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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

\$2,900,000



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



Population



Average HH Income

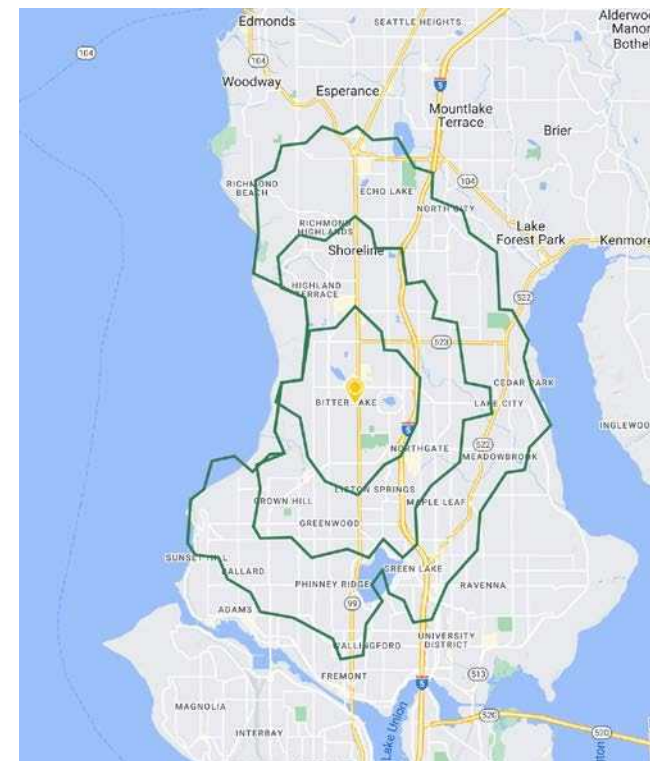


