

For Sale

# 2019 I St NE

AUBURN, WA 98002



KYLE STERLING  
425 586 5608  
ksterling@nai-psp.com

**NAI** Puget Sound  
Properties

# Offering Summary

NAI Puget Sound Properties is pleased to present for sale 2019 I St NE in Auburn, WA. The property consists of a 6,701 square foot building situated on 29,272 square feet of land, zoned C3. The property is owner-occupied by Bjornson Marine, who can vacate the premises after a short-term leaseback. Contact listing broker for details.



**\$2,195,000**

<b>ADDRESS</b>	2019 I Street NE Auburn, WA 98002
<b>BUILDING AREA</b>	6,701 SF
<b>LOT SIZE</b>	29,272 SF (0.67 Acres)
<b>ZONING</b>	C3 – Heavy Commercial
<b>YEAR BUILT/RENOVATED</b>	1974/2020
<b>CONSTRUCTION TYPE</b>	Masonry (CMU)
<b>CEILING HEIGHT</b>	24'





# Investment Highlights

## + RARE C3 ZONED OWNER-USER OPPORTUNITY

Zoning allows for automotive repair, body shops, auto/boat dealers, light industrial, outdoor storage, and contractor yards. Link to zoning code: [C3 – Heavy Commercial](#)

## + PRIME LOCATION OFF “AUTO-ROW” ON AUBURN WAY NORTH

The property is surrounded by national car dealerships and other automotive businesses. The subject property’s former use was for auto repair/body shop.

## + SIGNIFICANT RECENT SITE IMPROVEMENTS

The property underwent significant upgrades in 2020, including new paving and seal coating, new landscaping, new fencing system, new heating & cooling systems, new security system, exterior building and roofing repairs, and a reconfigured shop space.

## + LARGE LOT SIZE

The building only covers 20% of the lot, creating tremendous surplus land value for parking and storage. The yard area also has a secondary ingress/egress point to I St NE, providing flexible access.



# Market Overview

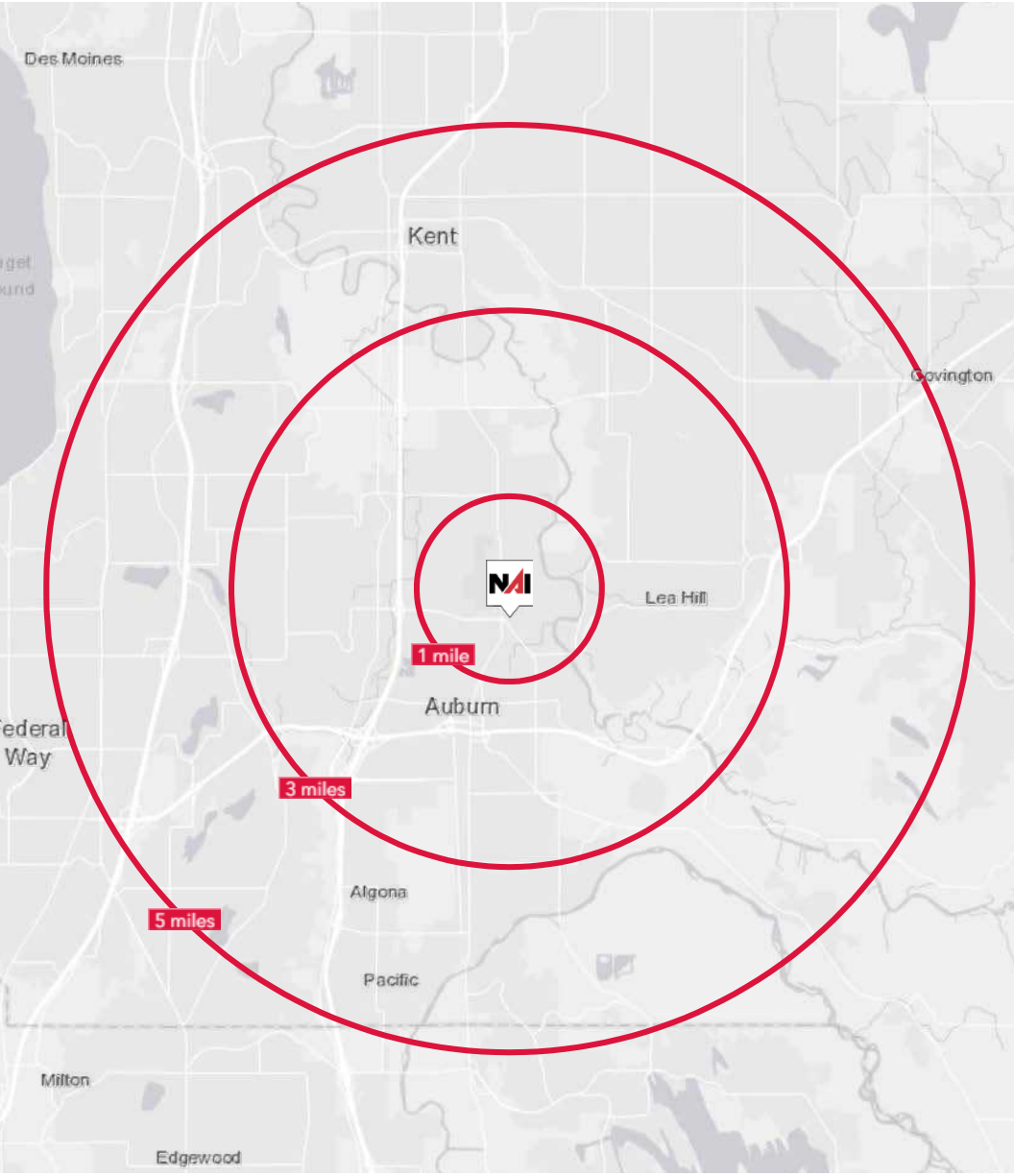
**The Puget Sound Region is considered one of the fastest growing markets in the United States** — home to innovative industry leaders Amazon, Microsoft, Costco, Starbucks, Boeing, Nordstrom, Expedia, Concur Technologies, UW Medicine, Nintendo, and T-Mobile. The presence of these global leaders has attracted 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

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Population	11,785	76,595	246,610
Households	5,011	26,653	86,423
Median Age	39.8	37.0	36.6
Median HH Income	\$58,666	\$88,485	\$84,922
Avg. HH Income	\$87,122	\$118,015	\$115,278
Renter Occupied Housing Units	3,056	11,096	40,044



# 2019 I St NE

AUBURN, WA 98002

EXCLUSIVELY LISTED BY:

KYLE STERLING

425 586 5608

ksterling@nai-psp.com

**NAI** Puget Sound  
Properties

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.  
G:\SHARED DRIVES\ADMIN TEAM\MARKETING\MARKETING - INDESIGN\2024\OFFERING MEMORANDUM\2019 I ST NE - KS\2019 I ST NE OM