

COMMERCIAL FOR SALE

# ADVANCED SEPTIC & CONSTRUCTION BUILDING

1602 WEST VALLEY HIGHWAY SOUTH, AUBURN, WA 98001



FOR SALE

**KELLER WILLIAMS COMMERCIAL**

1011 E Main, Suite 420  
Puyallup, WA 98372



Each Office Independently Owned and Operated

*PRESENTED BY:*

**JOEY SOLLER**

Commercial Broker

O: (253) 606-6332

C: (253) 606-6332

[force10commercial@gmail.com](mailto:force10commercial@gmail.com)

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# EXECUTIVE SUMMARY

1602 WEST VALLEY HIGHWAY SOUTH



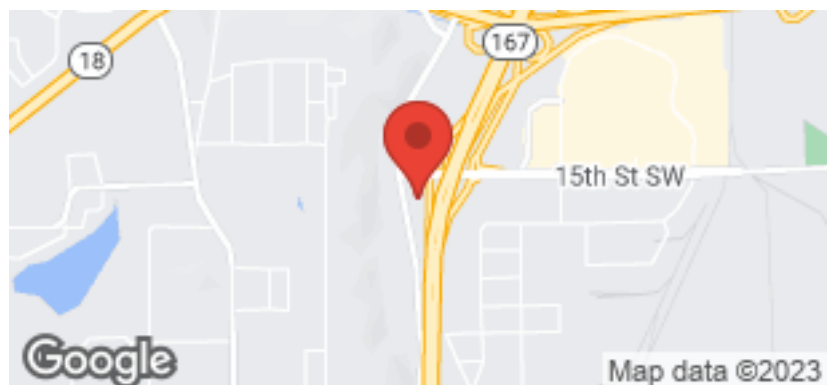
## OFFERING SUMMARY

<b>PRICE:</b>	\$8,000,000
<b>BUILDING SF:</b>	12,000
<b>PRICE / SF:</b>	\$666.67
<b>LOT SIZE:</b>	2.78 Acres
<b>OFFICE SF:</b>	6,508
<b>WAREHOUSE SF:</b>	5,492
<b>FLOORS:</b>	2
<b>GRADE DOORS:</b>	3
<b>HVAC:</b>	Forced Air
<b>POWER:</b>	Phase 3, 200 amp
<b>OUTSIDE STORAGE:</b>	Yes
<b>YARD:</b>	Fenced
<b>YEAR BUILT:</b>	1988
<b>RENOVATED:</b>	2000

## PROPERTY OVERVIEW

12,000 SF retail building on 2.34 AC just off Hwy-167 in Auburn! This quality building features metal roofing, upgraded LED interior & exterior lighting, sprinkler system, 3-phase 200 amp (8 separate electric panels), high bay doors, vent system for machining, multiple zoned HVAC, offices w/classy window fronts, training room & conference rooms, professional restrooms for the public, & loaded w/ added features.

The property consists of two parcels, is fully fenced with electric entry gates, new asphalt parking lot, and state-of-the-art signage with direct HWY 18 exposure (over 86,300 CPD).



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# LOCATION & HIGHLIGHTS

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## LOCATION INFORMATION

Access: W Valley Hwy  
Street Address: 1602 West Valley Highway South  
City, State, Zip: Auburn, WA 98001  
APN: 2321049036, 2321049035  
County: King  
Market: Auburn  
Signal Intersection: Yes  
Traffic Count: 86,309 (Hwy-167)  
Utilities: Water / Gas / Power / Sewer  
Zoning: C3

## LOCATION OVERVIEW

Located in the city of Auburn, C-3 Heavy Commercial Zone. The intent of C-3 is to allow for medium to high-intensity uses consisting of a wide range of retail, commercial, entertainment, offices, services, & professional uses.

Excellent visibility from Highway 167 which averages approximately 86,300 CPD as well as W Valley Hwy, which gets around 14,000 CPD. Easy access to both Hwy-167 & Hwy-18, which links up to I-5, and only minutes from The Outlet Collection.

