

Build-to-Suit/Ground
Lease
LEASE



Build-to-Suit Daycare Opportunity/ Ground Lease

26725 271st Ave NE | Duvall, WA

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AYERS
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GROUP

RARE BUILD-TO-SUIT DAYCARE OPPORTUNITY

11,512 SF | \$50 Annual/SF

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.

Ground Lease Opportunity

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 and build your own custom** facility. Ideal for a range of uses including **daycare, medical, dental, veterinary, restaurant, or professional office.**

Located in one of King County's fastest-growing communities, this site benefits from strong residential growth, limited competing inventory, and demand for essential services. Whether you're expanding or launching a new location, this is a rare chance to establish your presence in a high-demand market.

ALTERNATIVE PLAN ---

Build to Suite Lease Opportunity

6,700 SF Daycare

4,500 SF Retail/Office (Devisable)

An alternative site plan offers the ability to accommodate a $\pm 6,700$ SF daycare facility, thoughtfully designed to meet the needs of modern childcare operators, along with an additional $\pm 4,535$ SF of retail space. The retail component can be demised into three separate suites, providing flexibility for a variety of users.

This retail space is well-suited for a range of uses including medical, dental, veterinary, restaurant, professional office, and general retail. The layout allows for efficient storefront visibility, customer access, and parking flow, making it an attractive option for both service-oriented and traditional retail tenants.

This is a build-to-suit lease opportunity, allowing tenants to customize their space to align with specific operational requirements. Located in Duvall, WA, the property benefits from strong local demographics, limited competing inventory, and a growing residential base, making it an ideal location for both childcare and neighborhood-serving retail uses.

ALTERNATIVE PLAN



Site / Building Data

OWNER	YUSUF BOOYAWA
PROJECT ADDRESS	14106 271ST AVE NE DUVALL, WA 98019
CONSTRUCTION TYPE	2021 IBC TYPE V-B BUILDING
MAX OCCUPANCY TYPE	M, S & R
EXISTING SITE AREA	31,000 SF or 1.17 ACRES
YEAR BUILT	UNBUILT
EXISTING BUILDING FLOOR AREA	UNDEVELOPED
WATER SERVICE	WATER DISTRICT PUBLIC
TAX PARCEL NUMBER	72900-1170
QUANTIFICATION CODE	10000000000000000000
ZONING (CITY OF DUVALL)	MUH (MIXED USE INSTITUTIONAL)
SETBACKS (PER DMC 14.16.030.C)	FRONT: 10'-0" REAR: 10'-0" (W/SET) REAR: 10'-0"
GARAGE SETBACK	20'-0"
HEIGHT LIMIT (14.16.030.D)	35'-0" BASE HEIGHT
Chapter 14.16 - MIXED USE INSTITUTIONAL (MU-I) ZONING DISTRICT	
14.16.020 - DEVELOPMENT STANDARDS	1A. UPPER STORY RESIDENTIAL ONLY
MINIMUM DENSITY	UPPER STORY RESIDENTIAL ONLY LIMITED BY BUILDING HEIGHT, PARKING AND OTHER SITE REQUIREMENTS.
MINIMUM LOT AREA IN SQUARE FEET	2 SQUARE FEET
MINIMUM STREET SETBACK	10' (5'-0" FEET (1))
MINIMUM REAR SETBACK	9 FEET
MINIMUM LOT WIDTH	25 FEET
MINIMUM IMPERVIOUS SURFACE	30% (2)
MAXIMUM HEIGHT	30 FEET (2) (4)
(1) See DMC Chapter 14.16, Design Guidelines.	
(2) See DMC Section 14.16.100, Landscape Standards.	
(3) See DMC Chapter 14.16, Additional Development Standards for height calculations.	
(4) Three Rows allowed on the uphill side and four Rows allowed on the downhill side.	
(5) Maximum impervious surface (Drone area minus aerial site areas).	
(6) Additional Development Standards in the Duvall Municipal Code and Duvall Public Works Design Standards.	
14.16.022 - MIXED USE AND NON-RESIDENTIAL DEVELOPMENTS	14. PERMITTED UNDEVELOPED SPACES
14.16.022 - MIXED USE AND NON-RESIDENTIAL DEVELOPMENTS	1. MIXED USE AND DEVELOPMENTS SHALL PROVIDE PROPORTIONATE UNDEVELOPED SPACE (PUBIC PLAZA OR COURTYARD), AT A MINIMUM OF ONE PERCENT OF THE TOTAL LOT AREA + ONE PERCENT OF THE NON-RESIDENTIAL BUILDING FOOTPRINT.
14.16.022 - MIXED USE AND NON-RESIDENTIAL BUILDING DESIGN	80 STUDENTS = 8 TOTAL REQUIRED (8 maximum stalls) 5,125 SF RESTAURANT FLOOR = 300 = 17 STALLS REQUIRED
14.16.040 - COMPUTATION OF OFF-STREET PARKING SPACES	PARKING IS REQUIRED TO BE AVAILABLE POTENTIALLY:
14.16.040 - COMPUTATION OF OFF-STREET PARKING SPACES	REQUIRED: DAYCARE: 2 PER FACILITY PLUS @ 1 PER 20 CHILDREN
14.16.040 - COMPUTATION OF OFF-STREET PARKING SPACES	REQUIRED: OFFICE USES / RETAIL USES @ 1 PER 300 SQUARE FEET
14.16.040 - COMPUTATION OF OFF-STREET PARKING SPACES	(1) The maximum number of parking spaces provided for a specified use or building shall be one and one-half times the minimum number of spaces set out in subsection 14 of this section and if the additional parking need is documented in a traffic impact assessment, the requirements of which are set out by the public works director. The director may allow an increase in parking spaces if documented as to the need for such additional spaces by an aerial site assessment. Such additional parking shall not be located in front of a building and shall be consistent with DMC Chapter 14.16, Design Guidelines.

