, Zip	Auburn, WA 98002
County:	King County
Market:	Covington - Auburn - Pacific
Sub-market:	Auburn
Cross Streets:	A St NE & 10th St NE
Signal Intersection:	A St NE & 15th St NW

LOCATION OVERVIEW

Auburn, WA is centrally located between Seattle and Tacoma in the heart of the Green River Valley under the shadow of Mt. Rainier. This is the center of the largest industrial complex in the northwest, with two rail roads and close proximity to the Seattle and Tacoma ports. Auburn is proud of their vibrant and sustainable business environment with continued job expansion and above average retail growth.

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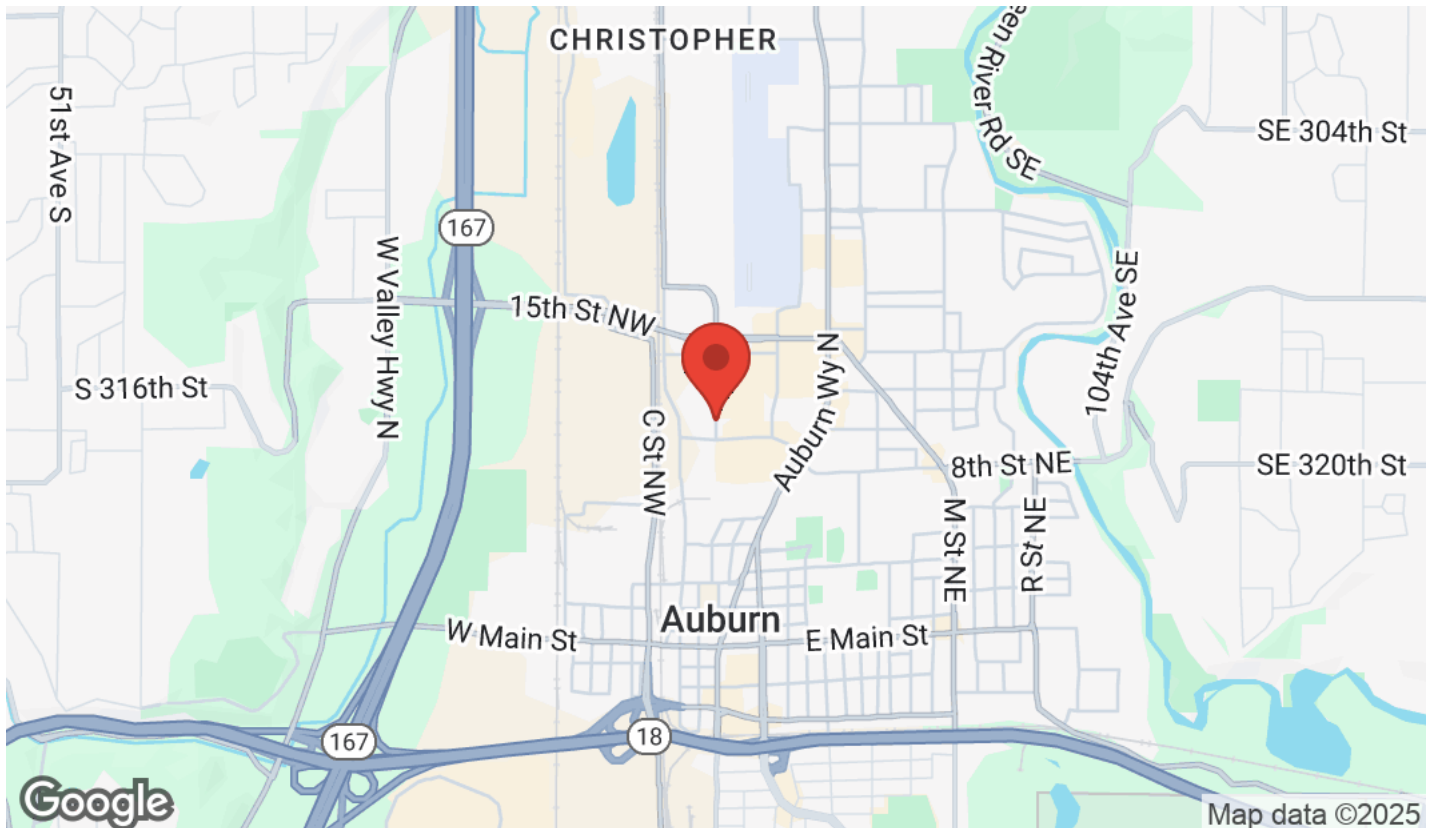
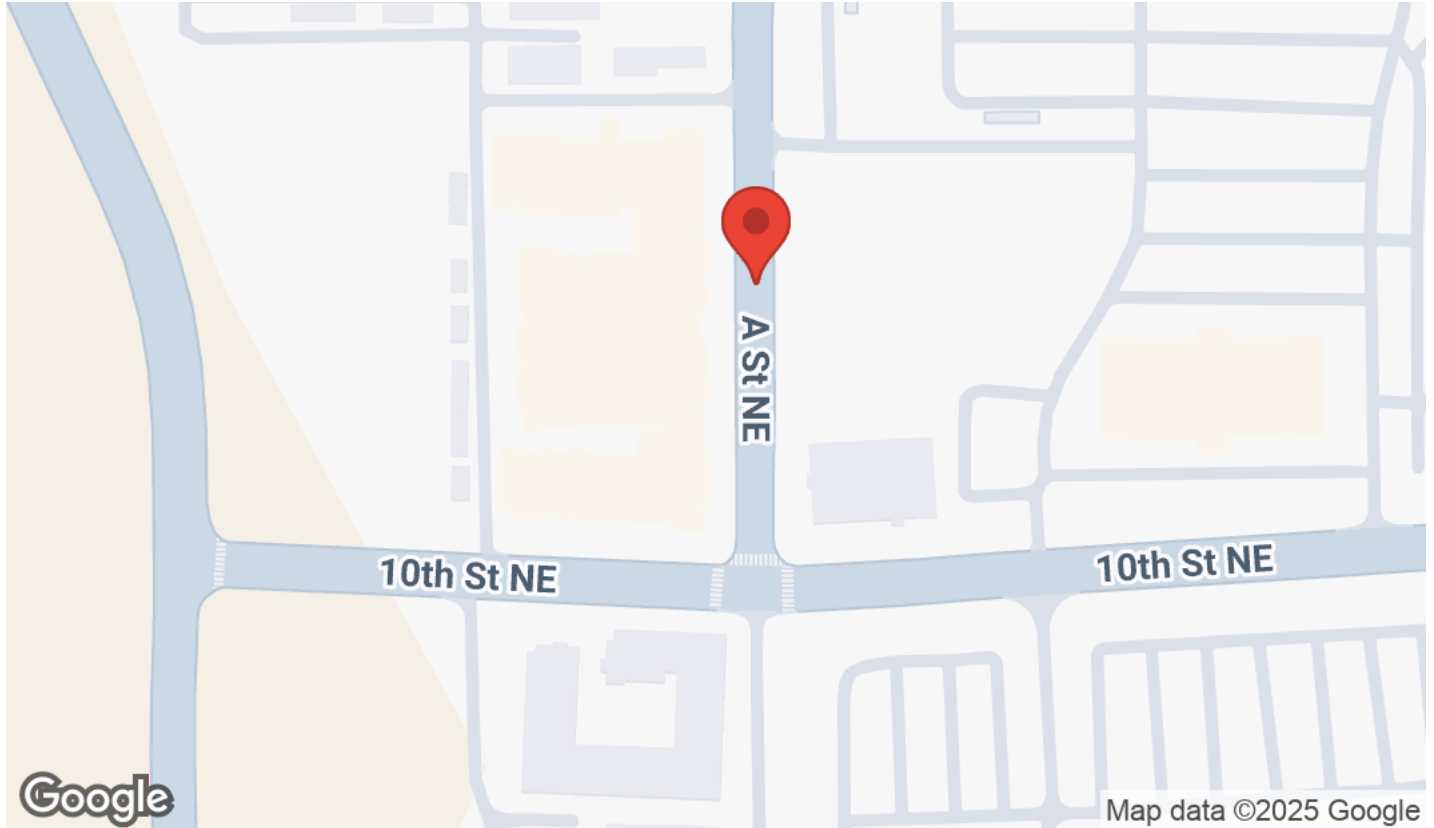
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LOCATION MAPS

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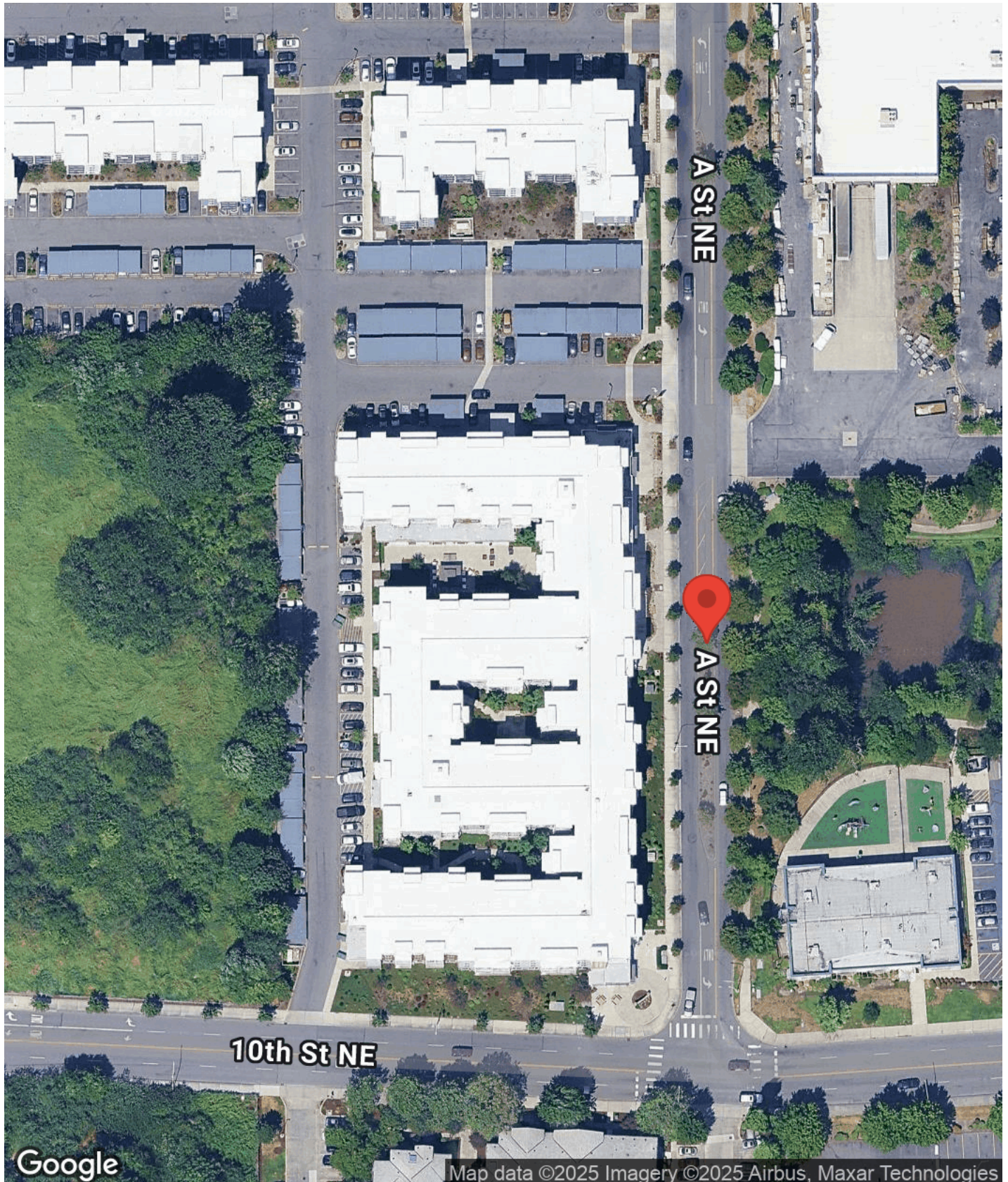
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AERIAL MAP

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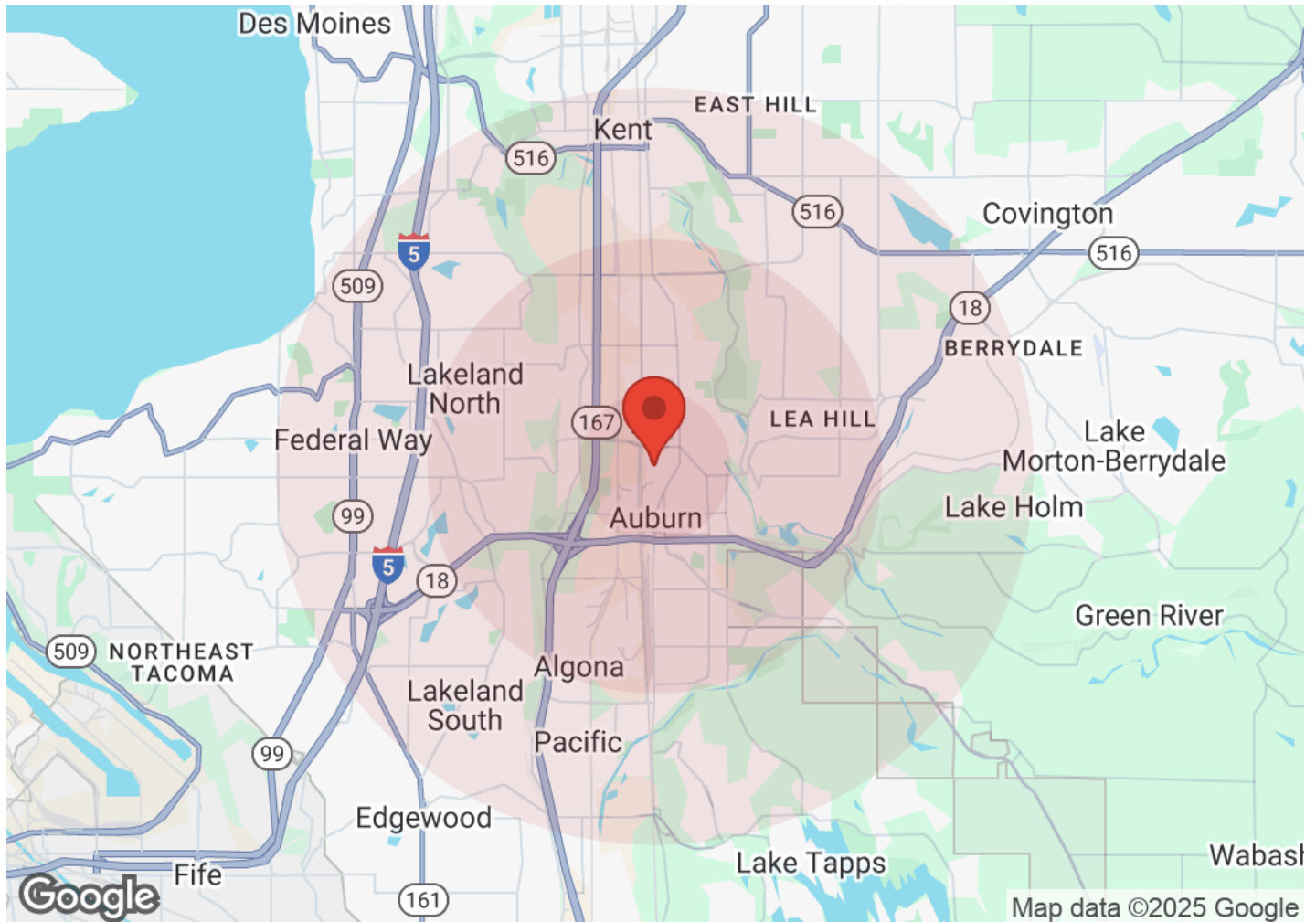
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	5,698	41,659	122,845	Median	\$69,201	\$96,742	\$95,359
