

MIXED USE FOR LEASE

RESERVE & VILLAS AT AUBURN

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



KELLER WILLIAMS COMMERCIAL

1029 E Main, Suite 201
Puyallup, WA 98372



Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

1113 A STREET NORTHEAST & 1221 A STREET



OFFERING SUMMARY

AVAILABLE SF: 1,297 - 1,598

BUILDING NAME: Reserve & Villas at Auburn

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

LEASE TERM: 3 - 5 Years

FRONTAGE: A St NE

YEAR BUILT: 2017

PROPERTY OVERVIEW

Space available in this Mixed Use complex. 1,598 SF suite could be used for Retail or Office use. 1,297 SF space that was previously a small grocery store. 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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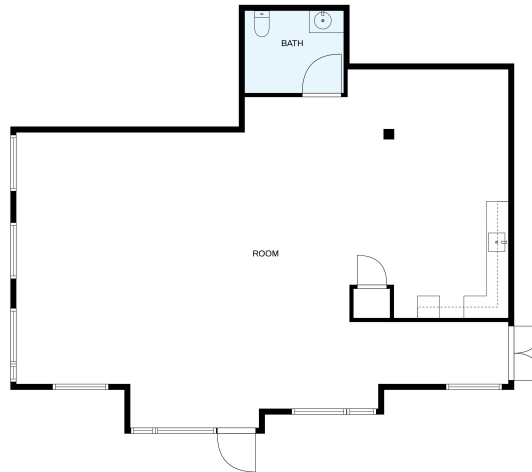
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AVAILABLE SPACES

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FOR LEASE



Suite 1209

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Suite 1257

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Available Spaces

Suite	Size	Rate	Term	Available
1209	1,598	\$15.00 /SF/YR	3 - 5 years	Now
1257	1,297	\$15.00 /SF/YR	3 - 5 years	Now

Suite 1209

Office style suite with lots of natural light, open floor plan, and kitchen. It is a corner suite with floor to ceiling windows. The suite is part of the Villas at Auburn.

Suite 1257

Formerly a small grocery store, this suite provides an excellent retail opportunity. The suite is part of the Villas at Auburn.

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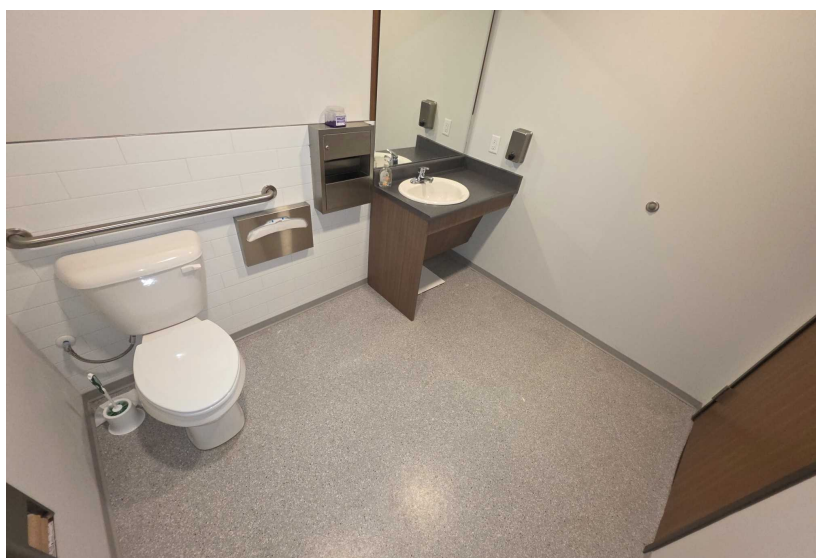
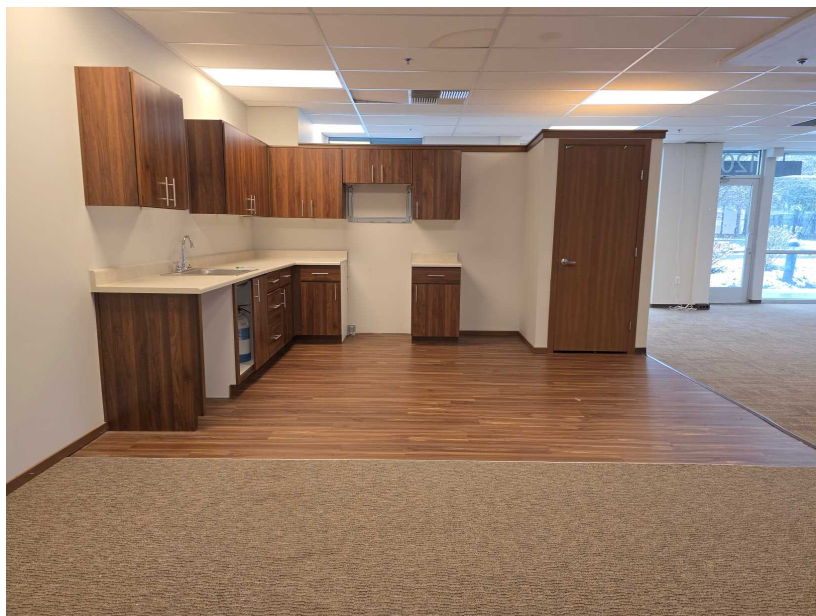
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PICTURES SUITE 1209
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PICTURES SUITE 1257
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LOCATION & HIGHLIGHTS

