

Build-to-Suit/Ground  
Lease  
**LEASE**



# Build-to-Suit Daycare Opportunity/ Ground Lease

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**AYERS**  
COMMERCIAL  
GROUP

## THE OFFERING

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# 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 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 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 communities, this site benefits from strong residential growth, limited competing inventory, and demand for essential services. Whether you're expanding or launching a new location, 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/Office (Devisable)*

An alternative site plan offers the ability to accommodate a  $\pm 6,700$  SF daycare facility, thoughtfully designed to meet the needs of modern childcare operators, along with an additional  $\pm 4,535$  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 attractive option for both service-oriented and traditional retail tenants.

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

# ALTERNATIVE PLAN



## Site / Building Data

**OWNER:** YUSUF HOODYAWA  
**PROJECT ADDRESS:** 1406 271ST AVE NE, SUVAWA, WA 98078  
**CONSTRUCTION TYPE:** 2014 IBC TYPE V-B BUILDING  
**MAX OCCUPANCY TYPE:** M & R 1  
**EXISTING SITE AREA:** 31,000 SF or 1.17 ACRES  
**YEAR BUILT:** UNBUILT  
**EXISTING BUILDING FLOOR AREA:** UNDEVELOPED  
**WATER SERVICE:** WATER DISTRICT PUBLIC  
**TAX PARCEL NUMBER:** 72900-1170  
**OWNER PROJECT CONTROL NUMBER:** 14-02-00000000000000000000  
**ZONING (CITY OF SUVAWA):** MUM (MIXED USE INSTITUTIONAL)  
**SETBACKS (PER 2014 IBC):** MUM (MIXED USE INSTITUTIONAL)  
**GARAGE SETBACK:** 30'-0"  
**HEIGHT LIMIT (MUM):** 35'-0" BASE HEIGHT  
**Chapter 14.18 - MIXED USE INSTITUTIONAL (MUM) ZONING DISTRICT**

**14.18.020 - DEVELOPMENT STANDARDS:**  
**MINIMUM DENSITY:** 1.5 UPPER STORY RESIDENTIAL ONLY  
**MINIMUM LOT AREA IN SQUARE FEET:** 2 SQUARE FEET  
**MINIMUM STREET SETBACK:** 10' (15'-0" FEET (15'))  
**MINIMUM FRONT SETBACK:** 5 FEET  
**MINIMUM LOT WIDTH:** 25 FEET  
**MINIMUM IMPERVIOUS SURFACE:** 30% (30%)  
**MINIMUM PERMEABLE SURFACE:** 30% (30%)  
 (1) See OSC Chapter 14.3M, Design Guidelines.  
 (2) See OSC (Section) 14.3M, 100, Landscape Standards.  
 (3) See OSC Chapter 14.3M, Additional Development Standards for height calculations.  
 (4) Three feet allowed on the uphill side and four feet allowed on the downhill side.  
 (5) Maximum impervious surface (Does not include paved areas).  
 Additional Development Standards in the Dural Hazardous Code and Dural Public Works Design Standards.

**14.18.022 - MIXED USE AND NON-RESIDENTIAL DEVELOPMENTS:**  
**PERMITTED ON-SITE SPACES:** UPPER STORY RESIDENTIAL ONLY, LIMITED BY BUILDING HEIGHT, PARKING AND OTHER SITE REQUIREMENTS.  
**NON-RESIDENTIAL BUILDINGS AND DEVELOPMENTS SHALL PROVIDE PROPORTIONATE OPEN SPACE (PUBLIC PLAZA OR COURTYARD), AT A MINIMUM OF ONE PERCENT OF THE TOTAL LOT AREA + ONE PERCENT OF THE NON-RESIDENTIAL BUILDING FOOTPRINT.**

**14.18.023 - MIXED USE AND NON-RESIDENTIAL BUILDING DESIGN:**

**80 STUDENTS = 8 TOTAL REQUIRED (8 maximum stalls)  
 3,125 SF RETAIL/ OFFICE = 300-417 STALLS REQUIRED**

**14.18.024 - COMPUTATION OF OFF-STREET PARKING SPACES:**  
**PARKING IS REQUIRED TO BE AVAILABLE POTENTIALLY:**  
**RESIDENTIAL (DAYCARE):** 2 PER FACILITY PLUS @ 1 PER 20 CHILDREN  
**RESIDENTIAL (OFFICE / RETAIL / USED @ 1 PER 300 SQUARE FOOT):**  
 (1) The maximum number of parking spaces provided for a residential use or building shall be one and one-half times the minimum number of spaces set out in subsection 14 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 documented as to the need for such additional spaces by an outside engineering, such additional parking shall not be located in front of a building and shall be consistent with OSC Chapter 14.3M, Design Guidelines.

