



FORMER LES SCHWAB TIRES

12215 Aurora Ave N, Seattle, WA 98133 Tim Weber | Don Whittles Blake Weber

First Western Properties—Tacoma Inc. | 253.472.0404 6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

FOR SALE

12,551 SF BUILDING 42,000 SF LAND



- Zoned Commercial/Mixed Use
- 30,653 CPD on Aurora Avenue North
- 35,484 CPD at nearest Intersection
- Located moments from Interstate-5
- Full access

\$2,900,000

27 existing parking stalls







Regis - 2023	Population	Average HH Income	Daytime Population
5 Minutes	33,539	\$138,245	18,998
10 Minutes	100,832	\$156,767	52,271
15 Minutes	225,354	\$171,293	111,557

NEARBY



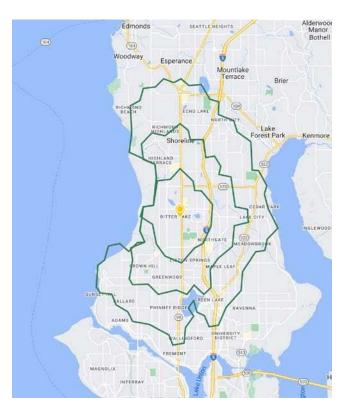












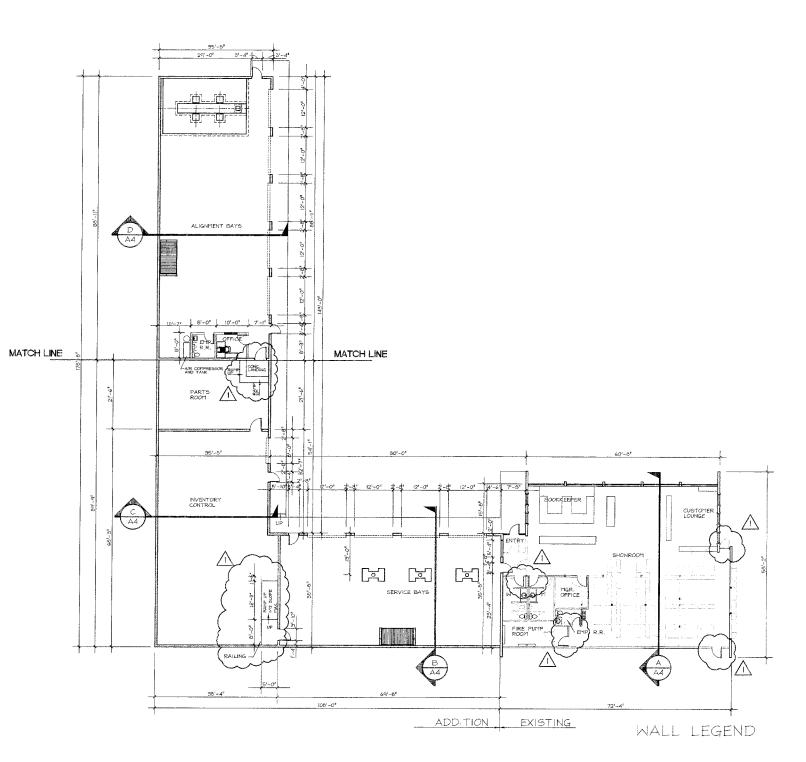
SUMMARY

SET IN CONC. V/ PUNCH MARK N 88'41'09' V ONEASJ N. 125th. ST. 931.081 19 1' BRASS MONUMENT SET IN CONC. V/ PUNCH MARK DF SEC. 30, T. 26N, R. 4E., V.H. N 88*38'17" V (RECORD) 931.00 NORTH LINE OF SECTION 30 8 ٩. 5 41.4 409.7 408.3 EXISTING ASPHALT 412.7 ð 1 13 EXISTING 6' CYCLONE <u>a</u> FENCE EXISTING ASPHALT CUR PROPERTY LINE 13'-6" 405.8 ----**بد** Owner . STATES. DRIVE WAY EASEMENT (A.F. ND. 3796199) 45.01' CURB 95 PROPERTY LINE 413.8 407.7 63'-2" BUILDING SETBACK DANCING SCHER 26'-20'-0" AREA 400.4 NEW GRAVEL \$ hei a 400.4 6'-7' PLANTER EXISTING ROCKERY -52 TO REMAIN SEE LANDSCAPE PLAN 13 жнога ខ្មែន EXISTING 6' CYCLENE FENCE **2406.5** EXISTING CURBS â EXISTING CURB 617.3 OF THE EXISTING CURB AND LANDSCAPING TO REMAIN, TO REMAIN 34 41 TO REMAIN ALIGNMENT (TO REMAIN) ASPHALT PARKING BAYS IЗъ ABEA 4011.5 ∆457 8 45' R/V د ا 45' R/V ASPHALT PARKING AREA EXISTING CURB VAN ACCESSIBI 467 20'-5 (TO BE PARKING AS PER ют.) REMOVED) 6 409.2 46.5 ្វេទ្ធិ REMOVE EDISTING CURB AND LANDSCAPING IN THIS AREA AND REPRACE WITH ASPHALT AND STREPRIN z 40,00 407.4 188 AVE. 0 1302.097 0 EXISTING CURB & 10.00 LIGHT POLE TO BE 4912 [] 4-4 50'-0 REMOVED 6" CONC STORM CONC. ST /1\ A COUNTY 400.5 AURDRA 496.5 -65-ACCESS EXISTING CURB AND -ĮΨ DRIVEWAY LANDSCAPING TO N 0"23"36" REMAIN (eas) LOADING BERTH and 12 EXISTING RDCKERY 405.0 2 408.4 104.0 INVENTORY 4913 27.4' CONTROL 425.4 100 406.0 -66 í de la 41.2 Ň EXISTING BUILDING CAUSTING BUT AING WILL AING WILL AING į5 SERVICE Spece BAYS 634.3 17de la PROPERTY LINE 001 10, 17 -盐 na ha 100 409 408 407 40 405 403 10.4 402 401 BUILDING SETBACK-AREA - CURB PROPERTY LINE - EXISTING CONC. SLAB -EXISTING 6' CYCLENE ADDITION EXISTING NEW GRAVEL TO REMAIN. FENCE TO REMAIN 1' BRASS HONLMENT SET IN CONC. V/ PUNCH WARK