General Notes

1. CALL LOCAL UTILITIES BEFORE YOU DIG
2. CONSTRUCTION RESPONSIBILITY FOR POSTING ALL PERMITS ON SITE

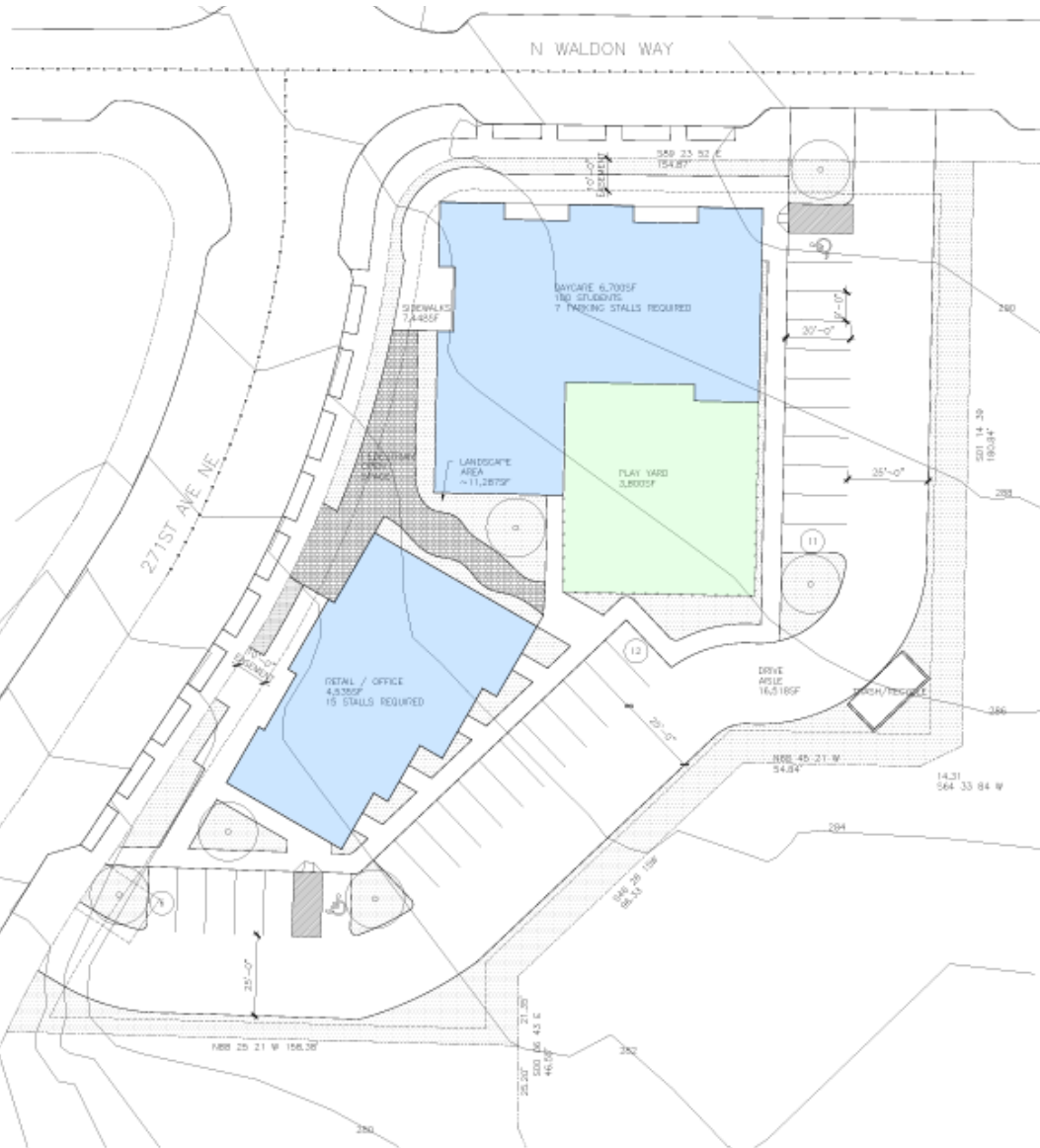
Legal Description

TAX LOT # 72900-1170
THE PROJECT AND ROOFRIDGE
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"Impervious Surface" means any nonporous surface which is covered or hardened so as to prevent or impede the percolation of water into the soil mantle including, but not limited to, roof tops, and roofs of porches, paved or gravelled roads and walkways or parking areas and excluding landscaping and surface water retention/detention facilities.

"Maximum Building Coverage" means the percentage of total lot area covered by primary and accessory buildings as measured by the total horizontal area of the building(s) calculated by the total square footage covered divided by the total lot area.

"Maximum Lot Coverage" means the maximum area of a lot that is permitted to be covered by impervious surfaces in accordance with the applicable zoning district regulations, including but not limited to, building coverage, porches, driveways, concrete patios, and similar features.



1 - EXISTING / DEMO SITE PLAN

SCALE: 1/8" = 1'-0"



ALL LOT LINES & DIMENSIONS ARE APPROXIMATE - ARCHITECT MAKES NO GUARANTEES AS TO ACCURACY

THIS DRAWING IS AN ARCHITECTURAL REPRESENTATION OF THE SITE, IT IS NOT A SURVEY.

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



Proposed Design



Proposed Design

