Daycare Build-to-Suit or Ground Lease

26725 271st Ave NE | Duvall, WA

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AYERS COMMERCIAL GROUP

THE OFFERING

Build-to-Suit:

11,512 SF Daycare Building | Asking Price: $48/SF, NNN

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.

THE OFFERING

Ground Lease:

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 your own custom facility.

Permitted uses also include medical, dental, veterinary, restaurant, or professional office.

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

AERIAL

NE WALDEN WAY
NEIGHBORHOOD COLLECTOR / SUBCOLLECTOR
4 STALLS ALONG NORTH FRONTAGE
S 89°23'52" E 154.87'
REMOVE EXISTING BULBOUT &
WITH ON-STREET PARKING
PLAYGROUND
4,714 SF
FENCE TO BE 3' MIN
FROM PUBLIC WALK
VINYL COATED CHAIN LINK
FENCE (OR EQUIVALENT, TYP)
10' LANDSCAPE BUFFER
R=25.00' L=36.97'
R=308.50' L=153.16'
S 01°14'39" W 647.67'
TPN 2426069
SDARR, LL
DESIGNATED
BIKE PARKING
5' RAISED CROSSWALK
PLAYGROUND
8,945 SF

Proposed Design

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