**'Impervious Surface'** means any non-porous surface which is covered or hardened so as to prevent or impede the penetration of water into the soil (including, but not limited to, roof tops, and parking areas, paved or gravelled roads and walkways or parking areas and including, but not limited to, and surface water retention/absorption 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.

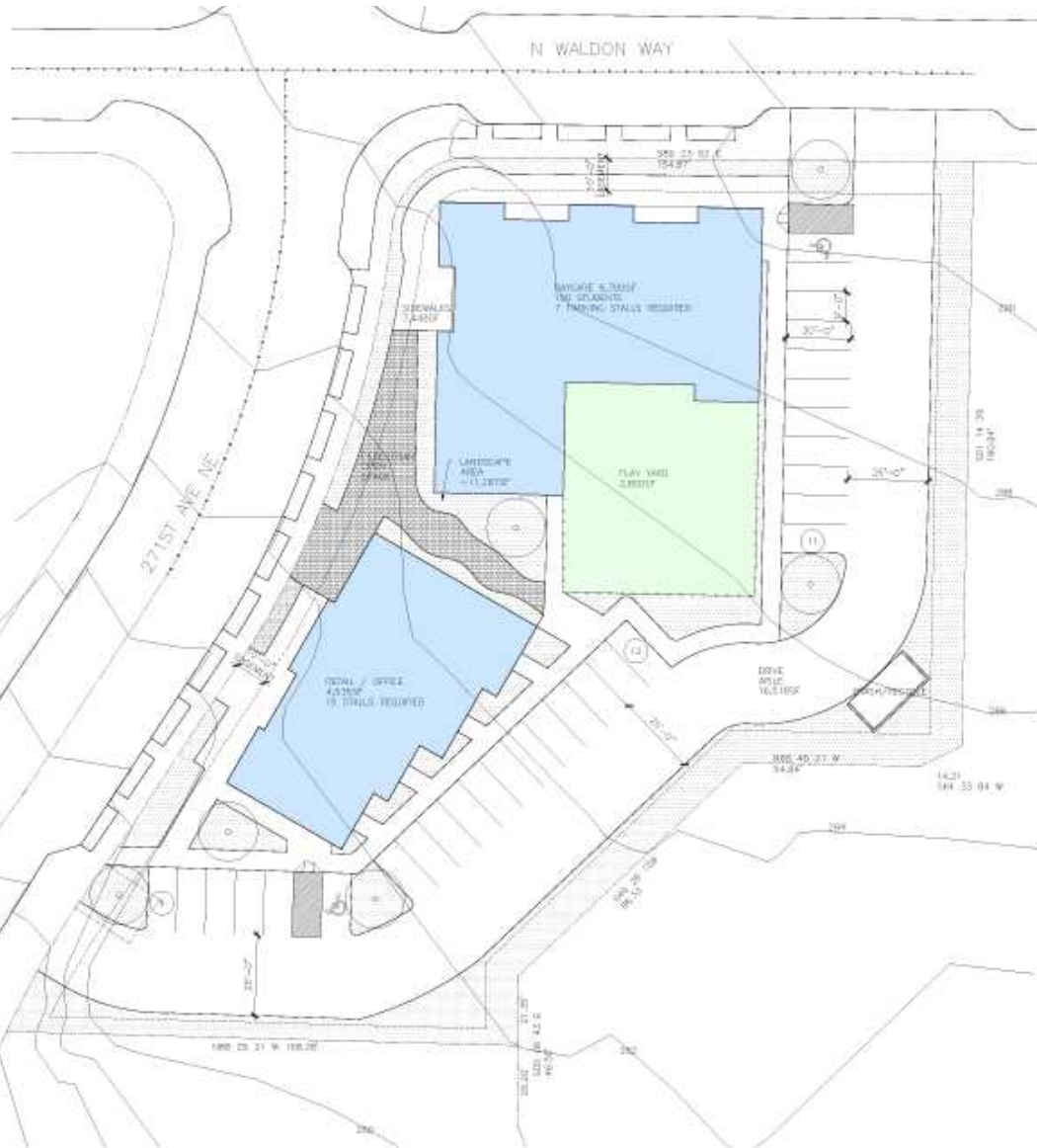
**'Maximum Lot Coverage'** means the maximum area of a lot that is permitted to be covered by impervious surfaces in accordance with the applicable zoning district regulations, including but not limited to, building coverage, paved, driveways, concrete patios, and similar features.