Daytime Population

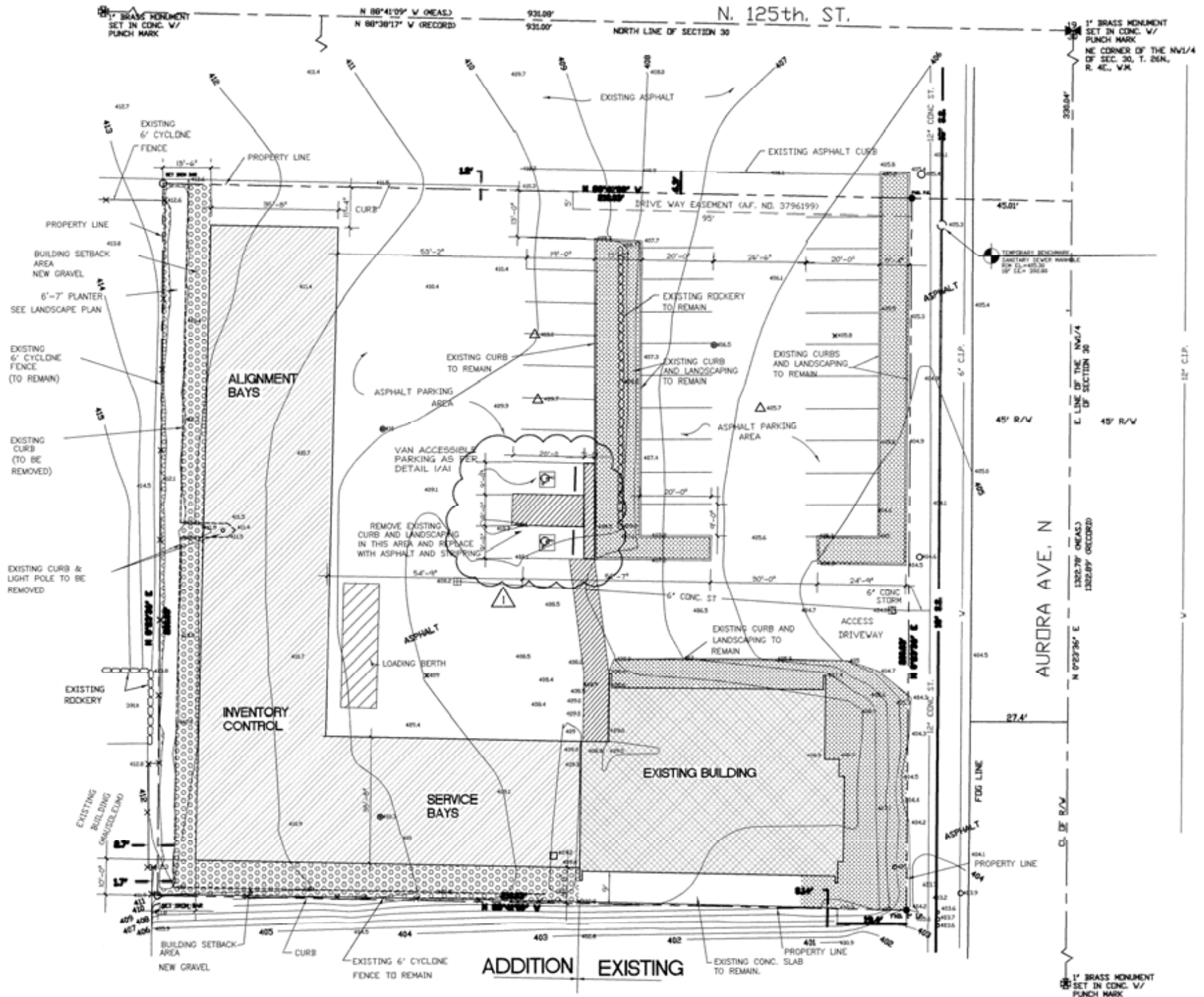
Regis - 2023

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

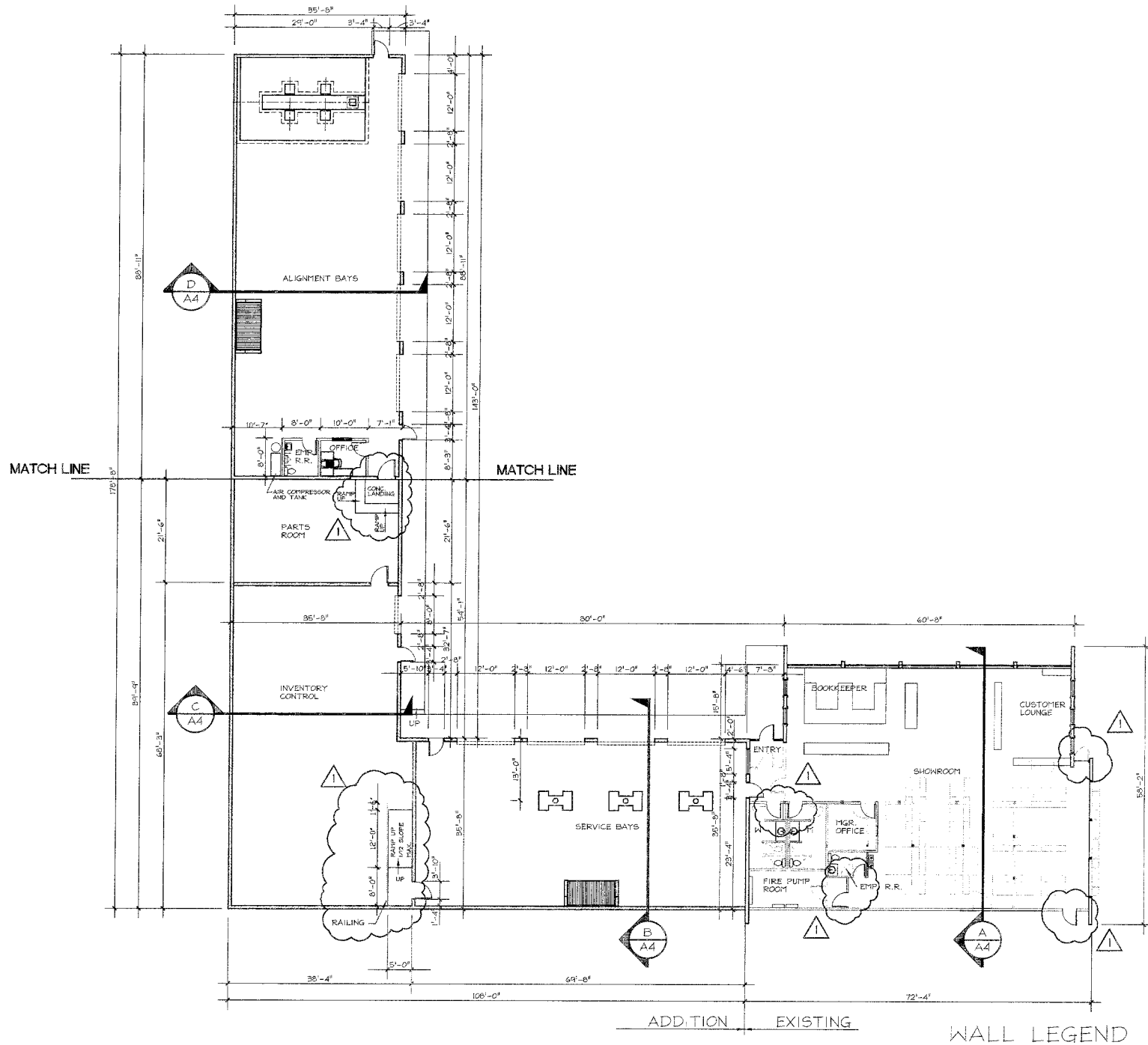
NEARBY



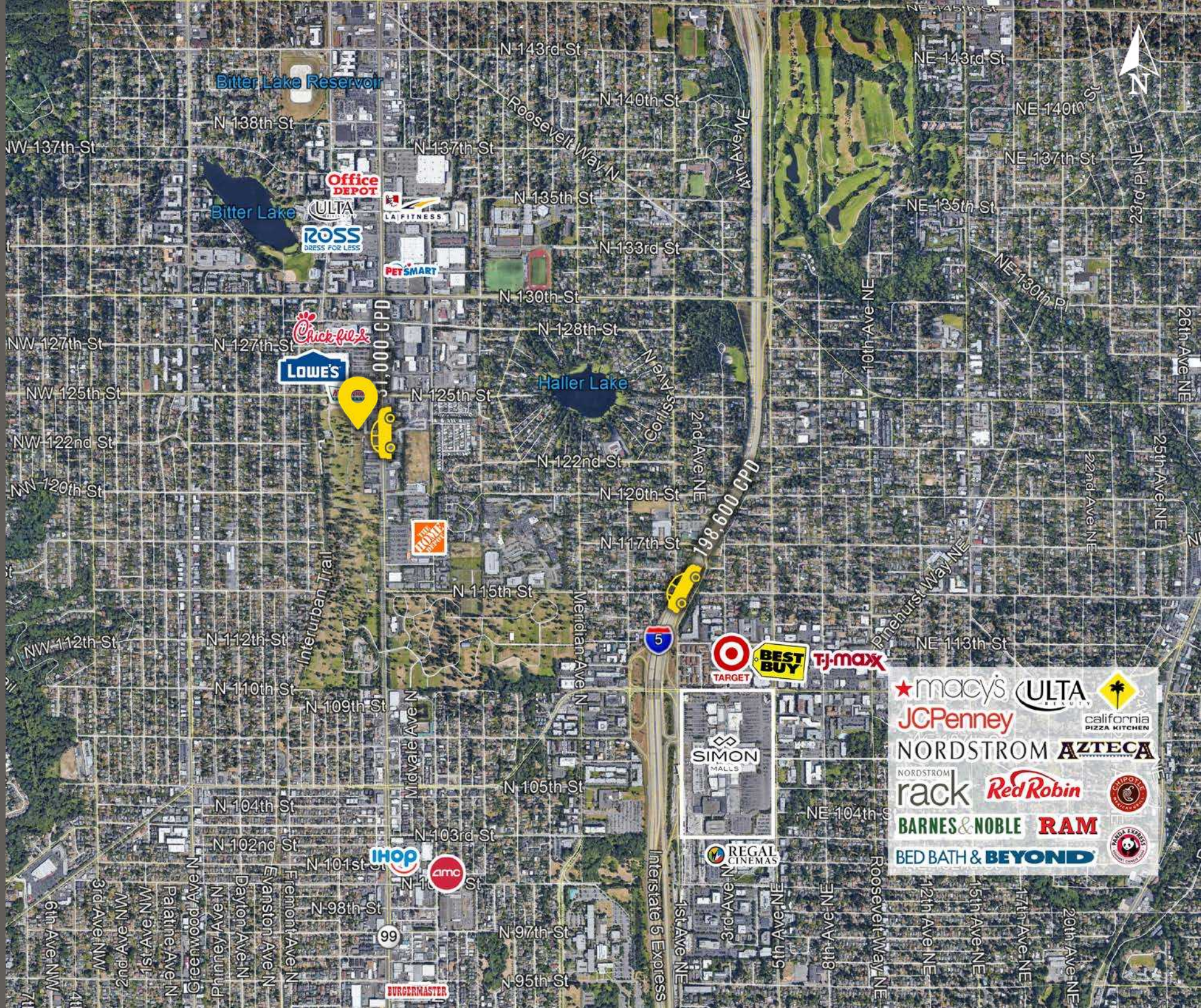
SITE PLAN



FLOOR PLAN



LOCATION AERIAL



★ macy's	ULTA	california PIZZA KITCHEN
JCPenney		
NORDSTROM	AZTECA	
rack	Red Robin	PIZZA HUT
BARNES & NOBLE	RAM	PIZZA EXPRESS
BED BATH & BEYOND		



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.

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