



Build-to-Suit or
Ground Lease

Daycare Build-to-Suit or Ground Lease

26725 271st Ave NE | Duvall, WA

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— 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



The Ridge
Sports Field

SITE





Proposed Design



Proposed Design

