

OFFERING MEMORANDUM

# RARE 2-BUILDING DEALERSHIP / SHOWROOM / LIGHT INDUSTRIAL

1743 & 1611 W VALLEY HWY S, AUBURN, WA 98001

*Sale Price*

**\$14,900,000**

SOLD TOGETHER OR SEPARATELY

 1743 W VALLEY HWY S

 1611 W VALLEY HWY S

**1743 W VALLEY HWY S | 11,900 RSF**

Showroom/Office/Shop Space  
Asking Price | \$3,900,000

**1611 W VALLEY HWY S | ±41,765 RSF**

Showroom/Office/Shop Space + Outdoor Yard Area  
Asking Price | \$11,000,000

**MATT MCLENNAN**, SIOR, CCIM  
Executive Vice President  
253.722.1458  
matt.mclennan@kidder.com

**PETER WOODING**  
Vice President  
206.248.7301  
peter.wooding@kidder.com

 **Kidder  
Mathews**



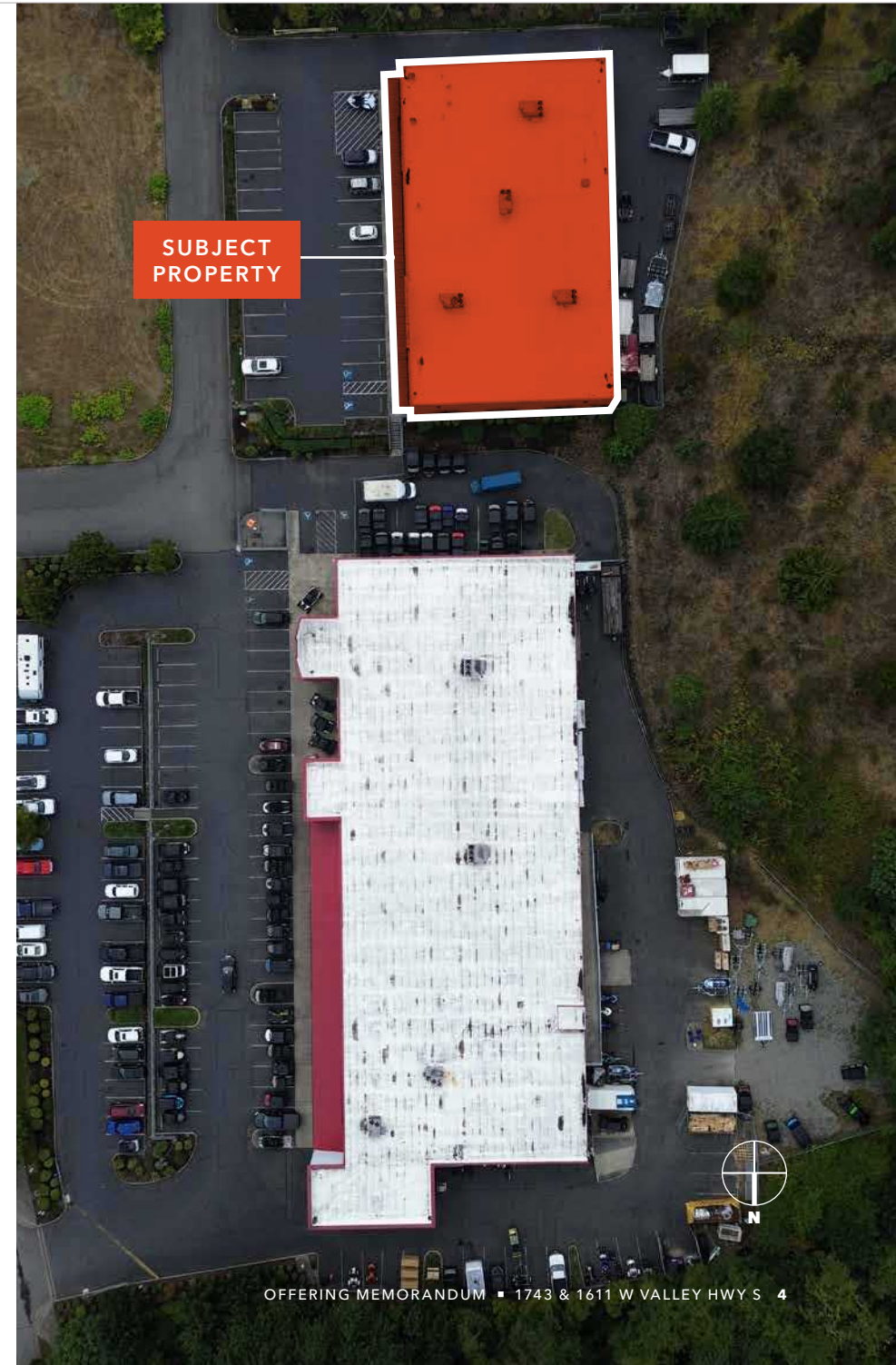
# 1743 W VALLEY HWY S

*Class A showroom buildout with office space & fully functional service shop.*

1743 W Valley Hwy S provides a rare opportunity to couple your showroom, office, and service department all under one roof. The buildout and functionality of this building is truly Class A.

**PROPERTY OVERVIEW**

ADDRESS	1743 W Valley Hwy S, Auburn, WA 98001
YEAR BUILT	2014
RENTAL SF	11,900
SALE PRICE (PSF)	\$3,900,000 (\$327.73)
SHOWROOM SF	5,982
SHOP SF	2,184
OFFICE SF	3,734
CLEAR HEIGHT	24'
LOADING	2 Grade-Level Doors
LAND SIZE	2.76 AC (120,304 SF)
ZONING	C3 Heavy Commercial - City of Auburn <a href="#">→ ZONING MAP</a> <a href="#">→ ZONING TABLE</a>
PARKING STALLS	24
PARCEL #	375160-0709
TENANT	Indian Motorcycles Auburn (Lease expires 01/31/2025)