## PROPERTY HIGHLIGHTS

- State-of-the-art signage with direct HWY 18 exposure
- Upgraded LED interior & exterior lighting
- Sprinkler system
- 3-phase 200 amp (8 separate electric panels)
- Multiple high bay doors
- Vent system for machining
- Fully fenced with electric entry gates
- New asphalt parking lot

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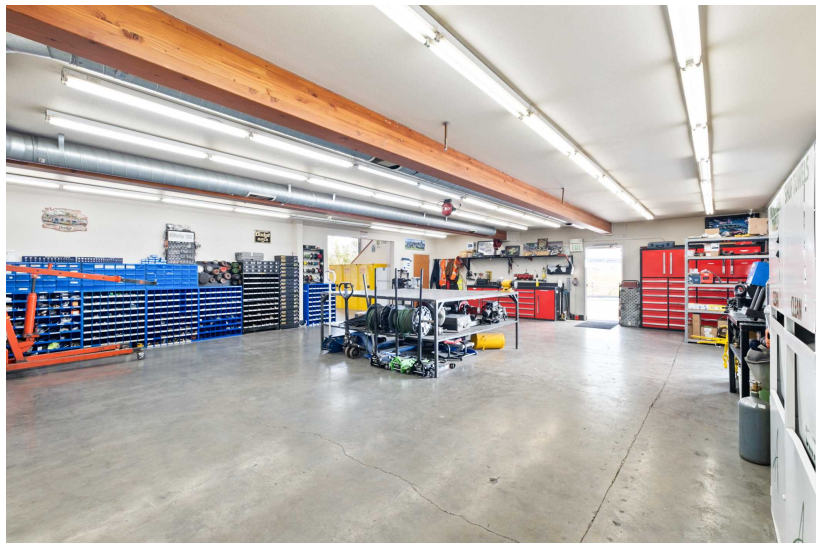
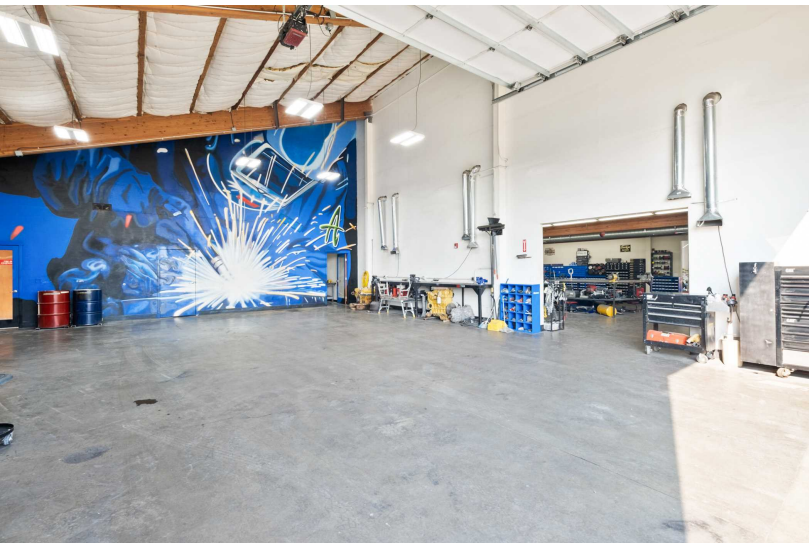
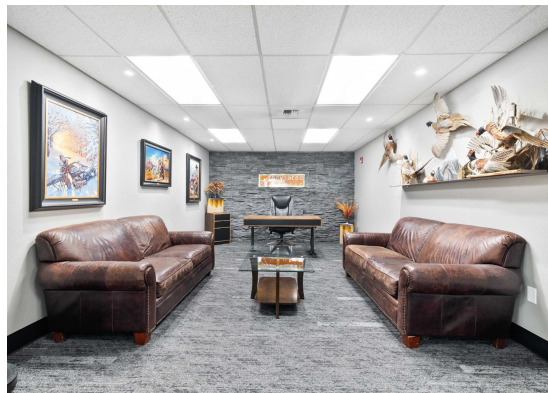
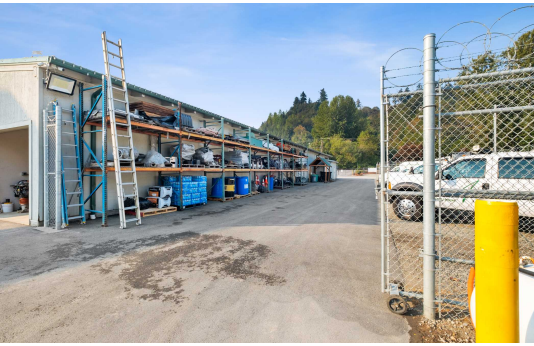
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# PICTURES

