

MIXED USE FOR LEASE

RESERVE & VILLAS AT AUBURN

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



FOR LEASE

KELLER WILLIAMS COMMERCIAL

1029 E Main, Suite 201
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

Space available in this Mixed Use complex. 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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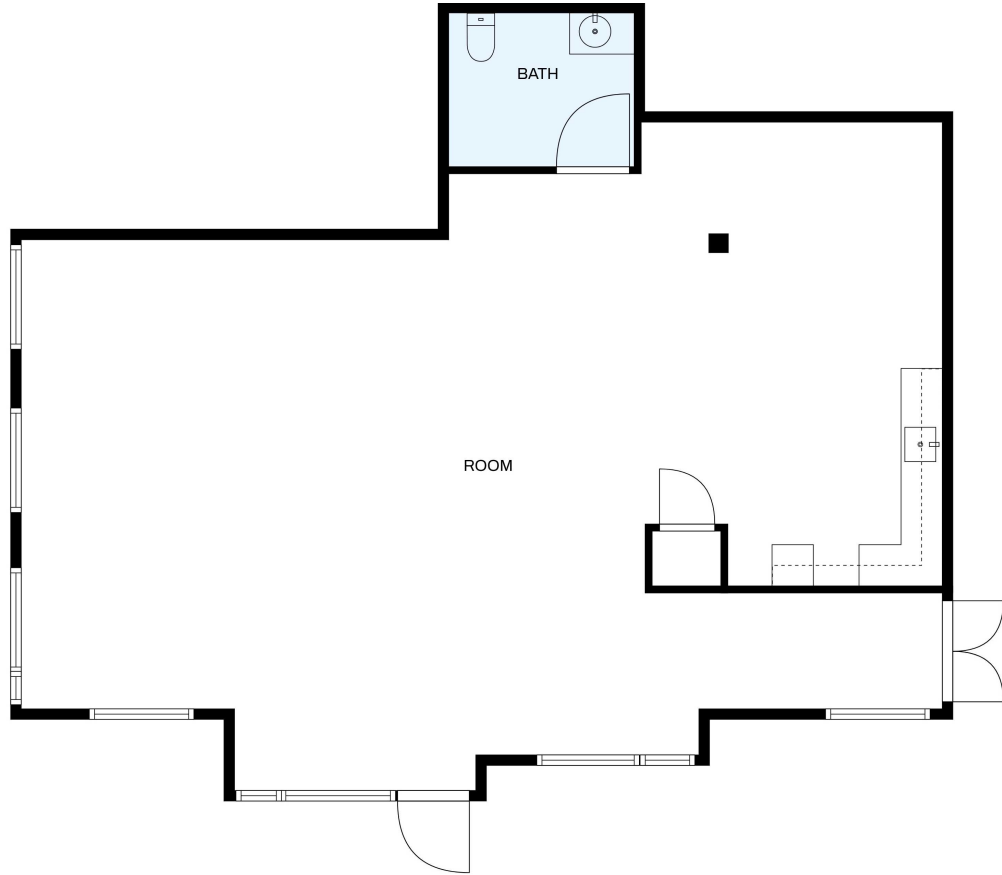
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AVAILABLE SPACES

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FOR LEASE



Available Spaces

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

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PICTURES SUITE 1209
1113 A STREET NORTHEAST



