



Mixed Use Pad For Sale

Rare Development Opportunity in Auburn

1201 Auburn Way South | Auburn, WA 98002



COLLIERS
11225 SE 6th Street, Suite 240
Bellevue, WA 98004
colliers.com

RYAN OLSON
Senior Vice President
+1 425 922 3879
ryan.olson@colliers.com

JEFF KAISER
Senior Vice President
+1 425 453 3145
jeff.kaiser@colliers.com

Mixed Use Pad For Sale

Property Highlights

- ±0.44 acre available for sale
- Located at a four way intersection on Auburn Way South 33,000 Vehicles per day
- Pad offers two entrances and strong frontage on Auburn Way S
- Directly across the street from new Multi Care Site
- Zoned R-NM Residential Neighborhood Mixed Use*
- Contact brokers for pricing

VIEW ALLOWED USES

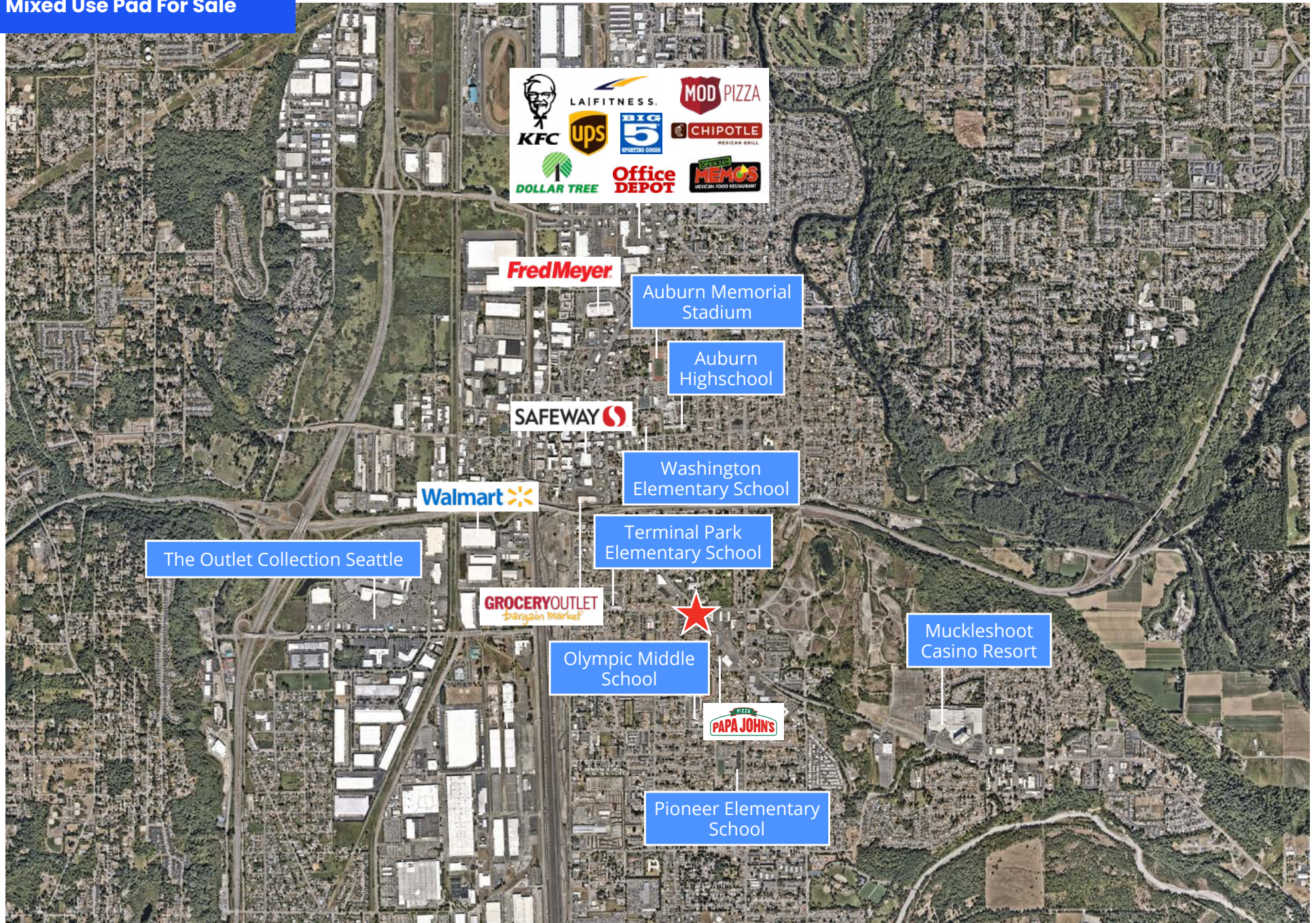
*R-NM Residential Neighborhood Mixed-Use Zone.

