



**Build-to-Suit or  
Ground Lease**

# Daycare Build-to-Suit or Ground Lease

**26725 271st Ave NE | Duvall, WA**

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**AYERS**  
COMMERCIAL  
GROUP

## THE OFFERING

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### ***Build-to-Suit:***

### ***11,512 SF Daycare Building   /   Asking Price: \$48/SF, NNN***

Ayers Commercial Group is pleased to present the opportunity for a **build-to-suit daycare** in **Duvall, WA**. This prime location offers an exceptional opportunity to establish a **high-demand childcare facility**, with anticipated approval for **160 children**. Duvall has experienced **significant population growth** in recent years, attracting families seeking a suburban lifestyle while maintaining close proximity to employment centers in the greater Seattle area. As a **thriving bedroom community**, Duvall boasts **strong demographics** - including high **average household incomes** of **\$190,000** within **1 mile** - creating a strong customer base for a premium daycare provider. With **limited competition** and no large-scale daycare facilities currently serving the area, this site presents a unique chance to fill a vital need in the community.

## THE OFFERING ———

### *Ground Lease:*

***1.17 Acres   /   Asking Price: Negotiable***

This flexible commercial development opportunity offers the best of both worlds: use the **landlord's already-approved daycare plans** or **design your own custom** facility.

Permitted uses also include **medical, dental, veterinary, restaurant, or professional office.**

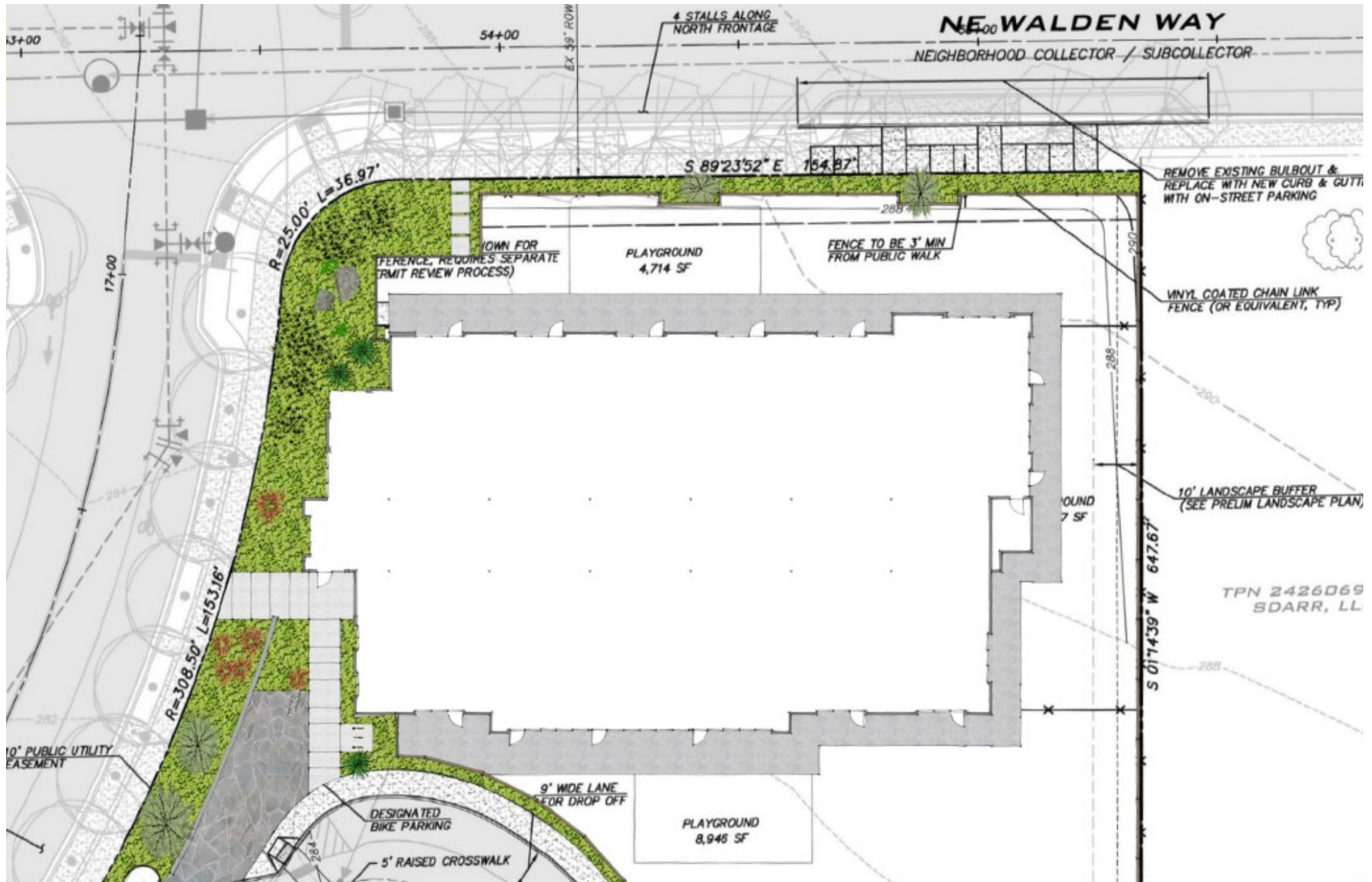


## PROPERTY SUMMARY

ADDRESS	26725 271st Ave NE Duvall, WA 98019
PARCEL NUMBER	7299021170
LOT AREA	51,006 SF   1.17 AC
ZONING	MUI
JURISDICTION	City of Duvall



# AERIAL





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## Proposed Design

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