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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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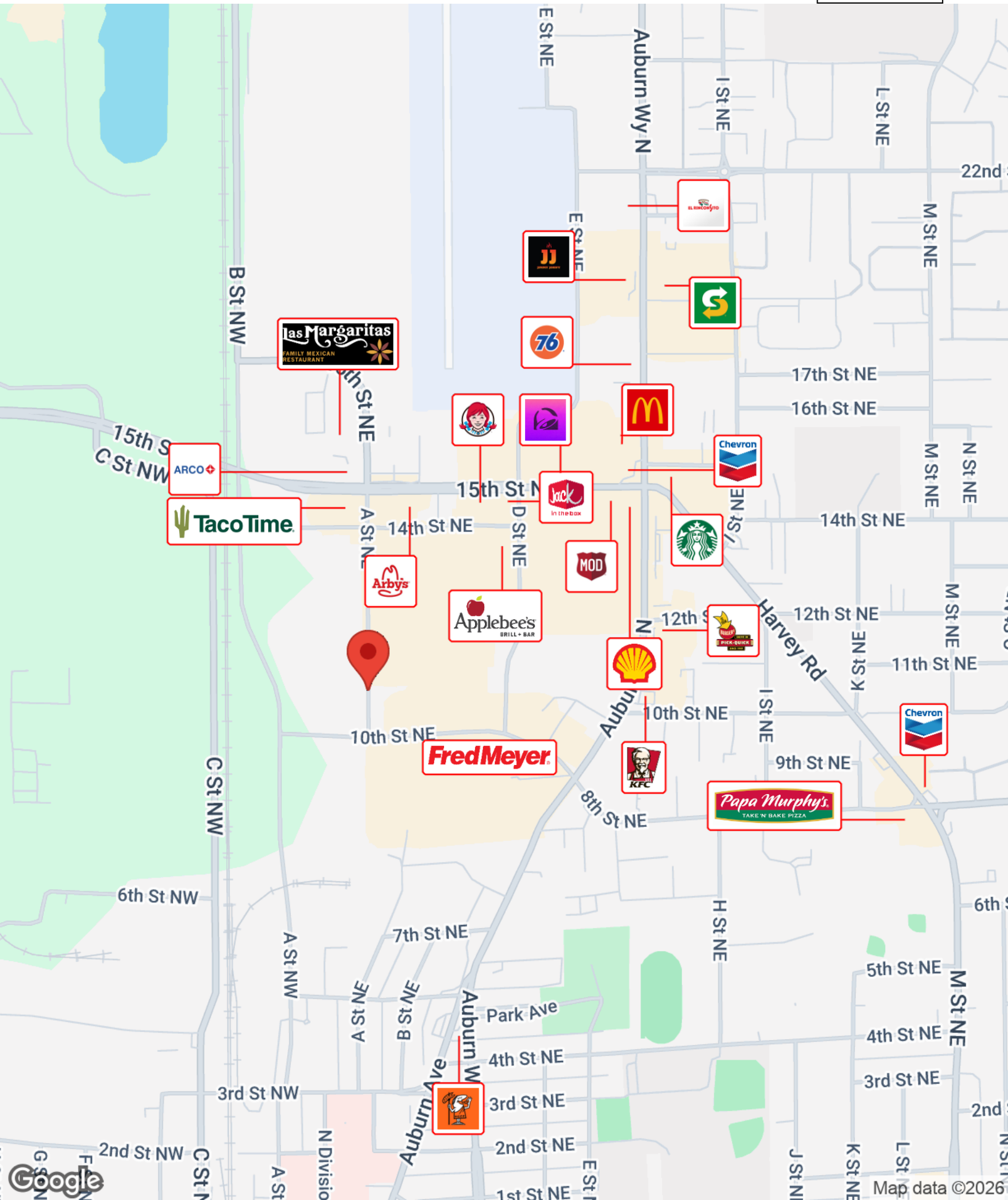
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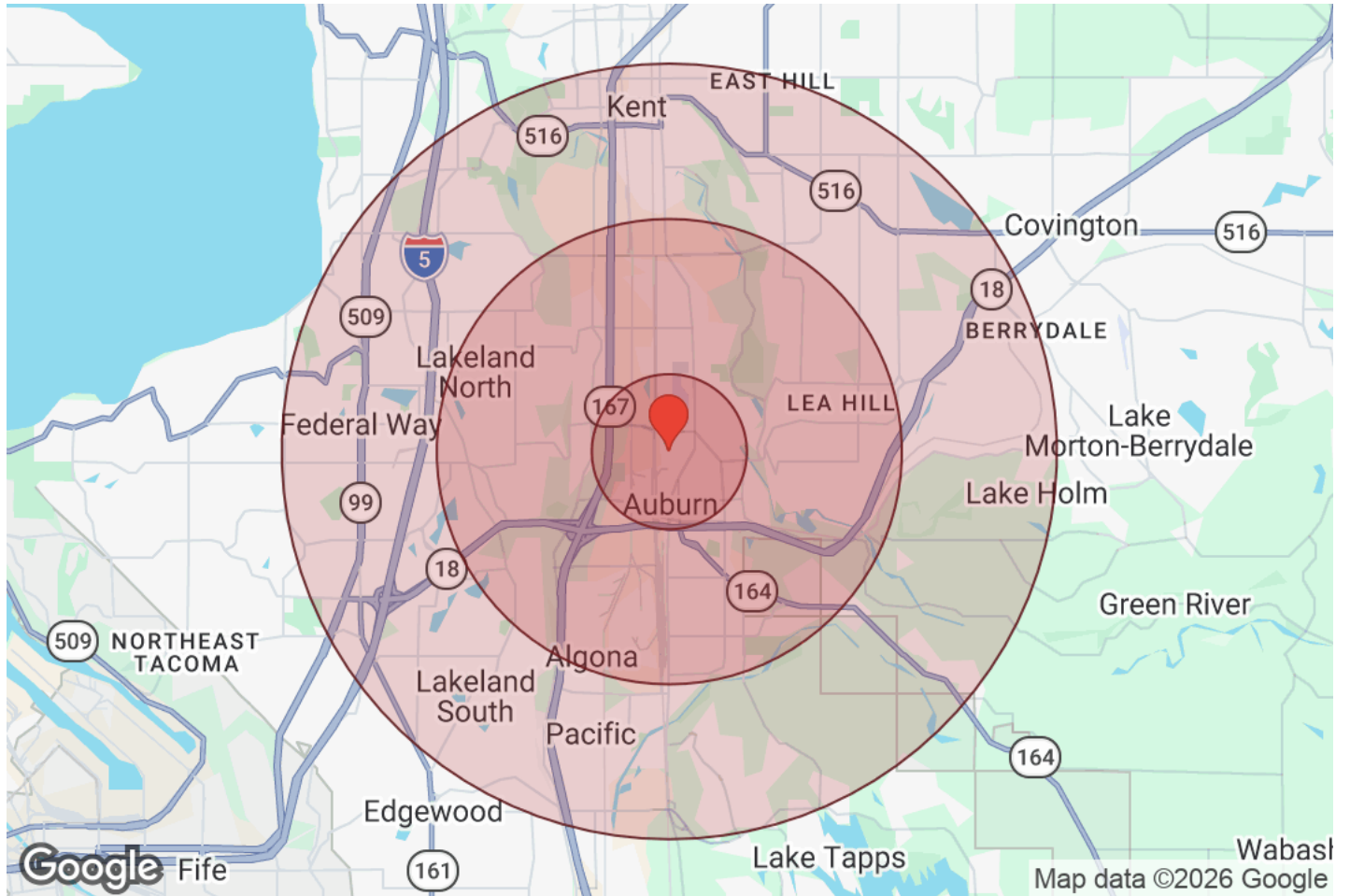
BUSINESS MAP

