

For Sale or Lease

The Boardwalk Motors Site

1344 17TH ST SE, AUBURN, WA 98002



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NAI Puget Sound
Properties

Offering Summary

NAI Puget Sound Properties is pleased to present for sale or lease the former Boardwalk Motors site in Auburn, WA. Ideally located off Auburn Way South, the property is comprised of a 4,192 square foot service/shop building, a 2,976 square foot showroom/office building, situated on a 1.88-acre corner lot.

The subject property is benefitted by flexible C3 zoning, which permits industrial uses, in addition to automotive and other commercial uses. The site is currently vacant, allowing for immediate occupancy from a buyer or tenant.

| | |
|------------------------|--|
| ADDRESS | 1344 17th St SE, Auburn, WA 98002 |
| SALE PRICE | \$4,200,000 |
| LEASE RATE | \$24,000/month plus NNN |
| BUILDING SIZE | 7,168 SF (4,192 SF Service Building, 2,976 SF Showroom/Office) |
| LOT SIZE | 82,023 SF (1.88 Acres) |
| ZONING | C3 |
| YEAR BUILT | 2001 |
| HEATING/COOLING | Heat Pump for showroom/office. Reznor space heater in shop. |
| LOADING | Grade Level (2) |



*Located on irreplaceable
corner lot off Auburn Way.*



Investment Highlights

+ OWNER-USER OPPORTUNITY

Site is currently vacant and available for immediate occupancy by buyer or tenant.

+ "TURN-KEY" AUTO DEALERSHIP OPPORTUNITY

Service building equipped with lifts, air compressor, oil-water separator, etc. High quality showroom and office. Large corner lot with parking for 150+ cars.

+ FLEXIBLE C3 ZONING

Zoning permits light industrial, contractor's yards, outdoor storage, building materials sales, and all automotive uses.

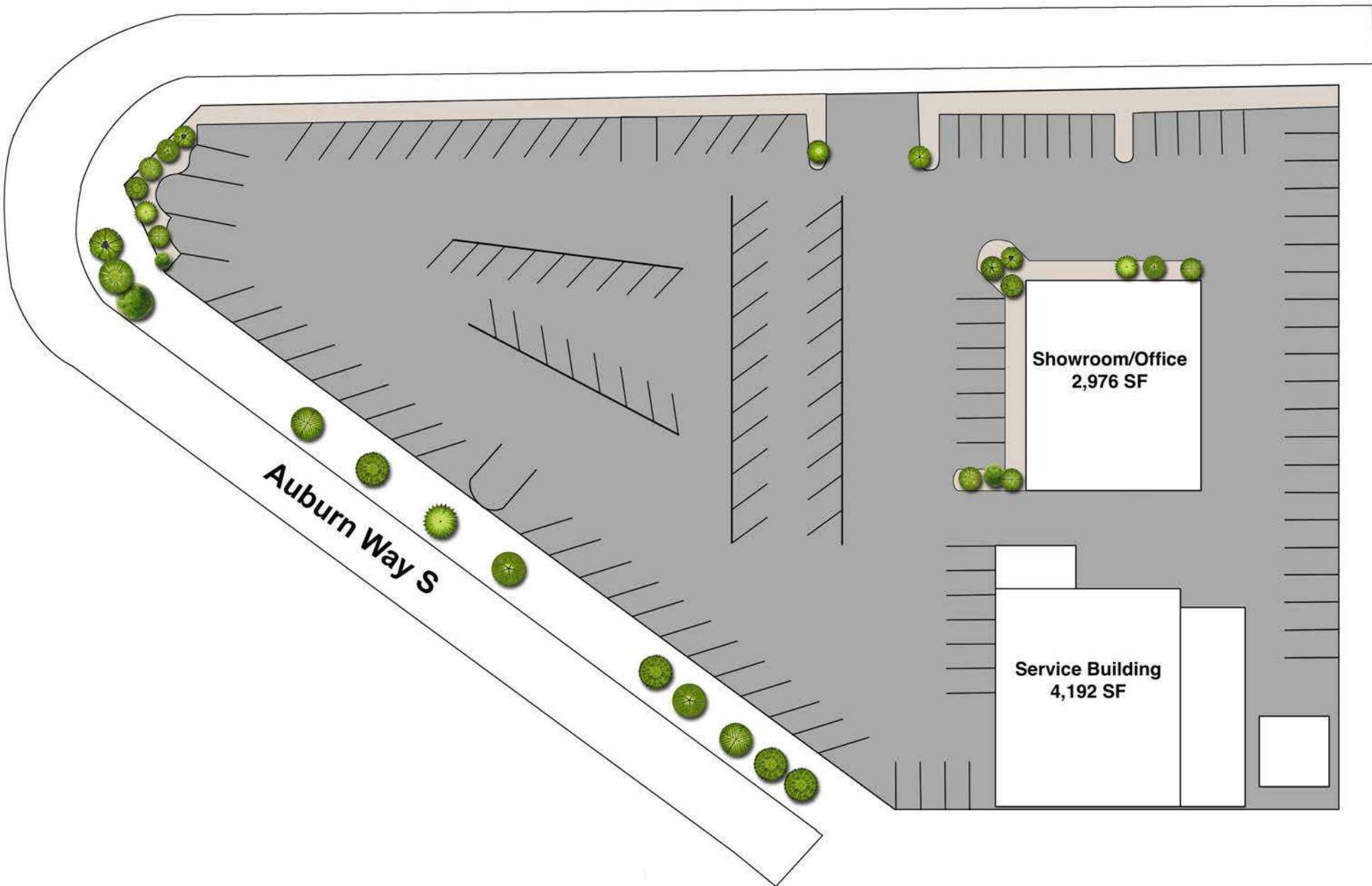
+ RARE LOW SITE COVERAGE INDUSTRIAL/AUTOMOTIVE PROPERTY