## General Notes

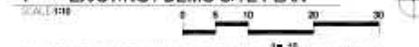
1- CALL LOCAL UTILITIES BEFORE YOU DIG  
 2- CONSTRUCTION VEHICLE MUST NOT EXCEED ALL PERMITS OF SITE

## Legal Description

**TAX LOT #:** 72900-1170  
**THE PROJECT AND RECORD MAP #:**  
**PLAN #:**  
**FILE #:**



## 1 - EXISTING / DEMO SITE PLAN



\*ALL LOT LINES & DIMENSIONS ARE APPROXIMATE - ARCHITECT MAKES NO GUARANTEE 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

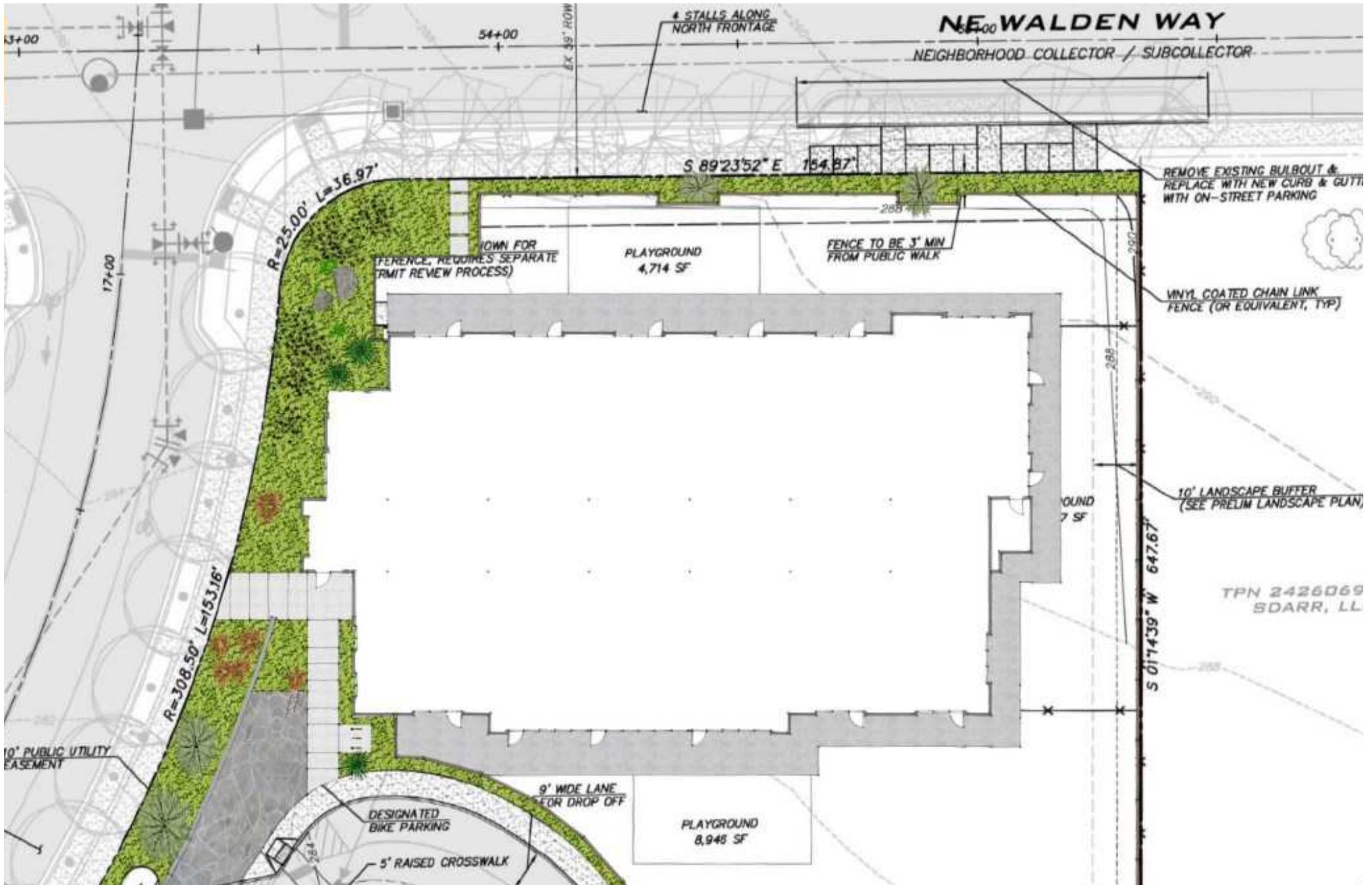
*LOT AREA* 51,006 SF | 1.17 AC

*ZONING* MUI

*JURISDICTION* City of Duvall



# AERIAL



# Proposed Design



# Proposed Design

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