

FOR SALE

SHORELINE MIXED USE PROPERTY

16610 AURORA AVENUE N, SHORELINE, WA 98133



OFFERING SUMMARY

Sale Price:	\$2,995,000
Available SF:	2,816 SF
Lot Size:	22,344 SF
Zoning:	MB
Market:	Shoreline
Price / SF:	\$134.04

PROPERTY OVERVIEW

Large lot with approximately 120' of frontage on Aurora Avenue North with additional access from the utility road to the east. 2 buildings: 5,632 SF Retail/Warehouse building with monument signage and ample parking facing Aurora Ave and a warehouse of 3,300 SF, currently used as an RV service facility. Great visibility and easy access.

PROPERTY HIGHLIGHTS

- Development Site or Owner/User Property
- 22,344 SF of Land with approx. 120' of Aurora Frontage
- 5,632 SF Retail/Warehouse & 3,300 SF Warehouse
- Monument Signage
- Zoned MB



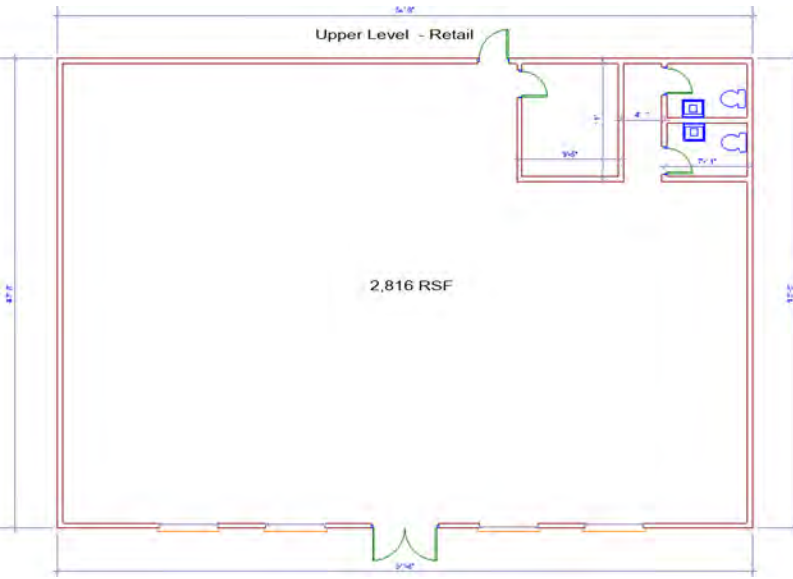
DAVID HALL, CCIM, CPM CANDIDATE
206.381.3883 x107
david@corecommercialproperties.com

CORE Commercial Properties, Inc. | 10 East Allison Street | Seattle, WA 98102 | 206.381.3800 | corecommercialproperties.com