Female	5,653	41,016	121,755	< \$15,000	679	1,898	5,711
Total Population	11,351	82,675	244,601	\$15,000-\$24,999	501	1,286	3,991
				\$25,000-\$34,999	383	1,327	4,464
				\$35,000-\$49,999	405	2,327	6,624
				\$50,000-\$74,999	702	3,790	12,641
				\$75,000-\$99,999	778	4,645	12,640
				\$100,000-\$149,999	792	6,536	18,120
				\$150,000-\$199,999	310	3,316	10,074
				> \$200,000	464	4,211	13,185
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,873	15,245	45,076	Total Units	5,385	31,320	93,478
Ages 15-24	1,367	10,571	31,472	Occupied	5,014	29,335	87,452
Ages 25-54	4,727	35,274	106,694	Owner Occupied	1,478	16,980	47,837
Ages 55-64	1,421	9,959	28,297	Renter Occupied	3,536	12,355	39,615
Ages 65+	1,964	11,626	33,061	Vacant	371	1,986	6,025
Race	1 Mile	3 Miles	5 Miles				
White	5,920	39,982	110,242				
Black	1,097	7,151	26,979				
Am In/AK Nat	59	529	1,272				
Hawaiian	285	1,472	4,158				
Hispanic	1,848	13,914	41,166				
Asian	1,516	15,287	48,137				
Multi-Racial	602	4,159	12,157				
Other	24	182	514				

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