# LEASE OVERVIEW



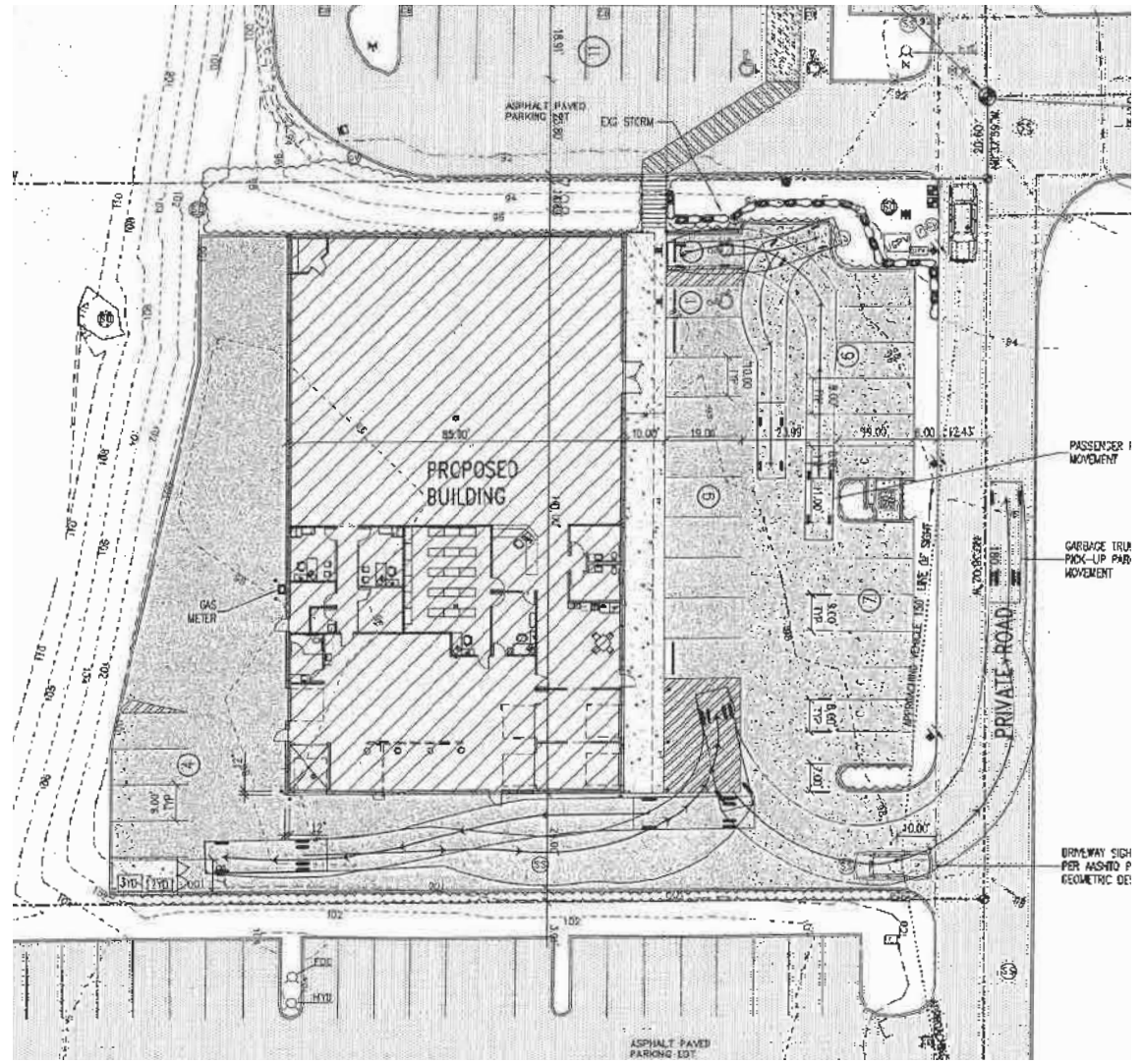
## 1743 W VALLEY HWY S

TENANT	William Nash
LEASE START DATE	2/1/2020
LEASE END DATE	1/31/2025
INITIAL TERM LENGTH	5 Years
OPTIONS TO EXTEND LEASE	Two (2) two-year options to extend, at continued 3% annual increases
BASIC TERMS ASSOCIATED WITH SAID OPTIONS	Notice to renew due 6 months before prior term expiration
LANDLORD	M & O Development, LLC
TENANT	Indian Motorcycle Auburn
SQUARE FOOTAGE	11,900 SF
CURRENT ANNUAL BASE RENT	\$243,109.90
RENT INCREASES	3% annual, next increase 1/1/2025
NNN RESPONSIBILITIES	All real property taxes, current assessments, utilities, insurance, government fees, common area maintenance
SUBLEASE ABILITY	Yes, with lessor approval
PERSONAL GUARANTEE	All obligations and payments of Lessee owing to Lessor shall be personally guaranteed
SECURITY DEPOSIT	\$18,000

## RENT SCHEDULE

Initial term	Annual	
2/1/2020 - 1/31/2021	\$18,000.00	\$216,000.00
2/1/2021 - 1/31/2022	\$18,540.00	\$222,480.00
2/1/2022 - 1/31/2023	\$19,096.20	\$229,154.40
2/1/2023 - 1/31/2024	\$19,669.09	\$236,029.03
<b>2/1/2024 - 1/31/2025</b>	<b>\$20,259.16</b>	<b>\$243,109.90</b>






