

Retail Pad For Sale or Lease

1201 AUBURN WAY SOUTH

Auburn, WA 98002

Listed By:



18

Hwy 18 Freeway // 52,000 VPD



Future
Emergency/Urgent
Care Center



SUBJECT



Auburn Way S. // 33,000 CPD

AVAILABLE FOR SALE OR LEASE

1201 AUBURN WAY SOUTH

Listed By:



LISTING SNAPSHOT

Retail Pad Available
±0.44 AC

Sale/Lease Price
Contact Broker



PROPERTY HIGHLIGHTS

- Rare .44 acre Purchase or Lease opportunity on Auburn Way S
- Located at a four way intersection on Auburn Way South 33,000 Vehicles per day
- Pad offers two entrances and strong frontage on Auburn Way S
- Directly across the street from new Multi Care Site
- Zoned C-1 Light Commercial

Trade Area Demographics

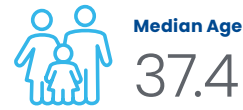
	1-Mile	3-Mile	5-Mile
2023 Population	15,263	80,306	182,637
2023 Average Household Income	\$82,231	\$105,914	\$118,346
2023 Households	5,927	29,377	65,220

Leasing Expert

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VICINITY MAP

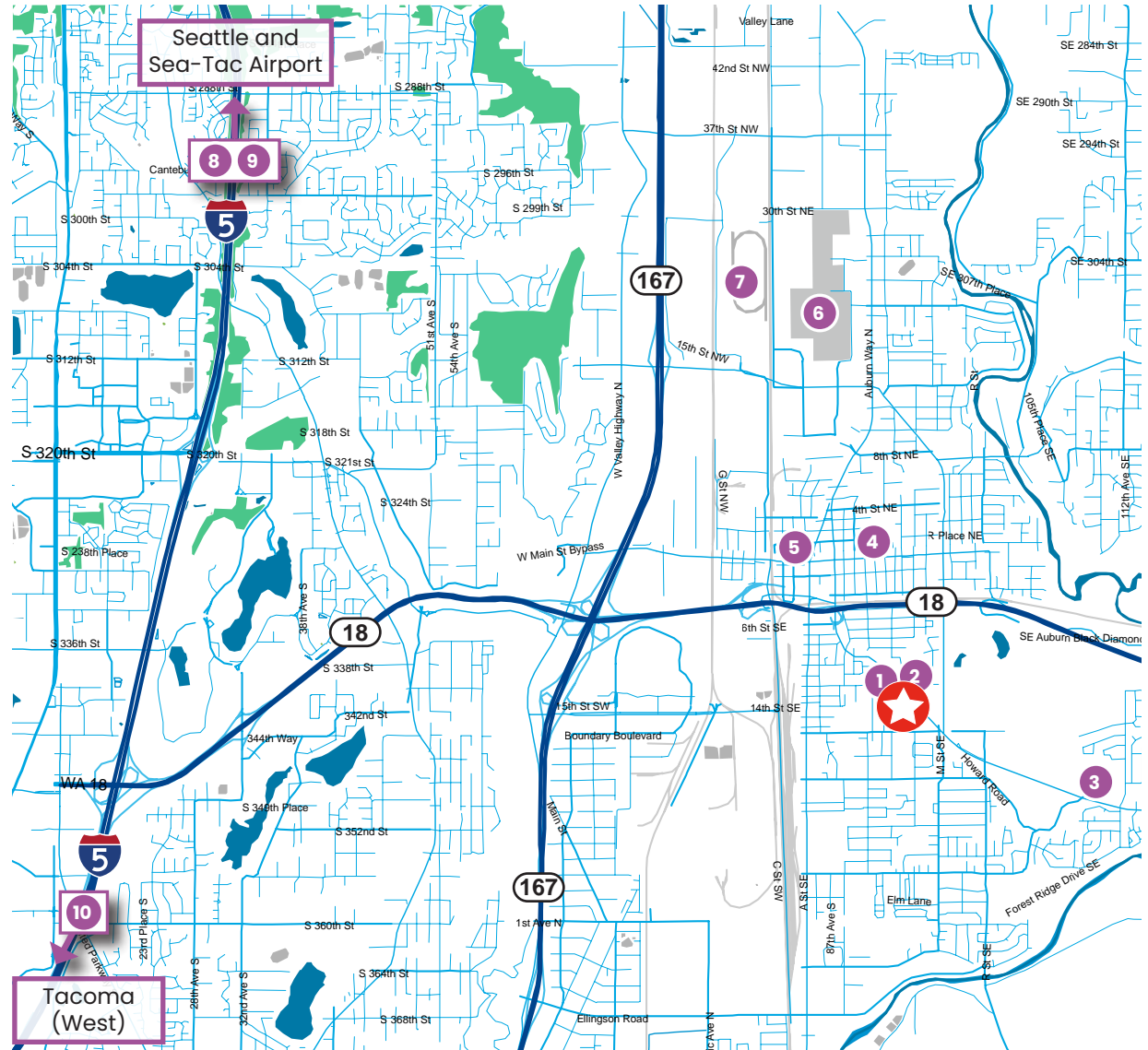
The trade area consists of ±182,637 residents with an average household income of ±\$118,346 within a 5-mile radius.



