Build-to-Suit Daycare Opportunity/ Ground Lease

26725 271st Ave NE | Duvall, WA

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AYERS COMMERCIAL GROUP

THE OFFERING

RARE BUILD-TO-SUIT DAYCARE OPPORTUNITY

11,512 SF | $50 Annual/SF

Ayers Commercial Group is pleased to present the opportunity for a build-to-suit daycare in Duvall, WA. This prime locaion offers an excepional opportunity to establish a high-demand childcare facility, with anicipated approval for 160 children. Duvall has experienced significant populaion growth in recent years, attracing 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 - creaing a strong customer base for a premium daycare provider. With limited compeiion and no large-scale daycare faciliies currently serving the area, this site presents a unique chance to fill a vital need in the community.

THE OFFERING

Ground Lease Opportunity

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 and build your own custom facility. Ideal for a range of uses including daycare, medical, dental, veterinary, restaurant, or professional office.

Located in one of King County′s fastest-growing communiies, this site benefits from strong residenial growth, limited compeing inventory, and demand for es-senial services. Whether you're expanding or launching a new locaion, this is a rare chance to establish your presence in a high-demand market.

ALTERNATIVE PLAN

Build to Suite Lease Opportunity

6,700 SF Daycare

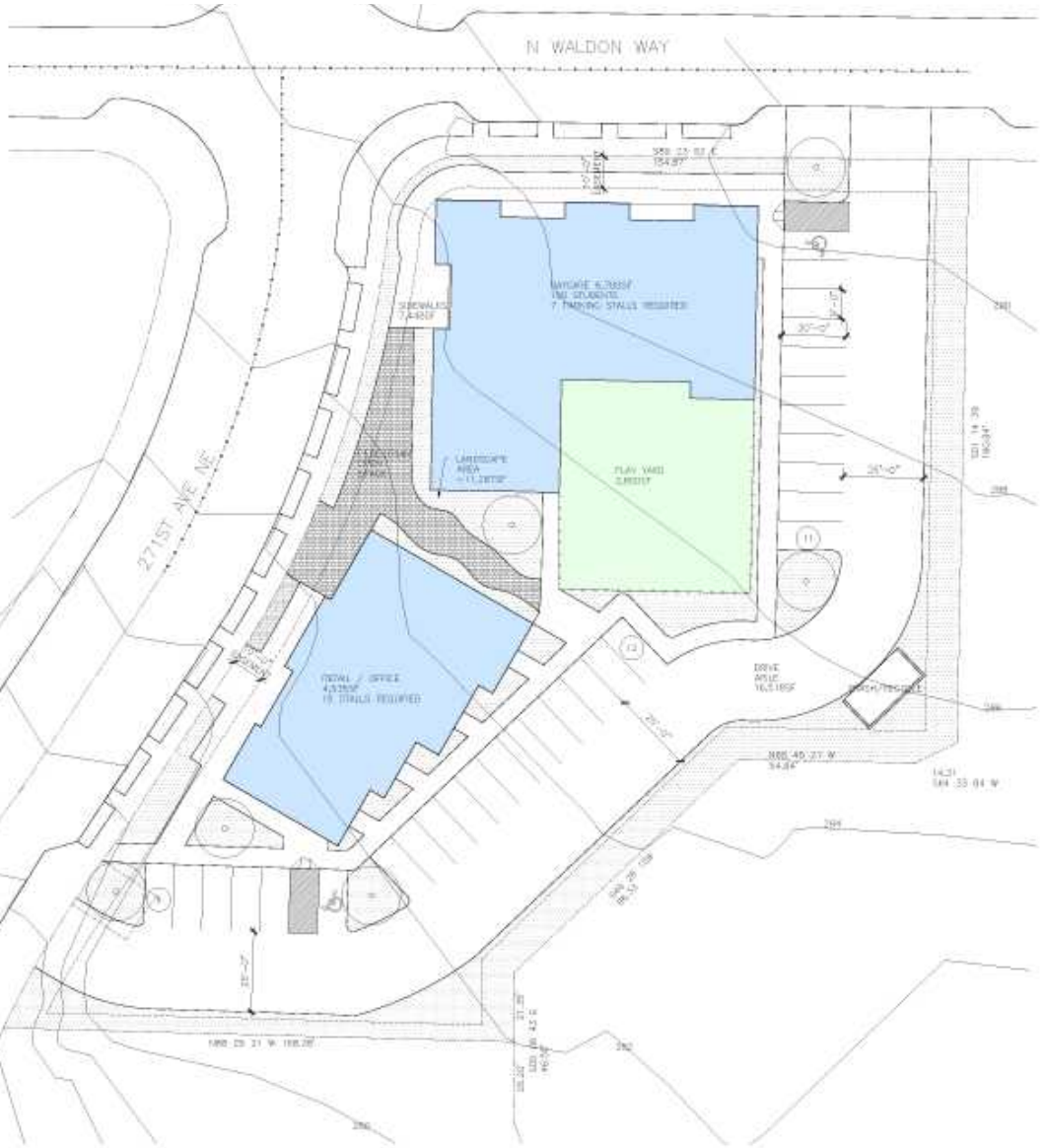
4,500 SF Retail/O f f ice (Devisable)