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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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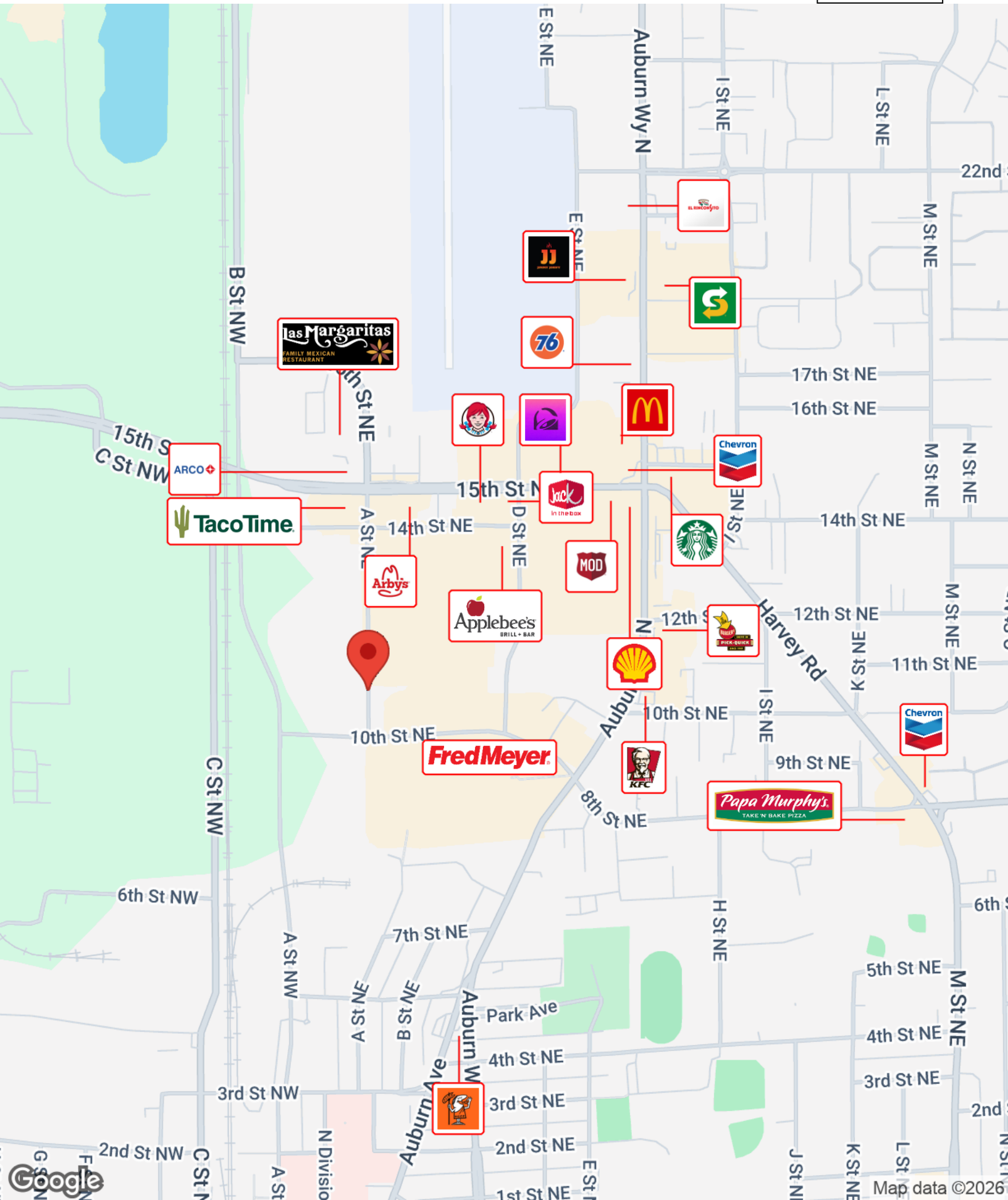
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BUSINESS MAP

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Las Margaritas
FAMILY MEXICAN RESTAURANT