# SITE PLAN

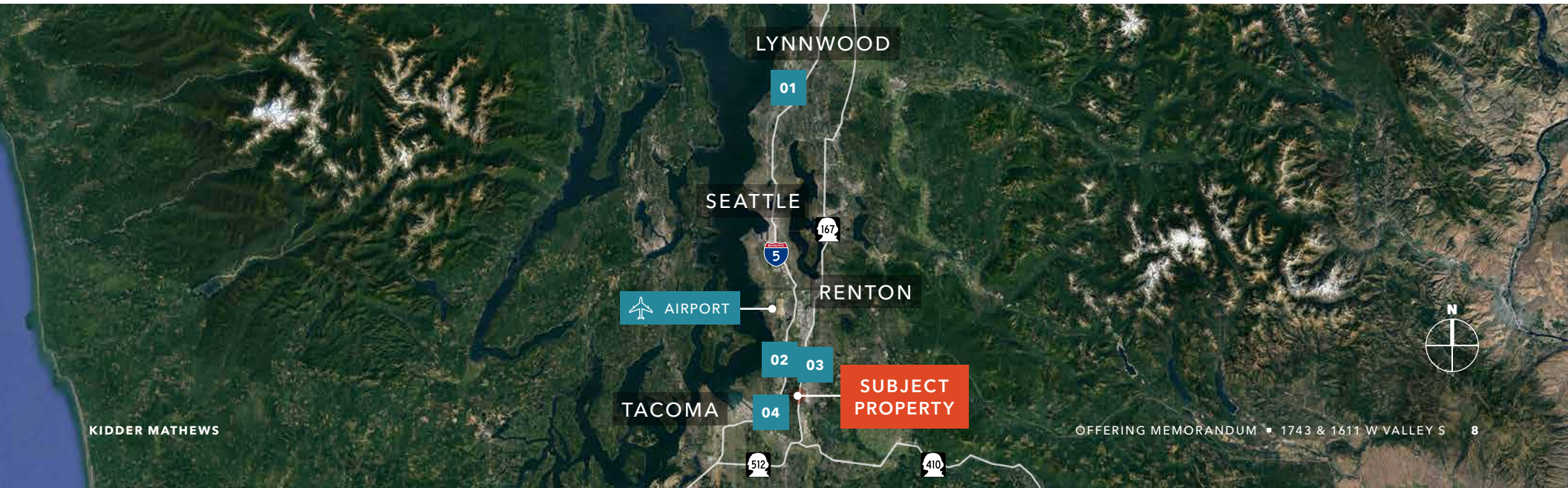


# LEASE OVERVIEW



# SALE COMPARABLES

	Property Name	Buyer	Seller	Building SF	Sale Price	\$/SF (Building)	Sale Date
SP	 <b>1743 W VALLEY HWY S</b> Auburn, WA	-	M&O Development LLC	11,900	\$3,900,000	\$327.73	-
01	 <b>17321 HWY 99</b> Lynnwood, WA	NFC Investments	Sonic Automotive	15,291	\$4,259,829	\$278.58	Aug-24
02	 <b>27320 PACIFIC HWY S</b> Federal Way, WA	Maria Martinez	Berenika Synklarz	6,500	\$2,300,000	\$353.85	May-24
03	 <b>2402 AUBURN WAY N</b> Auburn, WA	Marcus Hum	Curt Richter	6,889	\$2,255,000	\$327.33	Feb-24
04	 <b>7708 PACIFIC HWY E</b> Milton, WA	Lake Union Sea Ray	Faith Noble	5,736	\$2,099,846	\$366.08	Oct-22
<b>Average (Sold)</b>						<b>\$331.46</b>	





