

MIXED USE FOR LEASE

## ANNA PLAZA

3415 AUBURN WAY SOUTH, AUBURN, WA 98092



FOR LEASE

**KELLER WILLIAMS COMMERCIAL**

1011 E Main, Suite 420  
Puyallup, WA 98372



Each Office Independently Owned and Operated

*PRESENTED BY:*

**BARBARA RISKE**

Commercial Broker

O: (253) 840-5574

C: (253) 686-0606

[briske.commercial@kw.com](mailto:briske.commercial@kw.com)

#2539, WA

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# EXECUTIVE SUMMARY

3415 AUBURN WAY SOUTH



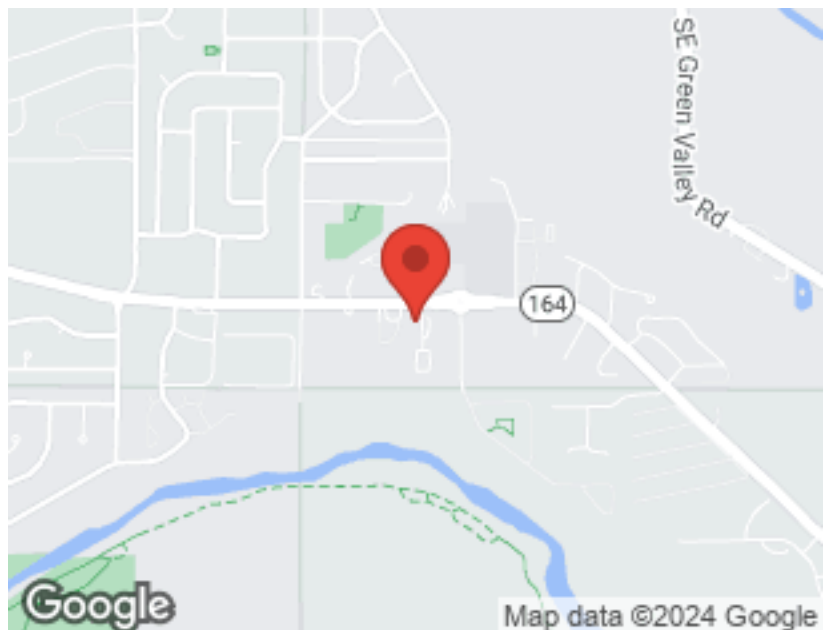
## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$17.00 - \$19.00
<b>LEASE TERM:</b>	3 - 5 Years
<b>AVAILABLE SF:</b>	846 - 2,552
<b>FRONTAGE:</b>	Auburn Way South
<b>YEAR BUILT:</b>	2010
<b>PARKING:</b>	Surface
<b>PARKING RATIO:</b>	3.05
<b>ZONING:</b>	C-1

## PROPERTY OVERVIEW

Built-out market/C-store 2,552 SF with coolers, shelving, 2 bathrooms, deli prep area. With first year rent at \$19/sf/yr, LL will allow Tenant to take ownership of coolers and shelving at end of lease term.

Open 1,817 SF retail space with one bathroom also available and can be demised to 846 SF and 971 SF.



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# LOCATION & HIGHLIGHTS

3415 AUBURN WAY SOUTH



## LOCATION INFORMATION

Building Name: Anna Plaza  
Street Address: 3415 Auburn Way South  
City, State, Zip: Auburn, WA 98092  
County: WA - King  
Market: King County  
Sub-market: Auburn



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# AVAILABLE SPACES

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## Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
104 & 105	1,817	3 - 5 Years	\$19.00 /sf/yr	Retail	Great	Now
101-103	2,552	3 - 5 Years	\$19.00 /sf/yr	Retail	Great	Now



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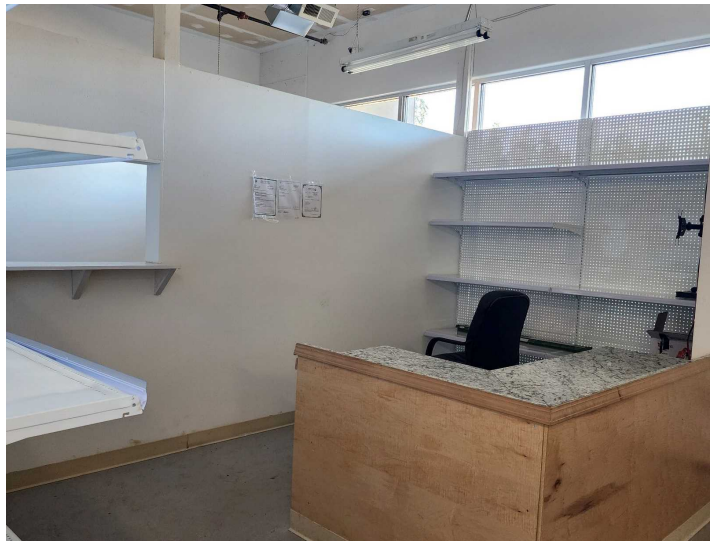