The buildings only cover 8.7% of the lot, creating tremendous value for businesses with a requirement for paved yard space for parking or storage.

+ CORNER LOCATION

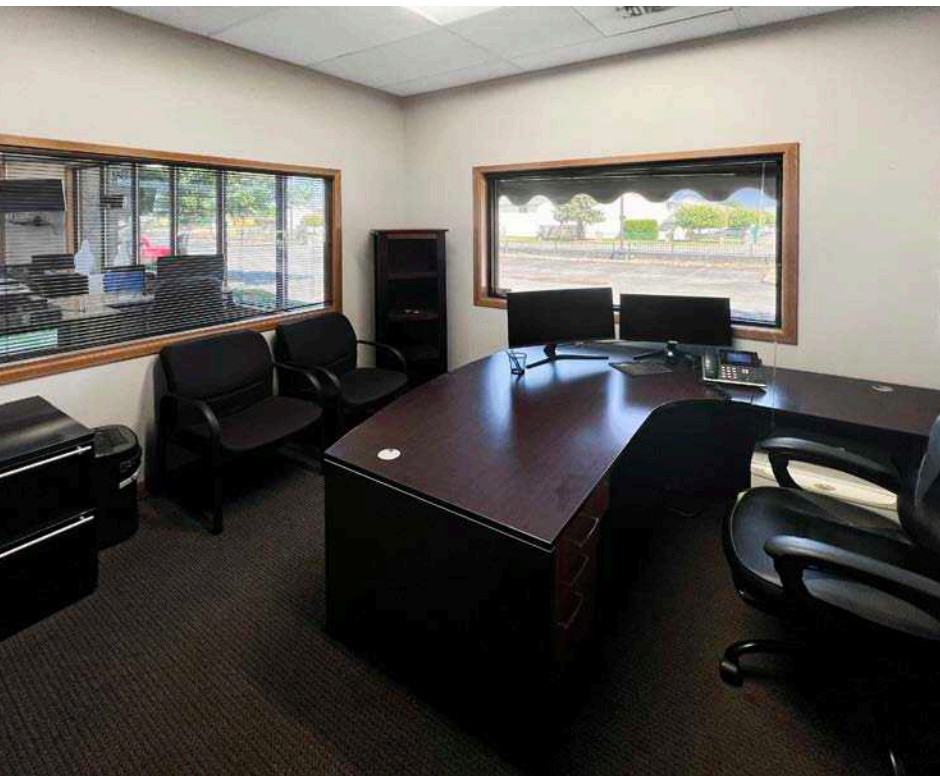
Located on a corner parcel fronting the highly trafficked Auburn Way South. A monument sign offers fantastic signage and visibility.