1611 W VALLEY  
HWY S

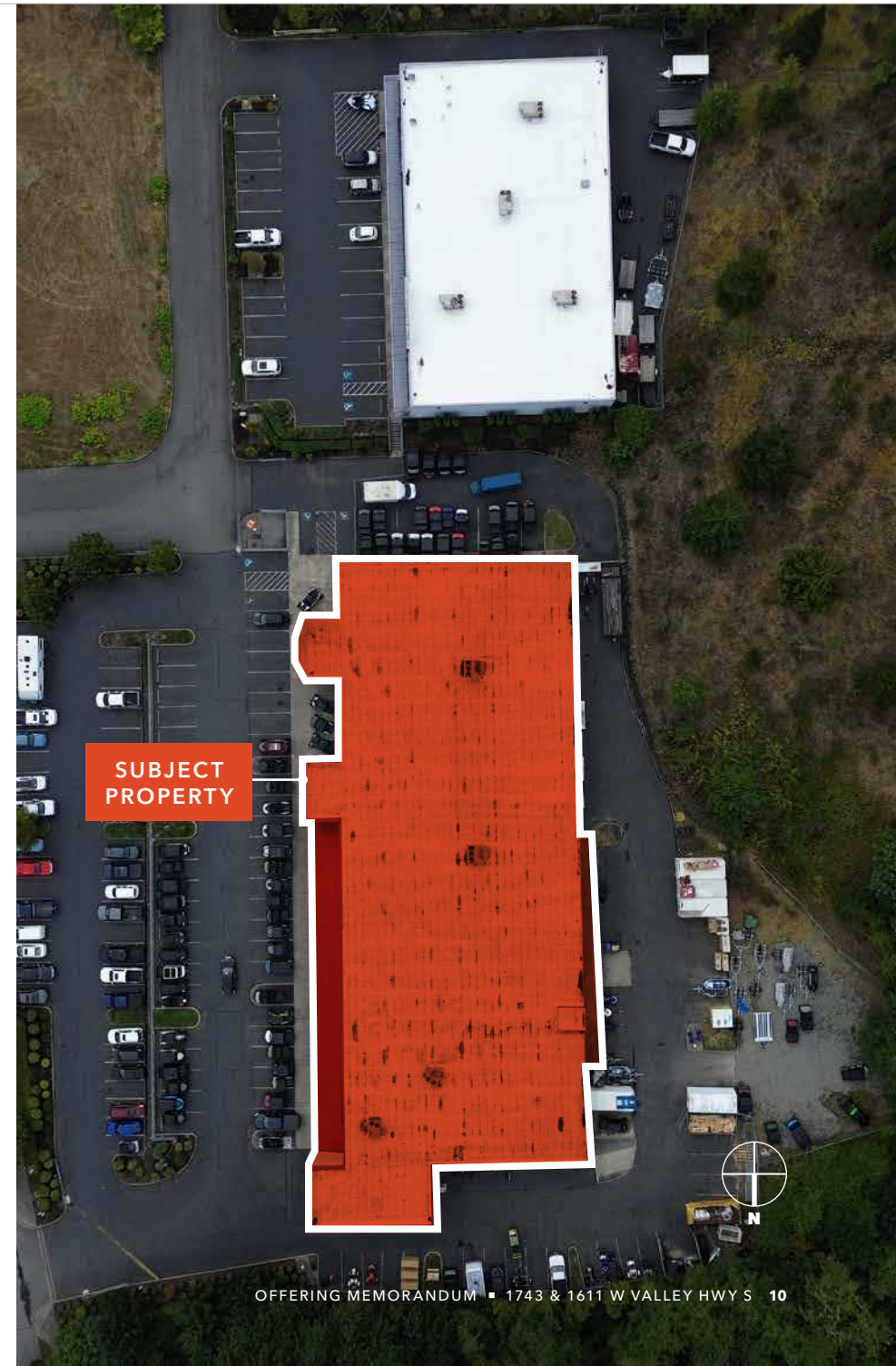


*Class A showroom buildout with office space, fully functional service shop & outdoor secured storage yard.*

Similar to its neighbor 1743, 1611 W Valley Hwy S provides a rare opportunity to couple your showroom, office, and service department all under one roof. In addition to the showroom, the building features mezzanine office space, highly rated mezzanine storage space, and an outdoor covered/secured canopy area for indoor/outdoor display.

**PROPERTY OVERVIEW**

ADDRESS	1611 W Valley Hwy S, Auburn, WA 98001
SALE PRICE (PSF)	\$11,000,000 (±\$263.38)
RENTAL SF	41,765
SHOWROOM SF	21,668
SHOP SF	3,922
MEZZANINE STORAGE	7,723
OFFICE SF	3,204 (1st Floor), 3,318 (Mezzanine)
CANOPY SF	1,800
ELECTRICAL ROOM	130
YARD SF	17,000
CLEAR HEIGHT	30'
LOADING	3 Grade-Level Doors + 7 Canopy Doors
LAND SIZE	6.27 AC (272,317 SF)
ZONING	C3 Heavy Commercial - City of Auburn → <a href="#">ZONING MAP</a> → <a href="#">ZONING TABLE</a>
PARCEL #	232104-9039
TENANT	Nash Powersports Auburn