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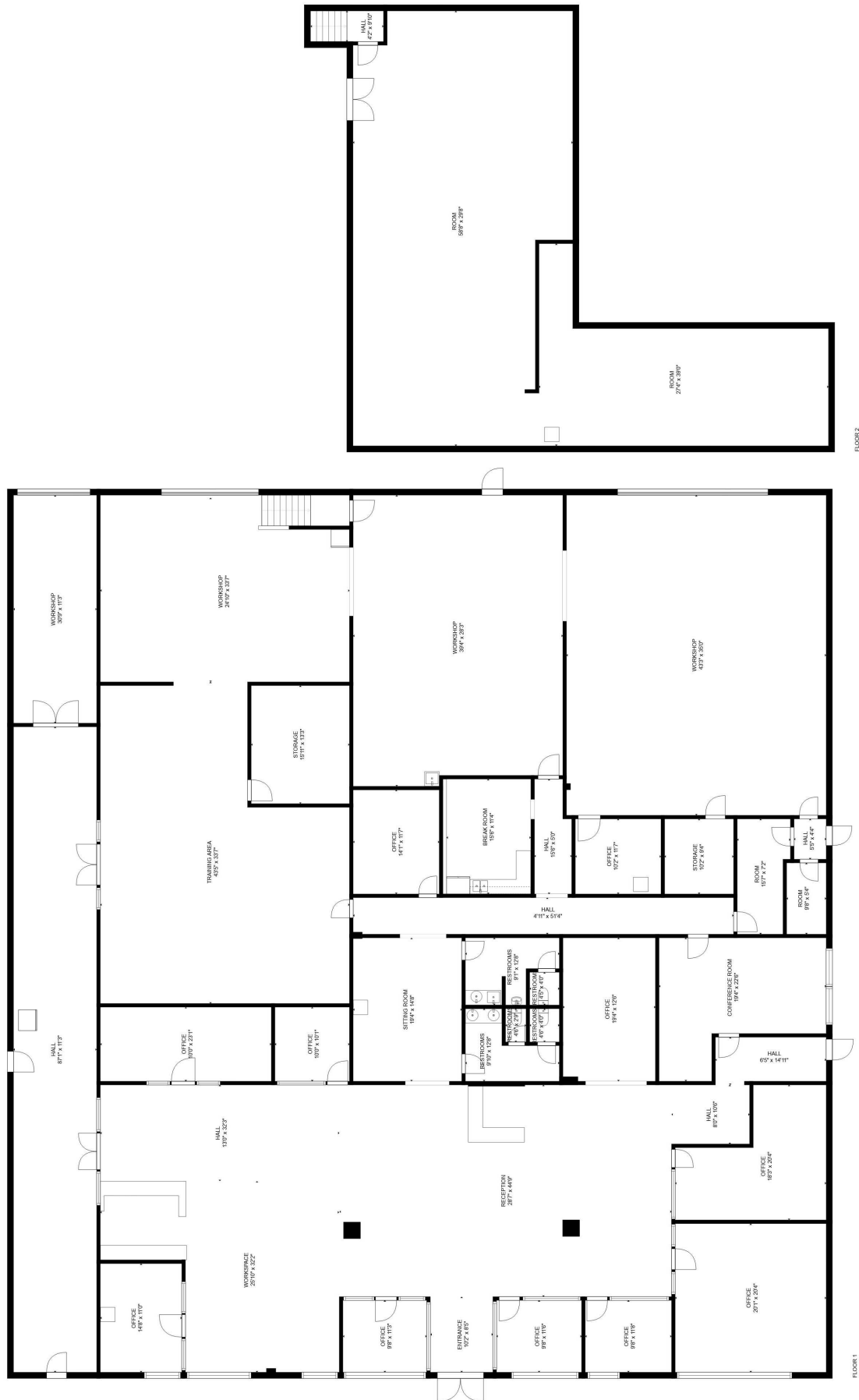


