

# PROPOSED NEW MULTI-TENANT PAD BUILDING with END CAP DOUBLE DRIVE-THROUGH

Outlet Collection Drive SW, Auburn, WA, 98001



2-ACRE  
PAD SITE

CBA ICSC CoStar  
POWERBROKER

Tiffini Connell

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**WCCR**  
West Coast Commercial Realty

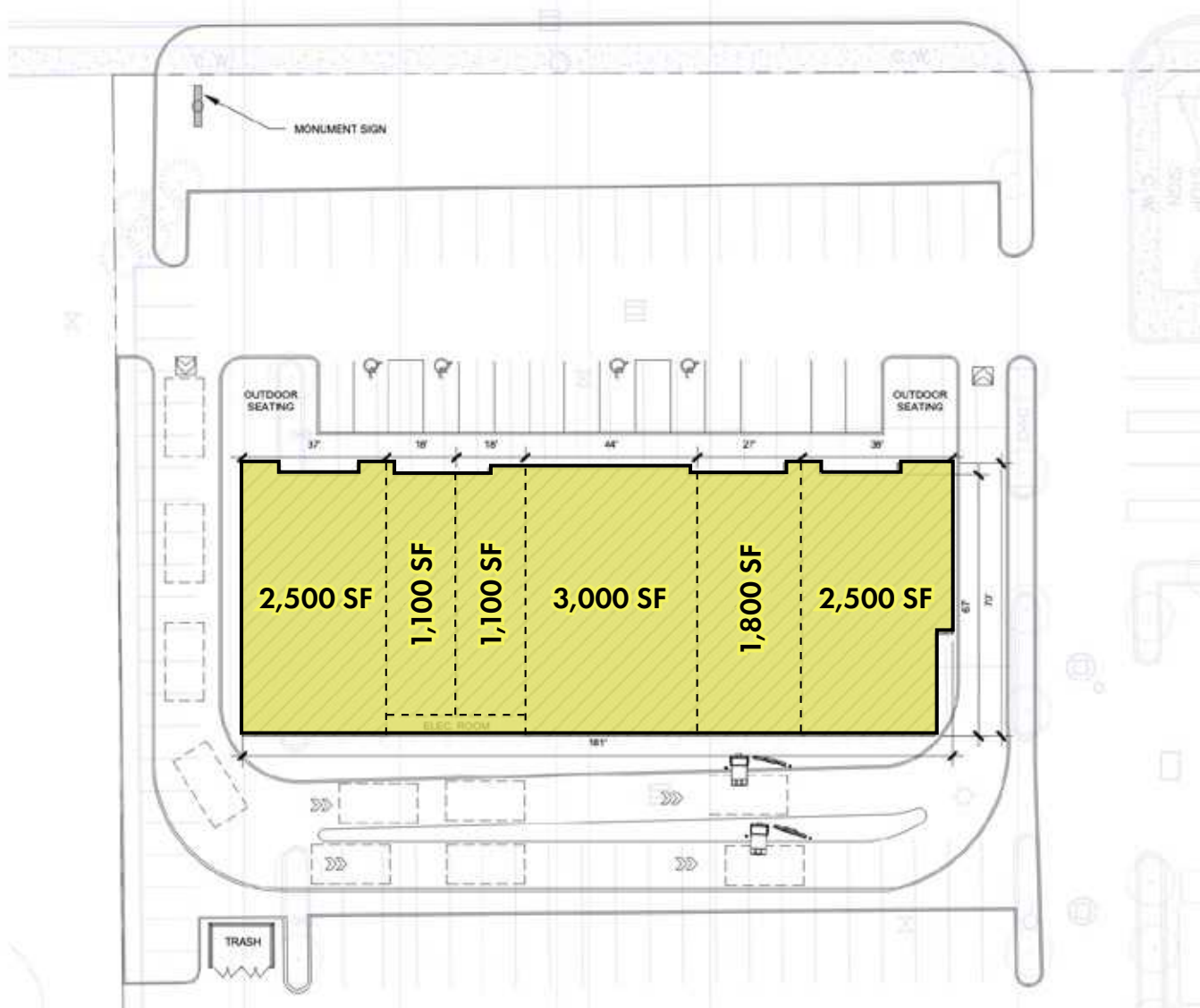
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## PROPOSED SITE PLAN

Approximate sizes depicted  
—  
Spaces can be combined  
—  
+/- 12,000 total SF  
of available space



 AVAILABLE SPACE

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## 2-Acre Pad Site With Significant Surrounding Traffic, 10+ Million Visits Per Year Through Adjacent Retailers:

- W Outlet Collection Seattle — 5 million visits in 2019, top 20 shopping center in Washington
- W Walmart — 2.2 million visits in 2019, 21 of 60+ Walmart's in Washington
- W Regal Cinema — 750,000 visits in 2019, 5th Regal of 28 in Washington
- W Fieldhouse USA — recently opened 150k SF indoor athletic facility that is estimated to bring 1.6million people annually
- W Proven Restaurant / QSR Location: Adjacent Panda Express (90,000 visits in 2019, 11th Panda of 45 in Washington); Red Robin (403k visits in 2019, 5th Red Robin of 39 in Washington, 36th of 539 nationally)

## DEMOGRAPHICS

### ▶ AVERAGE HOUSEHOLD INCOME

3-Mile: \$87,810

5-Mile: \$95,377

10-Mile: \$99,929

### ▶ TOTAL POPULATION

1-Mile: 5,370

3-Mile: 77,458

5-Mile: 202,761

### ▶ TOTAL EMPLOYEES

1-Mile: 10,053

3-Mile: 35,200

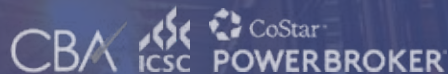
5-Mile: 75,417

## TRAFFIC COUNTS



@ 15th St SW & Supermall Way: 30,000 + vehicles per day

@ State Rte 18 & Interurban Trail: 105,000 vehicles per day



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