# LEASE OVERVIEW



## 1611 W VALLEY HWY S

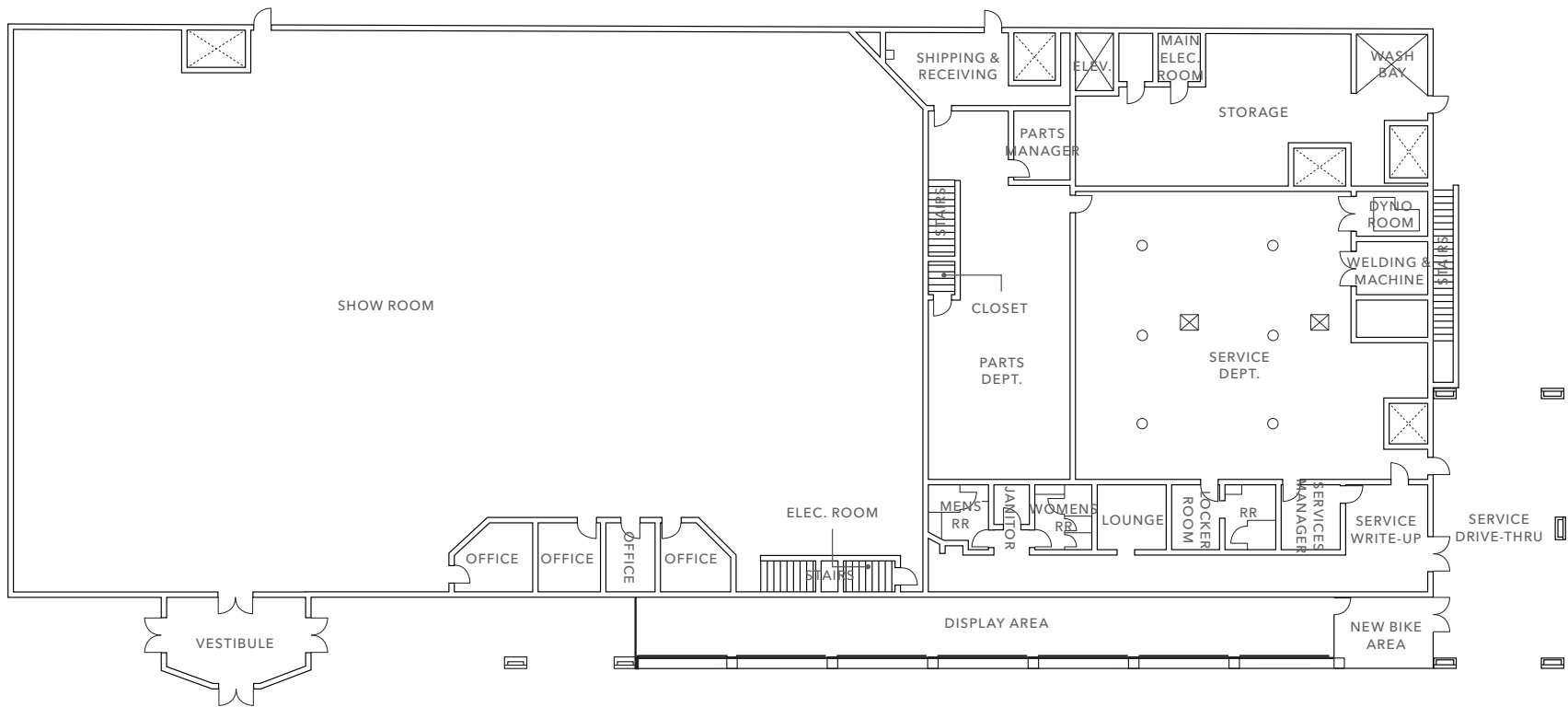
TENANT	William Nash
LEASE START DATE	2/1/2020
LEASE END DATE	1/31/2027
INITIAL TERM LENGTH	7 years
OPTIONS TO EXTEND LEASE	One (1) two-year option to extend, at continued 3% annual increases
BASIC TERMS ASSOCIATED WITH SAID OPTIONS	Notice to renew due 6 months before prior term expiration
LANDLORD	M & O Development, LLC
TENANT	Nash Powersports Auburn
SQUARE FOOTAGE	41,765 SF
CURRENT ANNUAL BASE RENT	\$531,492.36
RENT INCREASES	3% annual, next increase 2/1/2025
NNN RESPONSIBILITIES	All real property taxes, current assessments, utilities, insurance, government fees, common area maintenance
SUBLEASE ABILITY	Yes, with lessor approval
PERSONAL GUARANTEE	All obligations and payments of Lessee owing to Lessor shall be personally guaranteed
SECURITY DEPOSIT	\$43,000