Nearby Amenities ±5-Mile Radius

- 1 Future Emergency/Urgent Care Center (Across the Street) - 0.1 miles
- 2 Les Grove Park (20-AC) - 0.1 miles
- 3 Muckleshoot Casino Resort (401 rooms, 13K SF Gaming Floor) - 1.2 miles
- 4 Auburn Senior High School (1,759 Students) - 0.9 miles
- 5 Auburn Regional Medical Center (142 Beds) - 1.4 miles
- 6 Auburn Municipal Airport - 2.5 miles
- 7 Emerald Downs Horse Racing Center (10,000 seats) - 3.2 miles
- 8 Sea-Tac International Airport (North) - 19.4 miles
- 9 Downtown Seattle (North) - 28.4 miles
- 10 Tacoma (West) - 14.9 miles

SITE =



1201 AUBURN WAY SOUTH

TRADE AREA MAP



■ = Power Centers
 ■ = Points of Interest
 ■ = Hotels
 ■ = Medical
 ■ = Recreation

1201 AUBURN WAY SOUTH

AERIAL NORTH



MARKET OVERVIEW

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Auburn is perfectly positioned in Western Washington between the cities of Seattle and Tacoma, 20-minute train ride from either city and only 14 miles from Seattle-Tacoma International Airport. Getting to Auburn has never been easier. Once you are here, the city offers several transportation options such as car share services, car rentals, shuttles, city buses and ample free parking.

Auburn has an extensive system of parks, open space and urban trails composed of 33 developed parks, over 26 miles of trails (including Auburn's 4.5 mile portion of the Interurban Trail for bikers, walkers, runners and skaters) and almost 387 acres of open space for passive and active recreation.

While agriculture is still a part of the area's economy, production and manufacturing, health care and retail are the primary businesses in the area. The Auburn School District, Boeing, MultiCare Health System, the Muckleshoot Indian Tribe facilities, Oak Harbor Freight Lines, Inc., Oldcastle Infrastructure, Orion Industries, Icon Materials, Emerald Aire, The Outlet Collection and Waste Management (South Sound) are some of the largest employers in the Auburn Area.

Development is on the rise in the Auburn Area as well, as the population is projected to grow at a healthy rate. The diverse businesses in the area are also expanding, in anticipation of what the future will hold.

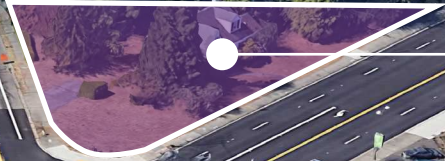
The Auburn Area is situated conveniently between Seattle and Tacoma. The Auburn Transit Center in the heart of Auburn allows for a quick Sounder train ride to either city to catch a Seahawks or Tacoma Rainiers game. Sound Transit makes transportation a cinch; come check out everything the Auburn Area has to offer!



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1201 AUBURN WAY SOUTH

SUBJECT
±0.44 AC



Future
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Care Center



Auburn Way S. || 33,000 VPD

12 Street SE || 2,240 VPD

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