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# MARKET SPACE

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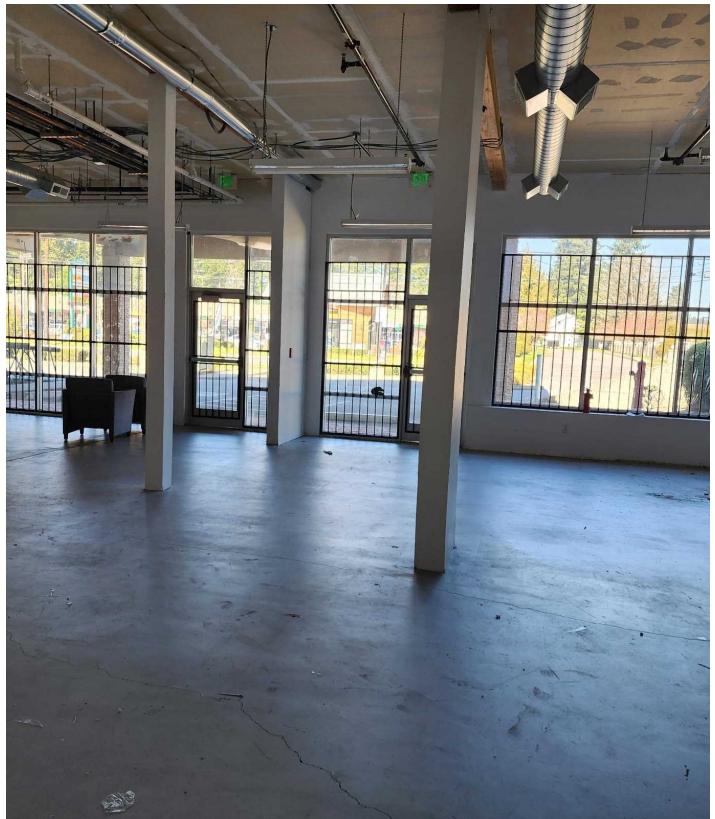
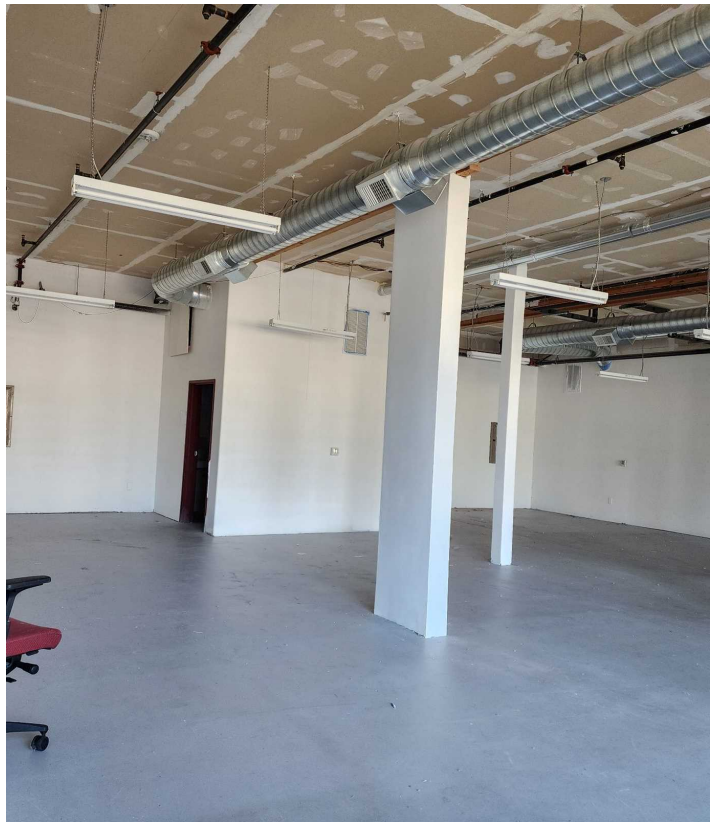
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# OPEN RETAIL