KIDDER MATHEWS

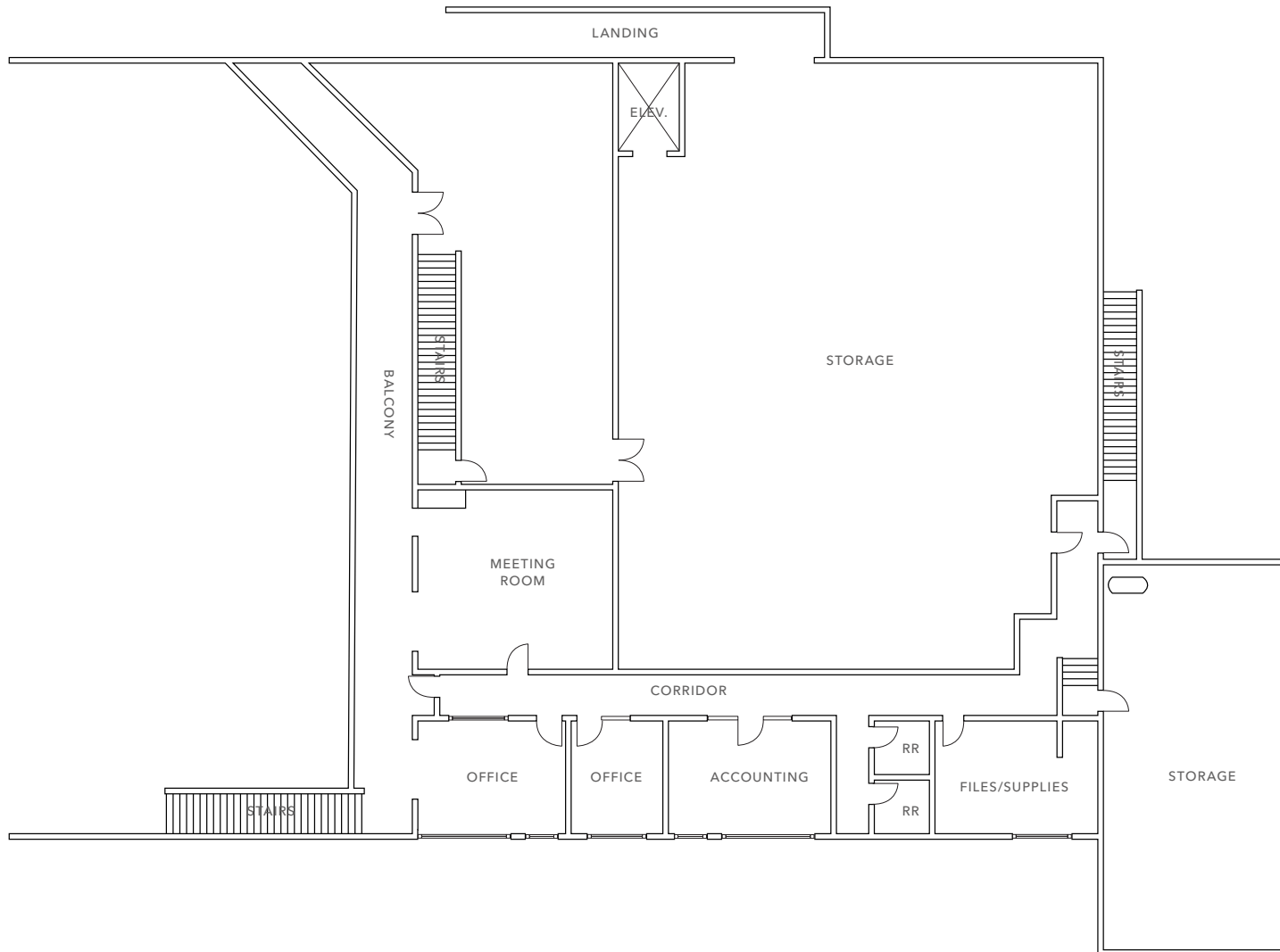
## RENT SCHEDULE

Initial term	Annual
2/1/2020 - 1/31/2021	\$43,000.00 \$516,000.00
2/1/2021 - 1/31/2022	\$44,290.00 \$531,480.00
2/1/2022 - 1/31/2023	\$45,618.70 \$547,424.40
2/1/2023 - 1/31/2024	\$46,987.26 \$563,847.13
2/1/2024 - 1/31/2025	\$48,396.88 \$580,762.55
2/1/2025 - 1/31/2026	\$49,848.79 \$598,185.42
<b>2/1/2026 - 1/31/2027</b>	<b>\$51,344.25 \$616,130.99</b>
Potential 2 Year Extension	
2/1/2023 - 1/31/2024	\$52,884.58 \$634,614.91
2/1/2023 - 1/31/2024	\$54,471.11 \$653,653.36