An alternaive site plan offers the ability to accommodate a ±6,700 SF daycare facility, thoughfully designed to meet the needs of modern childcare operators, along with an addiional ±4,535 SF of retail space. The retail component can be demised into three separate suites, providing flexibility for a variety of users.

This retail space is well-suited for a range of uses including medical, dental, veterinary, restaurant, professional office, and general retail. The layout allows for efficient storefront visibility, customer access, and parking flow, making it an attracive opion for both service-oriented and tradiional retail tenants.

This is a build-to-suit lease opportunity, allowing tenants to customize their space to align with specific operaional requirements. Located in Duvall, WA, the property benefits from strong local demographics, limited compeing inventory, and a growing residenial base, making it an ideal locaion for both childcare and neighborhood -serving retail uses.

ALTERNATIVE PLAN



Site / Building Data

OWNER	YUSUF MOOTWALA
PROJECT ADDRESS:	14100 27TH AVE NE DUVALL, WA 98019
CONSTRUCTION TYPE:	2021 IRC TYPE V-B BUILDING
IBC OCCUPANCY TYPE:	M & R & H -
EXISTING SITE AREA	51,039SF or 1.17 ACRES
YEAR BUILT	UNBUILT
EXISTING BUILDING FLOOR AREA	UNDEVELOPED
WATER	WATER DISTRICT
SEWER	PUBLIC
TAX PARCEL NUMBER	726909-1170
QUARTER-SECTION-TOWNSHIP-RANGE	16-26-06-E
ZONING (CITY OF DUVALL)	MUH (MIXED USE INSTITUTIONAL)
SETBACKS (PER DMC 14.12.060.C)	FRONT: 10'-0" / SIDE: 10'-0" (0' MIN) / REAR: 10'-0"
GARAGE SETBACK	20'-0"
HEIGHT LIMIT: (14.12.030.C)	35'-0" BASE HEIGHT

Chapter 14.10 - MIXED USE INSTITUTIONAL (MUH) ZONING DISTRICT

14.10.030 - DEVELOPMENT STANDARDS.

MINIMUM DENSITY	6A, UPPER STORY RESIDENTIAL ONLY
MAXIMUM DENSITY	UPPER STORY RESIDENTIAL ONLY; LIMITED BY BUILDING HEIGHT, PARKING AND OTHER SITE REQUIREMENTS.
MINIMUM LOT AREA IN SQUARE FEET	0 SQUARE FEET
MINIMUM STREET SETBACK	10' (0—20 FEET (1))
MINIMUM INTERIOR SETBACK	0 FEET
MINIMUM LOT WIDTH	20 FEET
MAXIMUM IMPERVIOUS SURFACE	85% (5)
MAXIMUM HEIGHT	80 FEET (3) (4)

(1) See DMC [Chapter] 14.34, Design Guidelines.
(2) See DMC [Section] 14.36.100, Landscape Standards.
(3) See DMC [Chapter] 14.64 Additional Development Standards for height calculations.
(4) Three floors allowed on the uphill side and four floors allowed on the downhill side.
(5) Maximum impervious surface (Gross area minus sensitive areas).
6.Additional Development Standards in the Duvall Municipal Code and Duvall Public Works Design Standards.