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# PROPERTY PHOTOS

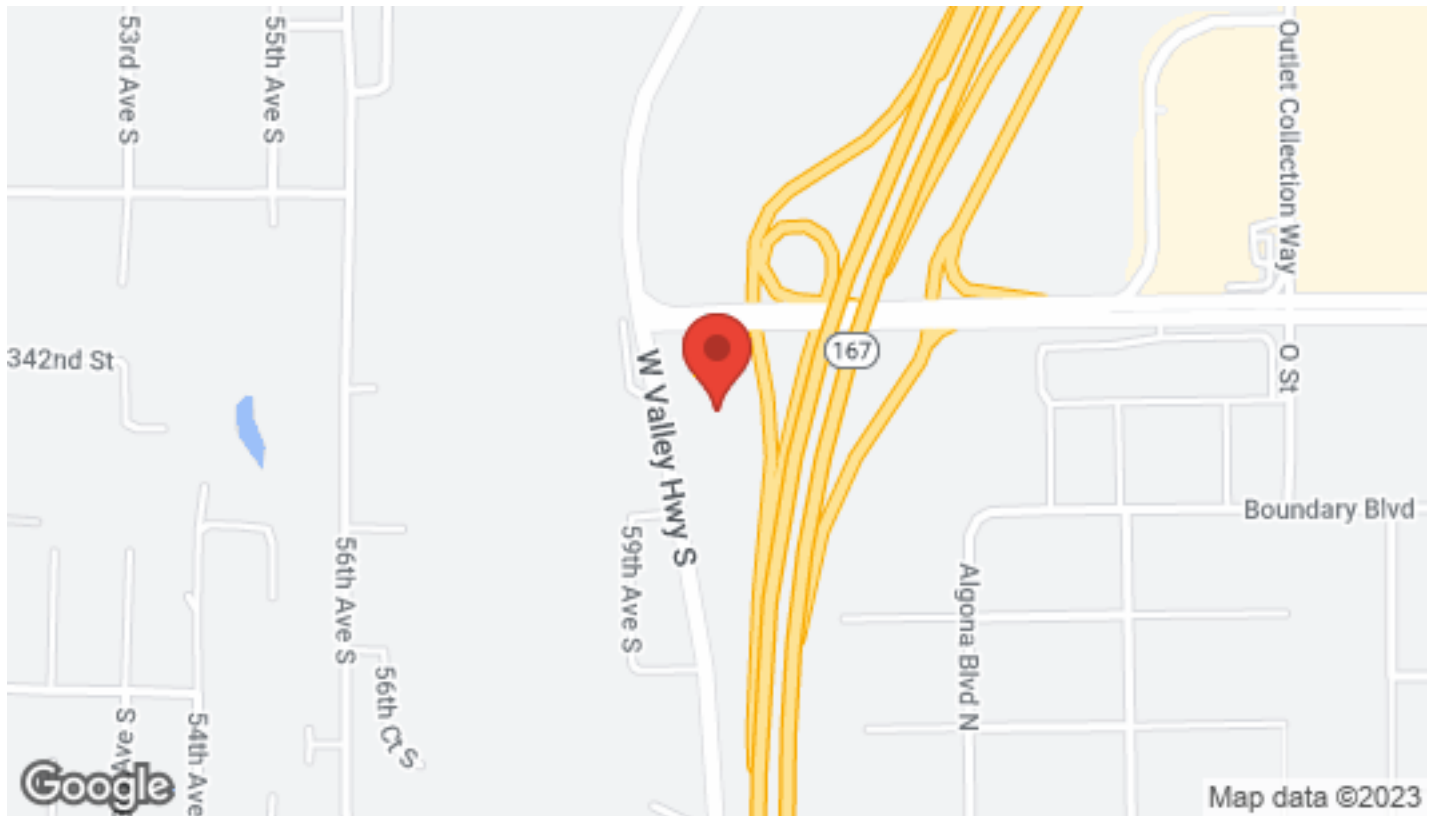
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# LOCATION MAPS