1. The intent of the R-NM residential neighborhood mixed-use zone is to provide a flexible approach that achieves a mix of dense residential development and light commercial uses in either a vertical or horizontal configuration. Within this zone there will be a mix of retail, office, middle housing, and multi-story residential uses, with attractive design and accessible spaces for people to live, work, and visit. This zoning designation is served primarily by a combination of transit, pedestrian, and/or bicycle facilities allowing people to access amenities without needing a personal vehicle. Uses and densities allowed within this zone will be consistent with the uses permitted in the C-1 light commercial and the densities of the R4 residential high zone. New development and redevelopment will incorporate a mix of residential and commercial uses. In addition, parks and open spaces are encouraged and may be permitted through the administrative use permit process.
2. Street-level development is encouraged to be retail or higher traffic local businesses or offices, and residential is encouraged on the upper levels of buildings. This zoning district should be walkable and bikeable to neighborhood commercial services and transit facilities and have a high level of street activation and amenities.



Mixed Use Pad For Sale





Market Overview

Auburn is perfectly positioned in Western Washington between the cities of Seattle and Tacoma, 20-minute train ride from either city and only 14 miles from Seattle-Tacoma International Airport. Getting to Auburn has never been easier. Once you are here, the city offers several transportation options such as car share services, car rentals, shuttles, city buses and ample free parking.

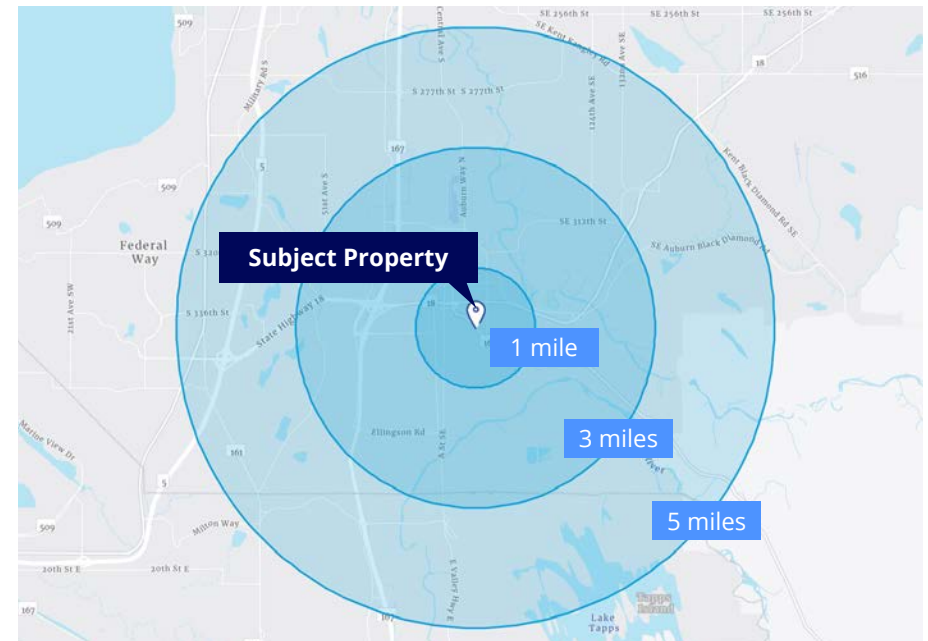
Auburn has an extensive system of parks, open space and urban trails composed of 33 developed parks, over 26 miles of trails (including Auburn's 4.5 mile portion of the Interurban Trail for bikers, walkers, runners and skaters) and almost 387 acres of open space for passive and active recreation.

While agriculture is still a part of the area's economy, production and manufacturing, health care and retail are the primary businesses in the area. The Auburn School District, Boeing, MultiCare Health System, the Muckleshoot Indian Tribe facilities, Oak Harbor Freight Lines, Inc., Oldcastle Infrastructure, Orion Industries, Icon Materials, Emerald Aire, The Outlet Collection and Waste Management (South Sound) are some of the largest employers in the Auburn Area.

Development is on the rise in the Auburn Area as well, as the population is projected to grow at a healthy rate. The diverse businesses in the area are also expanding, in anticipation of what the future will hold.

The Auburn Area is situated conveniently between Seattle and Tacoma. The Auburn Transit Center in the heart of Auburn allows for a quick Sounder train ride to either city to catch a Seahawks or Tacoma Rainiers game. Sound Transit makes transportation a cinch; come check out everything the Auburn Area has to offer!

	1 mile	3 miles	5 miles
Current Total Population	15,366	81,954	184,872
5 Year Total Population	15,649	82,555	189,031
Current Total Households	5,645	28,758	63,119
5 Year Total Households	5,712	28,707	63,947
Median HH Income	\$74,266	\$88,327	\$98,084
Median Home Value	\$484,037	\$557,604	\$601,731
Total Businesses	653	2,346	5,491
Total Employees	9,934	36,981	74,966





Accelerating success.

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.