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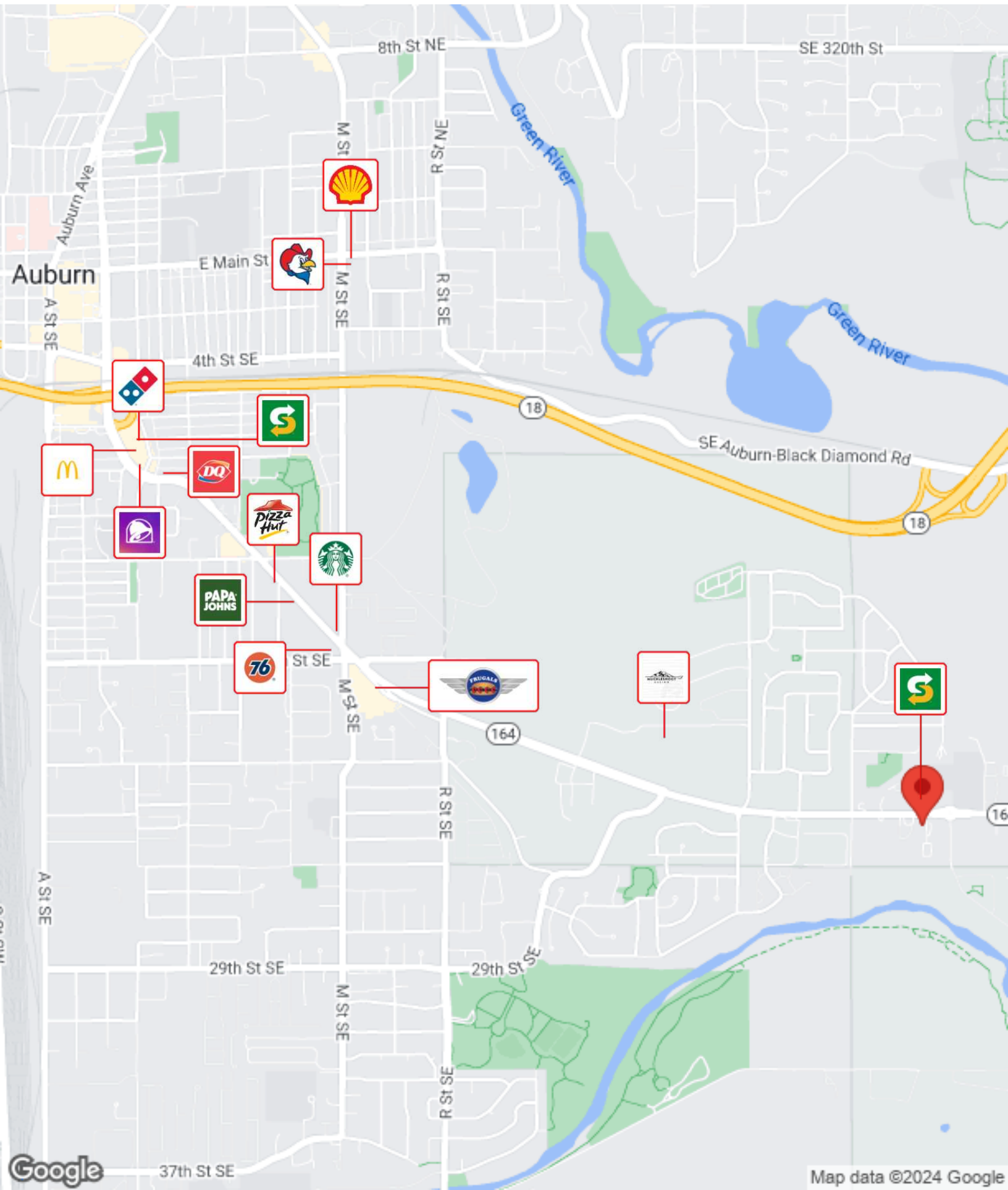