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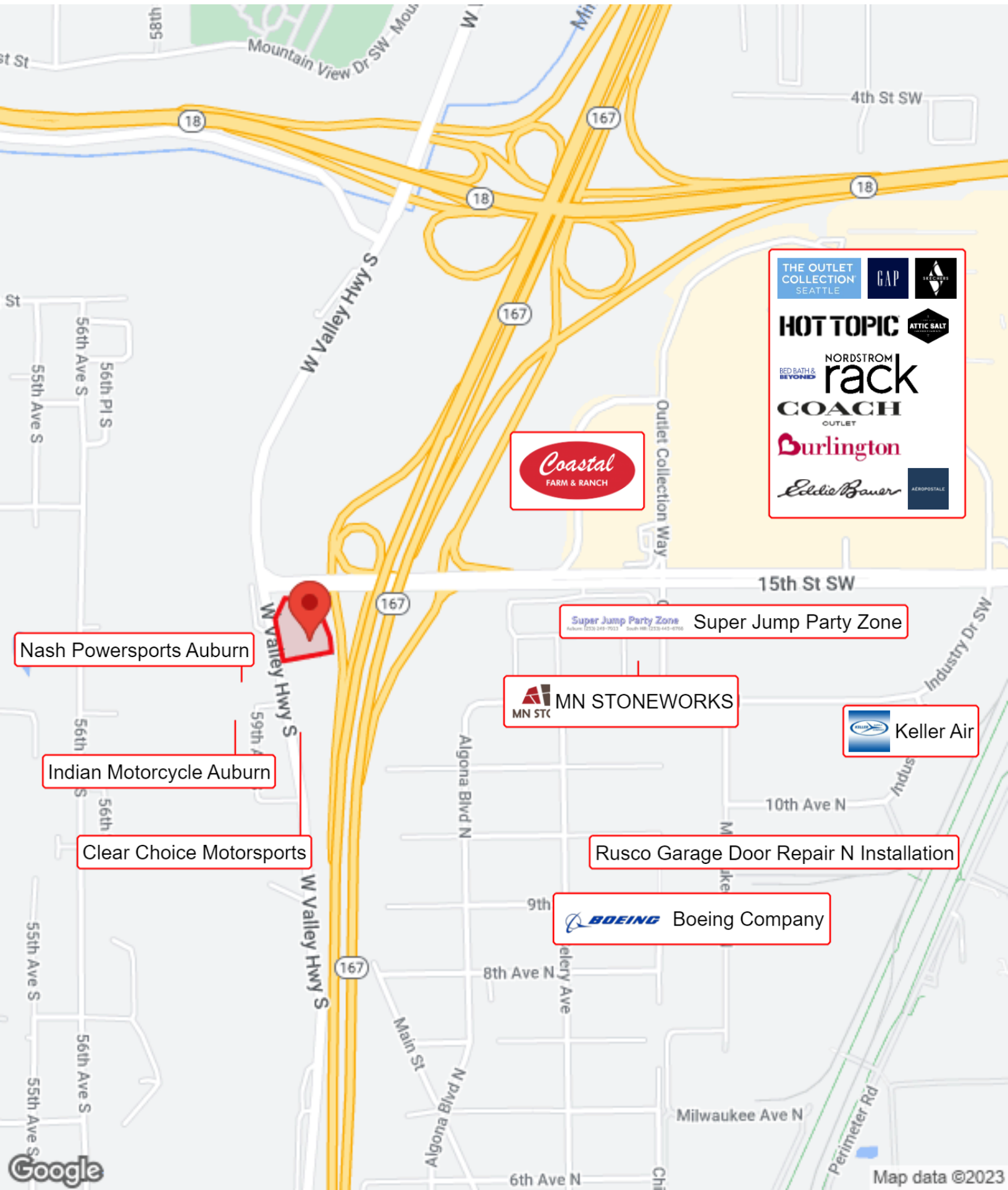