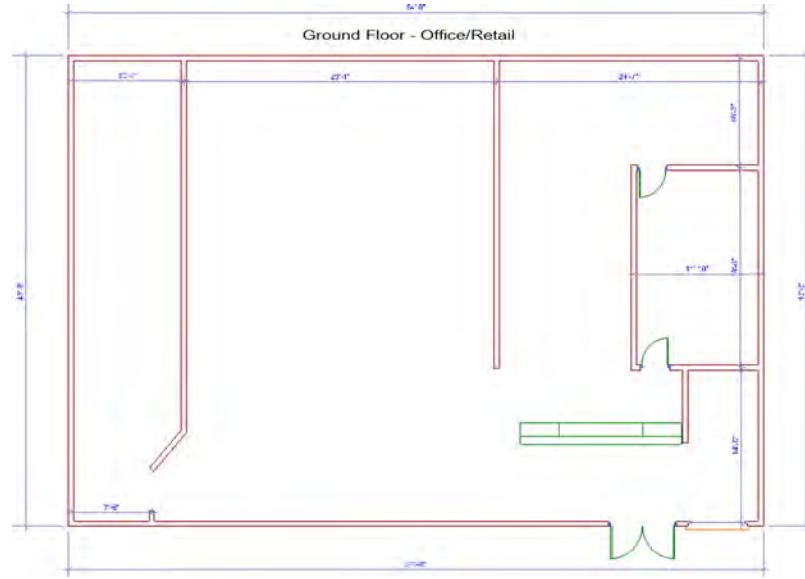
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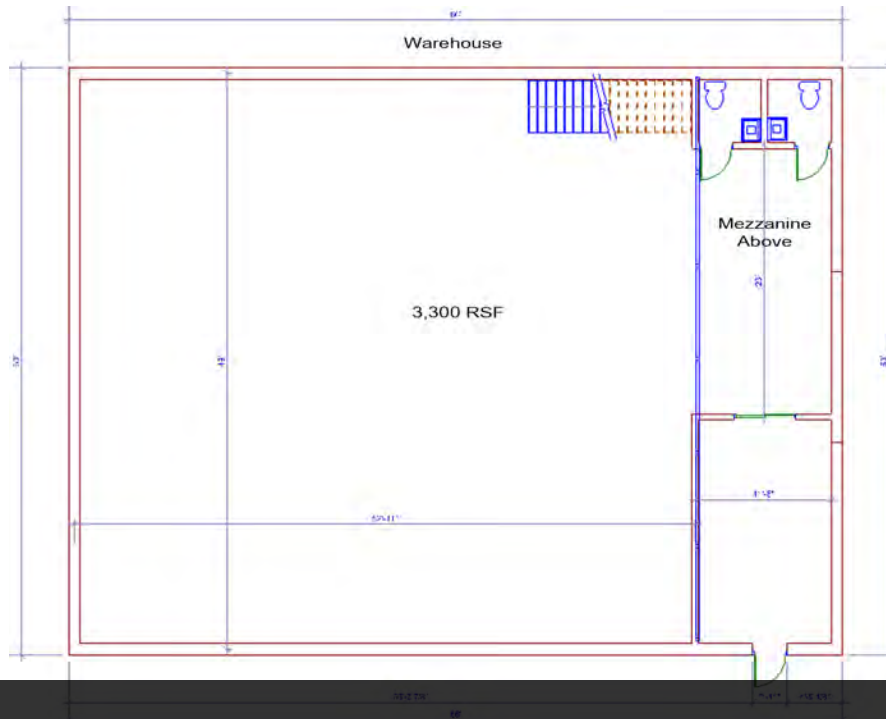
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Main Building - Upper Level Retail



Main Building - Lower Level Office/Retail



Warehouse Building



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,816 SF	Lease Rate:	\$25.00 SF/yr