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# BUSINESS MAP

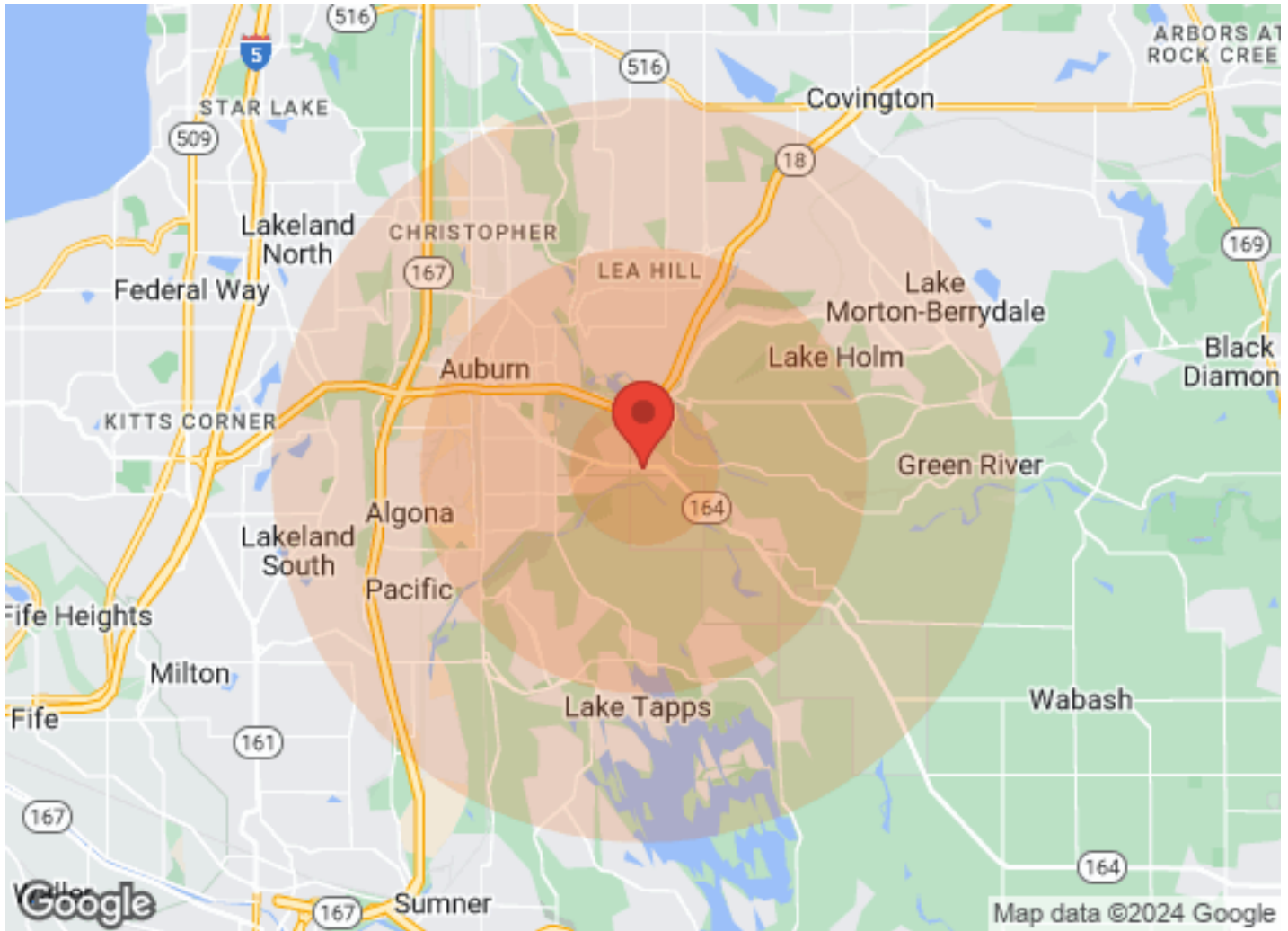
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# DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	2,631	26,787	59,091	Median	\$46,107	\$44,736	\$64,770
Female	2,697	27,174	59,148	< \$15,000	391	2,674	3,699
Total Population	5,328	53,961	118,239	\$15,000-\$24,999	238	2,117	3,286
				\$25,000-\$34,999	188	2,244	3,947
<b>Age</b>				\$35,000-\$49,999	298	2,764	5,278
Ages 0-14	1,164	11,656	24,428	\$50,000-\$74,999	386	3,876	8,778
Ages 15-24	745	7,746	17,273	\$75,000-\$99,999	267	2,835	6,602
Ages 25-54	2,028	21,095	45,060	\$100,000-\$149,999	205	2,323	7,059
Ages 55-64	619	6,094	14,913	\$150,000-\$199,999	18	664	2,455
Ages 65+	772	7,370	16,565	> \$200,000	N/A	403	1,466
				<b>Housing</b>			
<b>Race</b>				Total Units	1,987	20,996	45,001
White	3,543	38,774	88,555	Occupied	1,826	19,612	42,226
Black	244	2,164	4,313	Owner Occupied	874	11,194	27,834
Am In/AK Nat	518	1,187	1,398	Renter Occupied	952	8,418	14,392
Hawaiian	51	675	960	Vacant	161	1,384	2,775
Hispanic	783	9,511	15,163				
Multi-Racial	1,512	16,190	27,194				

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