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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,557	40,951	121,454
Female	5,805	41,318	122,948
Total Population	11,362	82,269	244,402

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,928	39,810	110,176
Black	1,106	7,116	27,006
Am In/AK Nat	59	527	1,246
Hawaiian	284	1,464	4,130
Hispanic	1,843	13,821	40,986
Asian	1,516	15,212	48,196
Multiracial	603	4,130	12,122
Other	24	181	513

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,448	31,455	94,230
Occupied	5,074	29,486	88,265
Owner Occupied	1,472	17,050	48,135
Renter Occupied	3,602	12,436	40,130
Vacant	374	1,970	5,965

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,876	15,132	44,941
Ages 15 - 24	1,365	10,529	31,421
Ages 25 - 54	4,749	35,166	106,616
Ages 55 - 64	1,419	9,908	28,347
Ages 65+	1,953	11,534	33,077

Income	1 Mile	3 Miles	5 Miles
Median	\$74,426	\$99,706	\$97,590
Under \$15k	642	1,852	5,608
\$15k - \$25k	465	1,296	3,709
\$25k - \$35k	300	1,291	4,507
\$35k - \$50k	457	2,220	6,647
\$50k - \$75k	690	3,616	12,048
\$75k - \$100k	856	4,520	12,852
\$100k - \$150k	862	6,756	18,099
\$150k - \$200k	314	3,470	10,277
Over \$200k	489	4,464	14,518

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