AVAILABLE SPACES

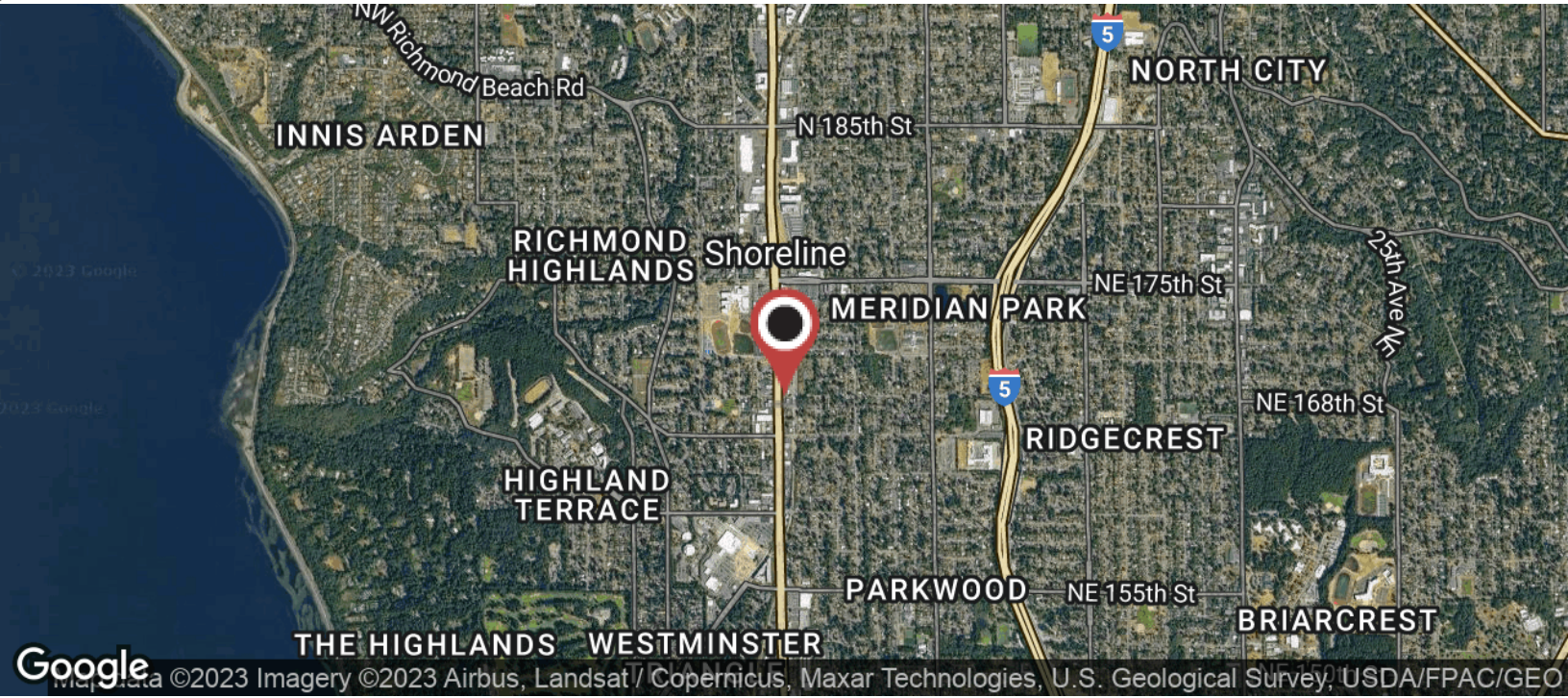
SUITE	DESCRIPTION
Shoreline Retail On Aurora	2,816 SF of mostly open space with ample parking, lots of glass and monument signage.



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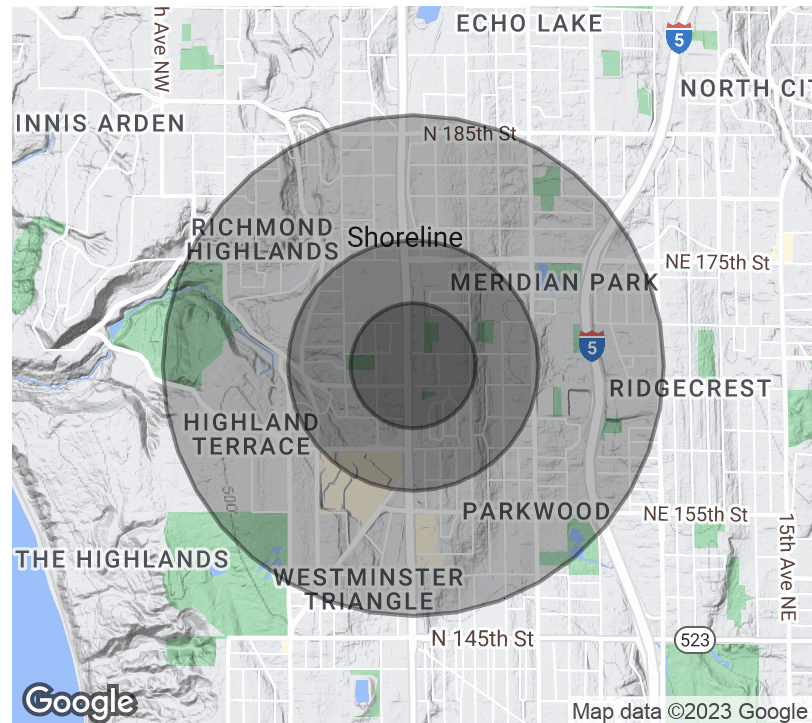
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	910	3,831	15,226
Average Age	44.8	43.5	41.9
Average Age (Male)	42.9	40.1	40.1
Average Age (Female)	45.0	46.7	44.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	387	1,570	5,874
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$106,177	\$105,535	\$107,911
Average House Value	\$585,707	\$562,106	\$582,851

* Demographic data derived from 2020 ACS - US Census



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