SITE PLAN



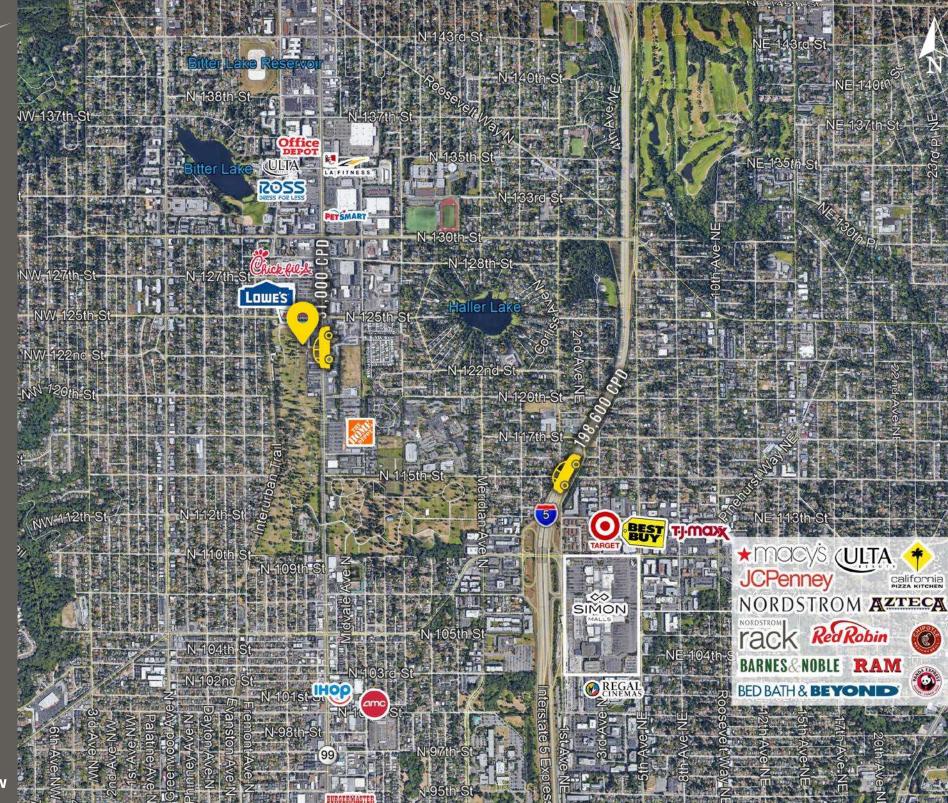








LOCATION AERIAI



CITY SUMMARY



SEATTLE, WA is a multi-faceted city located in the Pacific Northwest. An extremely multicultural influenced by the Pacific Rim in art and architecture, the city offers residents a pace of life that can be either relaxed or fast paced & entrepreneurial. Seattle is home to many successful startup businesses such as Microsoft, Starbucks, Eddie Bauer, Nintendo, Amazon.com, and REI. Water is everywhere and the city's maritime heritage is very noticeable.



TACOMA | KIRKLAND | PORTLAND

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

TIM WEBER

206.650.0391 tweber@firstwesternproperties.com

DON WHITTLES

253.471.5509 dwhittles@firstwesternproperties.com

BLAKE WEBER

206.898.1231 bweber@firstwesternproperties.com



First Western Properties—Tacoma Inc. | 253.472.0404 6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com © First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.