# FIRST FLOOR








# SECOND FLOOR

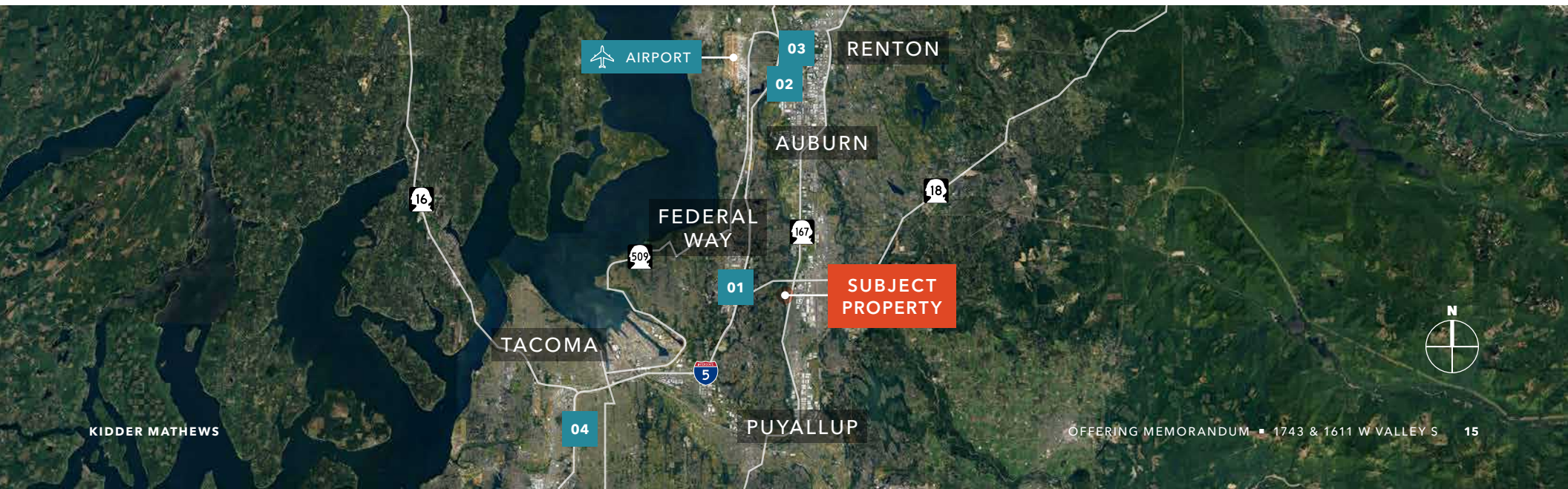


# LEASE OVERVIEW



# SALE COMPARABLES

	Property Name	Buyer	Seller	Building SF	Sale Price	\$/SF (Building)	Sale Date
SP	 <b>1611 W VALLEY HWY S</b> Auburn, WA	-	M&O Development LLC	41,765	\$11,000,000	\$263.38	-
01	 <b>34001 PACIFIC HWY S</b> Federal Way, WA	Trison Enterprises Inc.	The Progressive Corporation	17,575	\$6,950,000	\$395.45	May-24
02	 <b>19713 58TH PL S</b> Kent, WA	Hui Intertrading	Alamo Group	27,525	\$7,600,000	\$276.11	Dec-23
03	 <b>M-3 BUSINESS PARK</b> Tukwila, WA	Lift Partners	Michael Smooke	32,000	\$9,586,662	\$299.58	Sep-23
04	 <b>6610 TACOMA MALL BLVD</b> Tacoma, WA	David Williams	Chris Washko	22,080	\$7,250,000	\$328.35	Jan-23
<b>Average (Sold)</b>						<b>\$334.87</b>	





# MARKET OVERVIEW

## MARKET OVERVIEW

### POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	4,627	78,520	226,186
2029 PROJECTION	4,567	78,577	225,466
2020 CENSUS	4,844	80,238	231,490

### HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	1,535	28,844	82,641
2029 PROJECTED	1,499	28,765	81,965
2020 CENSUS	1,578	28,450	82,354
OWNER-OCCUPIED	83.6%	55.4%	57.7%
RENTER-OCCUPIED	16.4%	44.6%	42.3%

### INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	\$121,759	\$113,946	\$126,596
2024 MEDIAN HH INCOME	\$94,402	\$92,120	\$102,408
2024 EST. PER CAPITA INCOME	\$40,420	\$42,056	\$46,425

### BUSINESS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	201	4,094	9,458
TOTAL EMPLOYEES	1,958	37,457	77,308

Data Source: ©2024, Sites USA

*Auburn is strategically located in the greater Kent Valley, ideally situated between Seattle and Tacoma. It's also one of the most accessible regions in the area, with direct access to SR-167, Hwy-18, and I-5, providing incredible interconnectivity to neighboring areas.*

### MAJOR EMPLOYERS





## DRIVE TIMES

SR-167	3 Minutes
HWY-18	3 Minutes
I-5	6 Minutes
SR-512	10 Minutes
I-405	16 Minutes
SEA-TAC AIRPORT	20 Minutes
SEATTLE	30 Minutes



TACOMA



SEATTLE

BELLEVUE



RENTON

Puget Sound

SEATAC



KENT



FEDERAL WAY

**SUBJECT PROPERTY**



SUMNER



*Exclusively listed by*

**MATT MCLENNAN**, SIOB, CCIM  
Executive Vice President  
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matt.mclennan@kidder.com

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Vice President  
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[KIDDER.COM](http://KIDDER.COM)