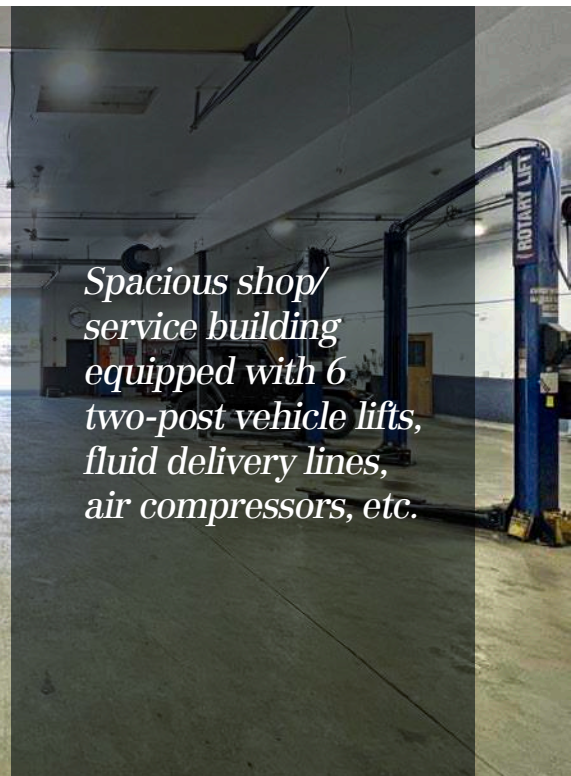
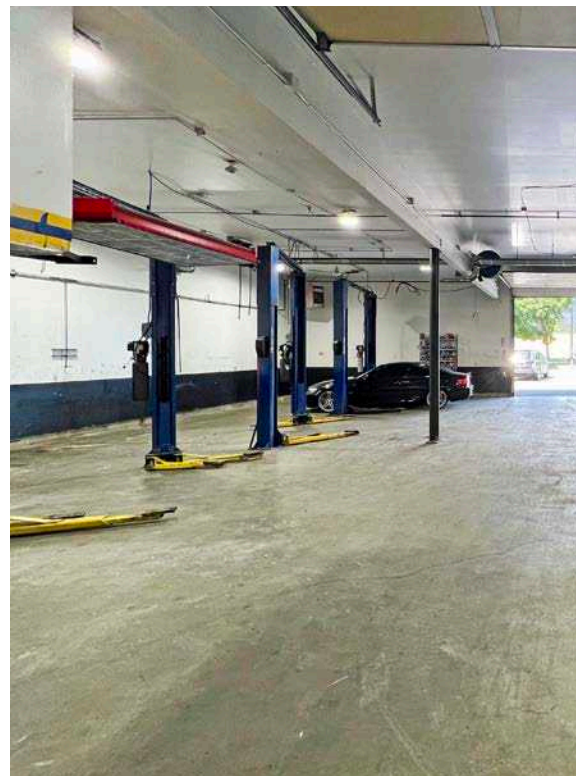
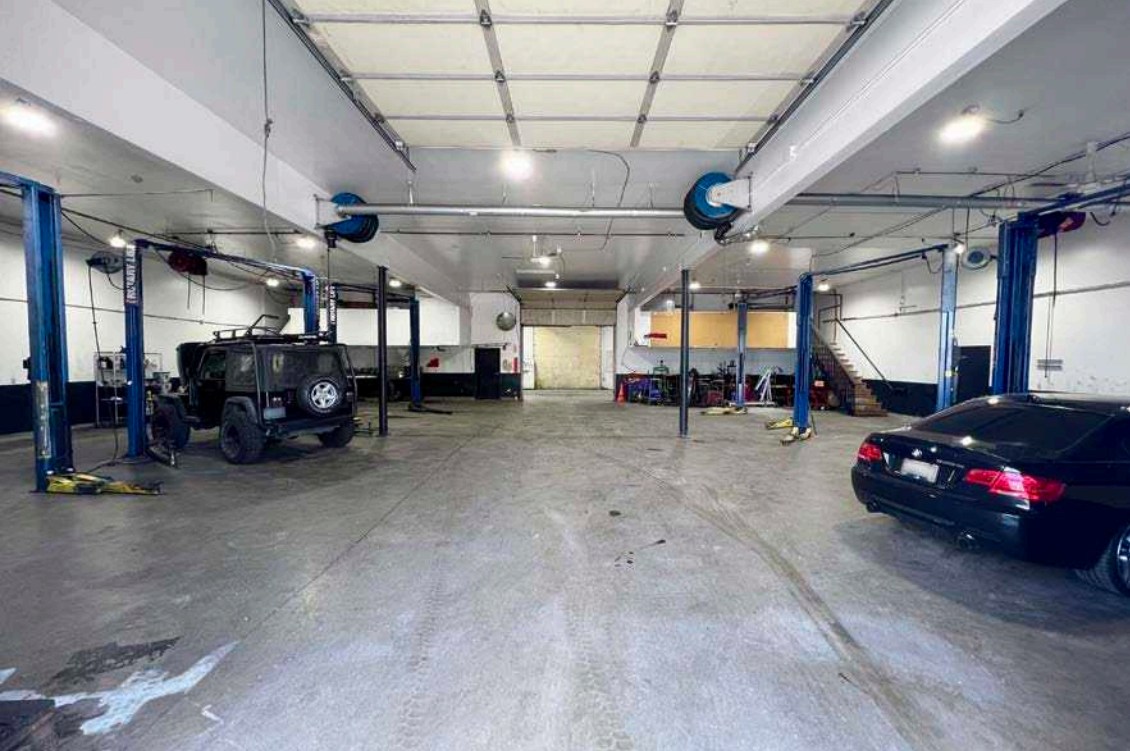






