



Build-to-Suit or
Ground Lease

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
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PARCEL NUMBER	7299021170
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LOT AREA	51,006 SF 1.17 AC
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ZONING	MUI
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JURISDICTION	City of Duvall
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AERIAL



Proposed Design



Proposed Design