14.34.052 - MIXED USE AND NON-RESIDENTIAL DEVELOPMENTS.
H.PEDESTRIAN-ORIENTED SPACES.
1.NON-RESIDENTIAL BUILDINGS AND DEVELOPMENTS SHALL PROVIDE PEDESTRIAN-ORIENTED SPACE (PUBLIC PLAZA OR COURTYARD), AT A MINIMUM OF ONE PERCENT OF THE TOTAL LOT AREA = ONE PERCENT OF THE NON-RESIDENTIAL BUILDING FOOTPRINT.

14.34.052 - MIXED-USE AND NON-RESIDENTIAL BUILDING DESIGN.

14.44.040 - COMPUTATION OF OFF-STREET PARKING SPACES.
PARKING 14.44.040
PARKING IS GOING TO BE ANALYSIS POTENTIALLY:
REQUIRED: DAYCARE / 2 PER FACILITY PLUS @ 1 PER 20 CHILDREN
REQUIRED: OFFICE USES / RETAIL USES @ 1 PER 300 SQUARE FEET
C.The maximum number of parking spaces provided for a specified use or building shall be one and one-half times the minimum number of spaces set out in subsection H of this section and if the additional parking need is documented in a traffic impact assessment, the requirements of which are set out by the public works director. The director may allow an increase in parking spaces if documentation as to the need for such additional spaces is provided and approved. Such additional parking shall not be located in front of a building and shall be consistent with DMC Chapter 14.34, Design Guidelines.

80 STUDENTS = 6 TOTAL REQUIRED (6 maximum stalls)
5,215SF RETAIL/OFFICE / 300 = 17 STALLS REQUIRED

"Impervious Surface" means any nonvegetated surface artificially covered or hardened so as to prevent or impede the percolation of water into the soil mantle including, but not limited to, roof tops, and roofing pools, paved or graveled roads and walkways or parking areas and excluding landscaping and surface water retention/detention facilities.

"Maximum Building Coverage" means the percentage of total lot area covered by primary and accessory buildings as measured by the total horizontal area of the building(s) calculated by the total square footage covered divided by the total lot area.

"Maximum Lot Coverage" means the maximum area of a lot that is permitted to be covered by impervious surfaces in accordance with the applicable zoning district requirements, including but not limited to, building coverage, eaves, driveways, concrete patios, and similar features.

General Notes

1.-CALL LOCAL UTILITIES BEFORE YOU DIG
2.-CONTRACTOR RESPONSIBLE FOR POSTING ALL PERMITS ON SITE

Legal Description

TAX LOT # 726909-1170

THE RIDGE AT BIG ROCK PHASE II
Plat Misc
PM-Loc 167

1 EXISTING / DEMO SITE PLAN
SCALE: 1/16

0 5 10 20 30
1"= 10'

*ALL LOT LINES & DIMENSIONS ARE APPROXIMATE - ARCHITECT MAKES NO GUARANTEES AS TO ACCURACY

THIS DRAWING IS AN ARCHITECTURAL REPRESENTATION OF THE SITE, IT IS NOT A SURVEY.

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 & REPLACE WITH NEW CURB & GUTT
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
(SEE PRELIM LANDSCAPE PLAN)
R=25.00' L=36.97'
R=308.50' L=153.16'
S 01°14'39" W 647.67'
TPN 2426069
SDARR, LL
10' PUBLIC UTILITY EASEMENT
9' WIDE LANE FOR DROP OFF
DESIGNATED BIKE PARKING
5' RAISED CROSSWALK
PLAYGROUND 8,945 SF
54+00
17+00

Proposed Design

Proposed Design