TacoTime

Arby's

Applebee's
GRILL + BAR

Fred Meyer

Shell

KFC

Papa Murphy's
TAKE 'N BAKE PIZZA

Chevron

Starbucks

McDonald's

76

JD

S

ARCO

Jack
IN THE BOX

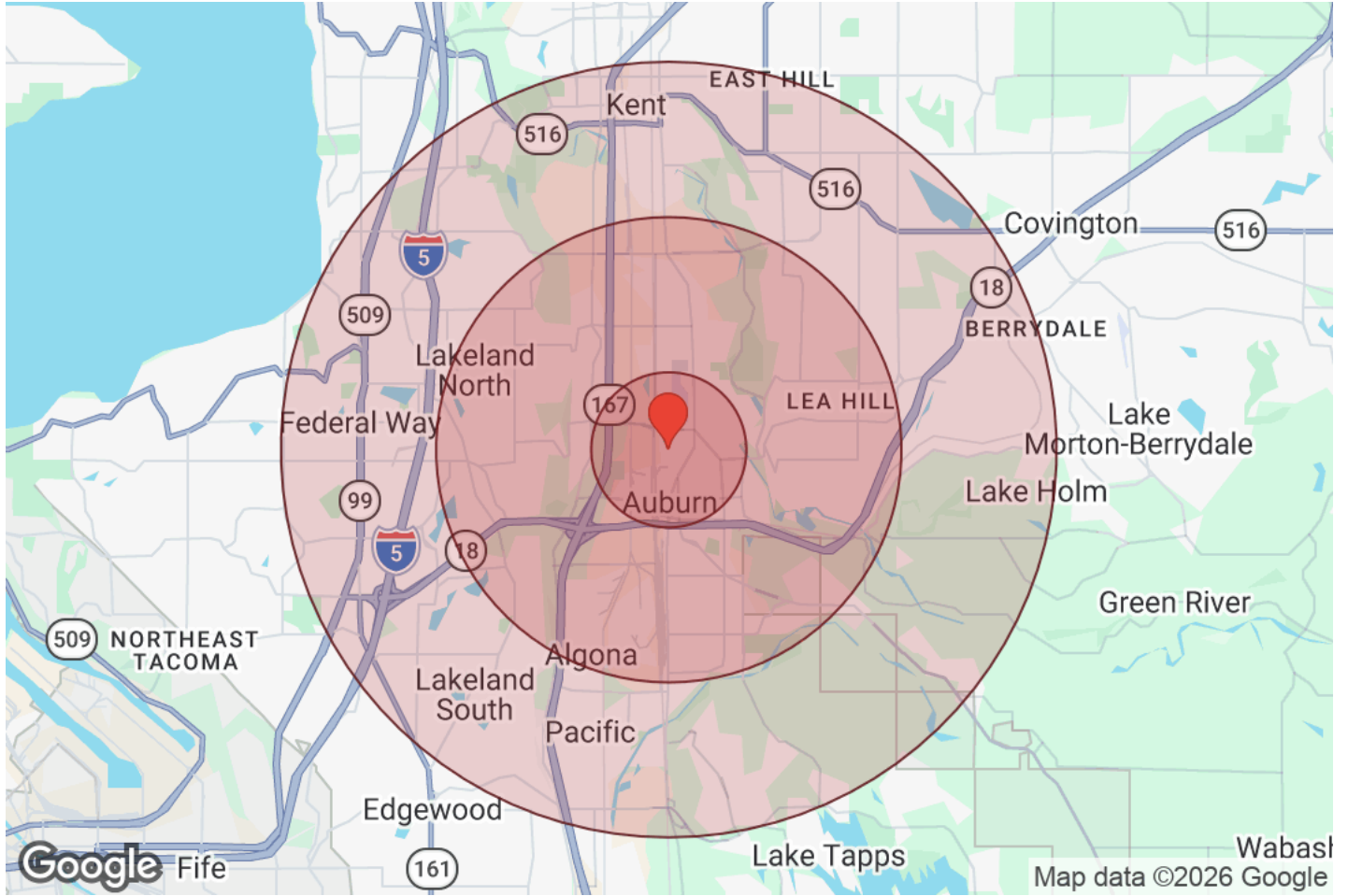
MOD

Chevron



DEMOGRAPHICS

1113 A STREET NORTHEAST & 1221 A STREET



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,698	41,659	122,845
Female	5,653	41,016	121,755
Total Population	11,351	82,675	244,601

Race / Ethnicity	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
Multiracial	602	4,159	12,157
Other	24	182	514

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,385	31,320	93,478
Occupied	5,014	29,335	87,452
Owner Occupied	1,478	16,980	47,837
Renter Occupied	3,536	12,355	39,615
Vacant	371	1,986	6,025

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,873	15,245	45,076
Ages 15 - 24	1,367	10,571	31,472
Ages 25 - 54	4,727	35,274	106,694
Ages 55 - 64	1,421	9,959	28,297
Ages 65+	1,964	11,626	33,061

Income	1 Mile	3 Miles	5 Miles
Median	\$69,201	\$96,742	\$95,359
Under \$15k	679	1,898	5,711
\$15k - \$25k	501	1,286	3,991
\$25k - \$35k	383	1,327	4,464
\$35k - \$50k	405	2,327	6,624
\$50k - \$75k	702	3,790	12,641
\$75k - \$100k	778	4,645	12,640
\$100k - \$150k	792	6,536	18,120
\$150k - \$200k	310	3,316	10,074
Over \$200k	464	4,211	13,185

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