Beautiful showroom and office space, constructed in 2001. Recently upgraded with LED lighting.





*Spacious shop/
service building
equipped with 6
two-post vehicle lifts,
fluid delivery lines,
air compressors, etc.*

Market Overview

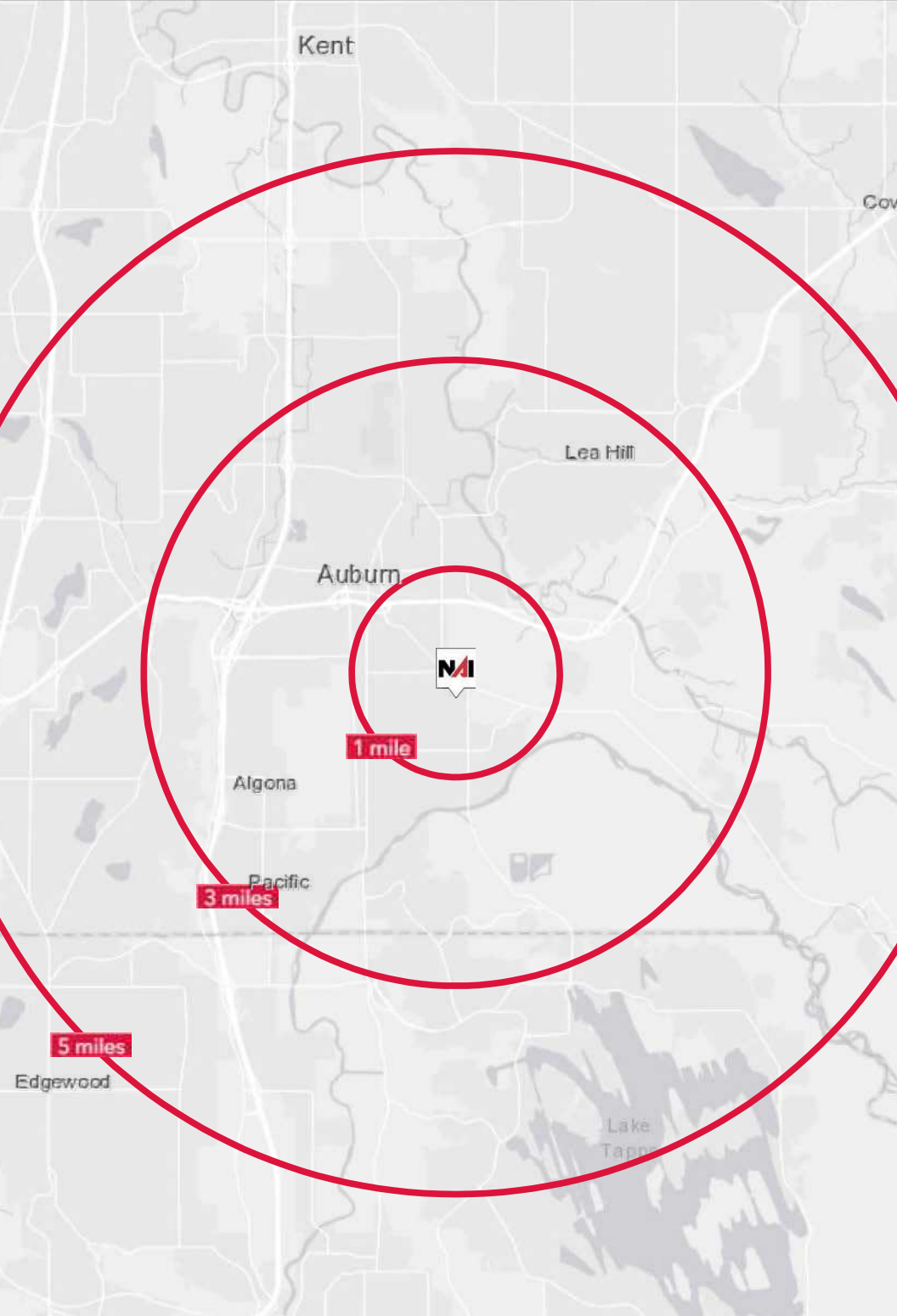
The Puget Sound Region is considered one of the fastest growing markets in the United States -- home to innovative industry leaders Amazon, Microsoft, Costco, Starbucks, Boeing, Nordstrom, Expedia, Concur Technologies, UW Medicine, Nintendo, and T-Mobile. The presence of these global leaders has attracted companies from all over the country including tech giants Facebook, Google, Apple, Uber, and Salesforce. Exponential growth from these companies has allowed many cities within the Seattle submarket to flourish.

Auburn is the fifteenth largest city in Washington and is affectionately known as the “gateway to Mt. Rainier.” Bordered by Federal Way to the West and Kent to the North, the city’s central location in the I-5 corridor offers convenient access to Seattle, Tacoma, and SeaTac International Airport. Auburn’s proximity to Tacoma (14 miles) and Seattle (28 miles) makes it a desirable location for commercial tenants. Incorporated in 1891, Auburn is home to more than 80,000 residents and counts Boeing, Muckleshoot Tribal Enterprises, MultiCare Auburn, Green River College, and Emerald Downs Racetrack among its Top-10 employers.

Auburn is also a community known for its rich history and outdoor opportunities. The city is home to the White River Valley Museum and features an extensive parks and trails system. In addition to Auburn’s commercial amenities and natural beauty, Sound Transit is expanding its link light rail extension in South King County with stops in neighboring Kent and Federal Way. The link extension is anticipated to increase the overall commercial traffic in the region, providing higher demand and appeal for local businesses.

Sources: Explore Auburn, <https://exploreauburn.com/> and City of Auburn, Washington, <https://www.auburnwa.gov/>.





Demographic Overview

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|---------------|----------------|----------------|
| Population | 17,076 | 80,191 | 161,160 |
| Households | 6,182 | 28,489 | 55,666 |
| Median Age | 36.1 | 37.6 | 38.5 |
| Median HH Income | \$74,413 | \$93,025 | \$106,763 |
| Avg. HH Income | \$95,929 | \$130,458 | \$145,530 |
| Renter Occupied Housing Units | 3,126 | 12,179 | 19,786 |



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EXCLUSIVELY LISTED BY:

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