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# BUSINESS MAP

1602 WEST VALLEY HIGHWAY SOUTH



THE OUTLET COLLECTION SEATTLE

GAP

SKIDDER

HOT TOPIC

ATTIC SALT

NORDSTROM rack

RED BATH & BEYOND

COACH OUTLET

Burlington

Eddie Bauer

ACROPOSTALE

Coastal FARM & RANCH

Super Jump Party Zone

Nash Powersports Auburn

MN STONEWORKS

Keller Air

Indian Motorcycle Auburn

Clear Choice Motorsports

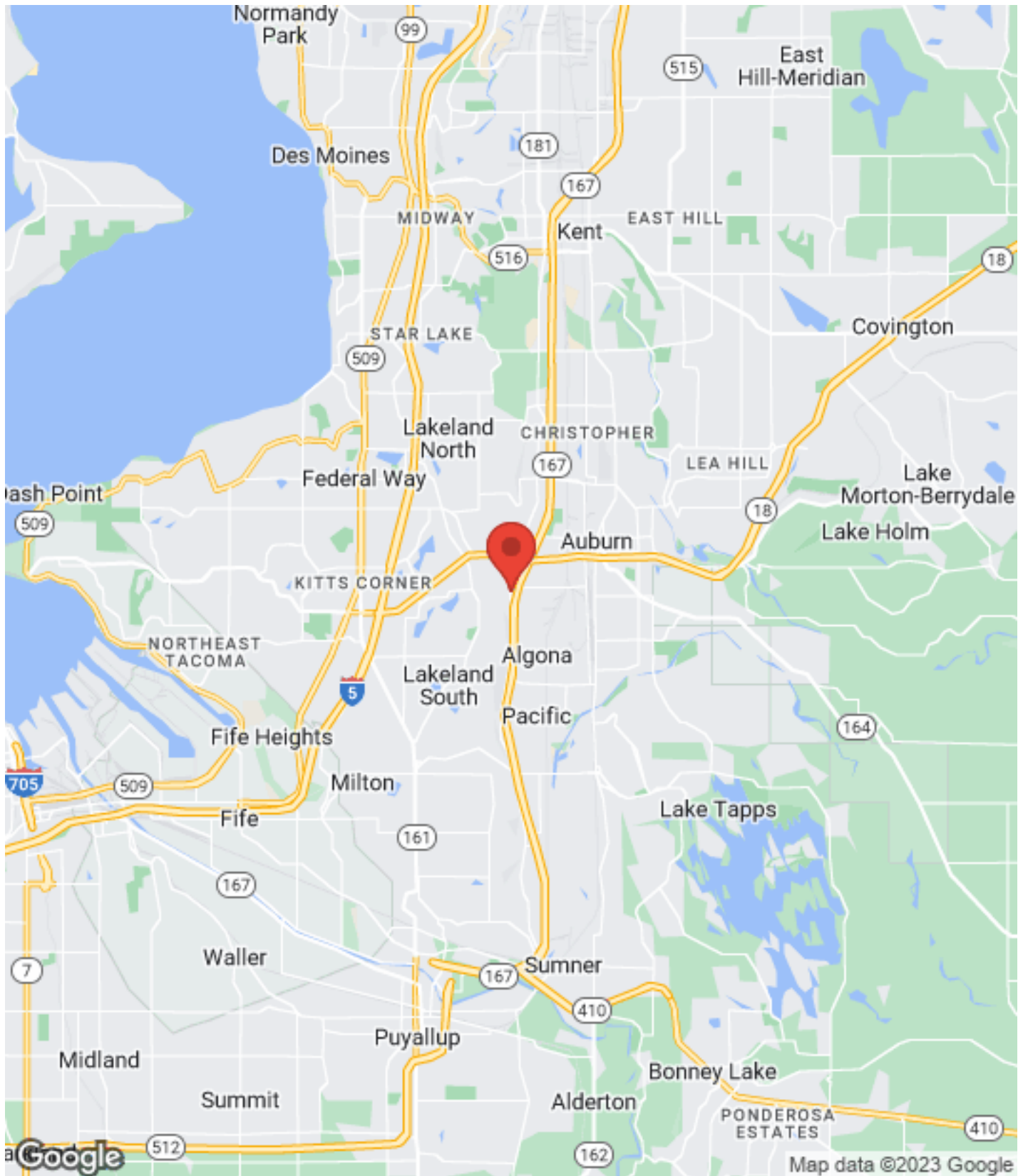
Rusco Garage Door Repair N Installation

BOEING Boeing Company



# REGIONAL MAP

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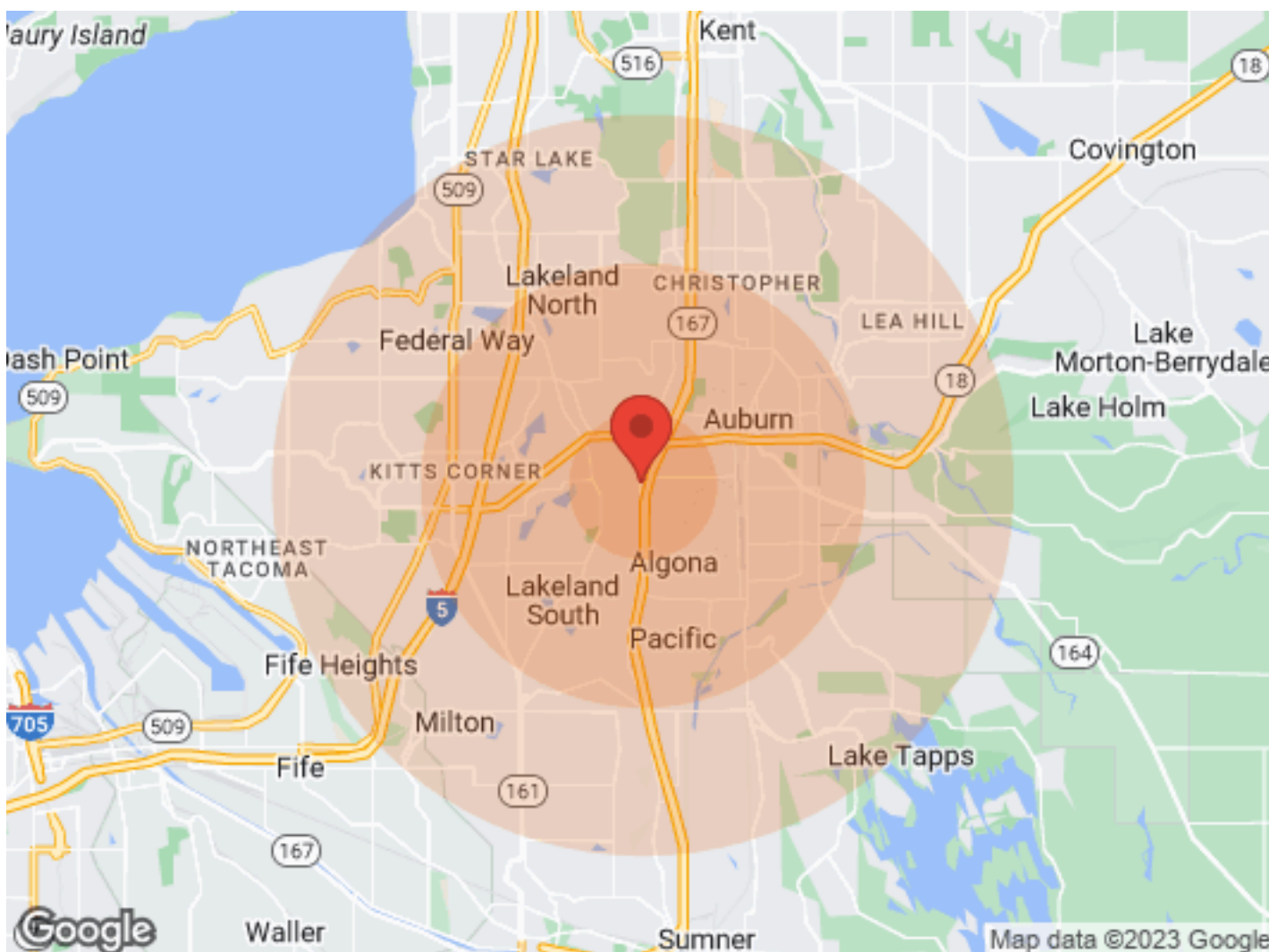


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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,904	36,286	99,453
Female	1,750	37,133	101,723
Total Population	3,654	73,419	201,176

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	723	15,418	42,122
Ages 15-24	552	10,277	28,272
Ages 55-64	519	8,703	24,488
Ages 65+	380	10,723	27,050

Race	1 Mile	3 Miles	5 Miles
White	2,850	51,785	135,668
Black	72	3,248	11,607
Am In/AK Nat	26	640	1,644
Hawaiian	23	1,115	2,847
Hispanic	374	12,319	30,785
Multi-Racial	700	21,140	54,598

Income	1 Mile	3 Miles	5 Miles
Median	\$62,986	\$51,652	\$60,333
< \$15,000	17	3,147	7,439
\$15,000-\$24,999	30	2,723	6,334
\$25,000-\$34,999	102	3,114	7,739
\$35,000-\$49,999	156	3,801	10,675
\$50,000-\$74,999	404	5,931	15,942
\$75,000-\$99,999	226	3,508	10,713
\$10,000-\$149,999	151	3,474	10,592
\$150,000-\$199,999	77	860	3,344
> \$200,000	58	458	1,970

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,239	29,013	80,075
Occupied	1,173	27,180	75,148
Owner Occupied	976	15,554	44,547
Renter Occupied	197	11,626	30,601
Vacant	66	1,833	4,927

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