An aerial photograph of a residential neighborhood. A red rectangular box highlights a specific property located near a road intersection. The surrounding area includes various houses, green spaces, and a small pond.

OFFERING MEMORANDUM

MILL CREEK LAND SALE

17414 WA-527 | MILL CREEK, WA 98012



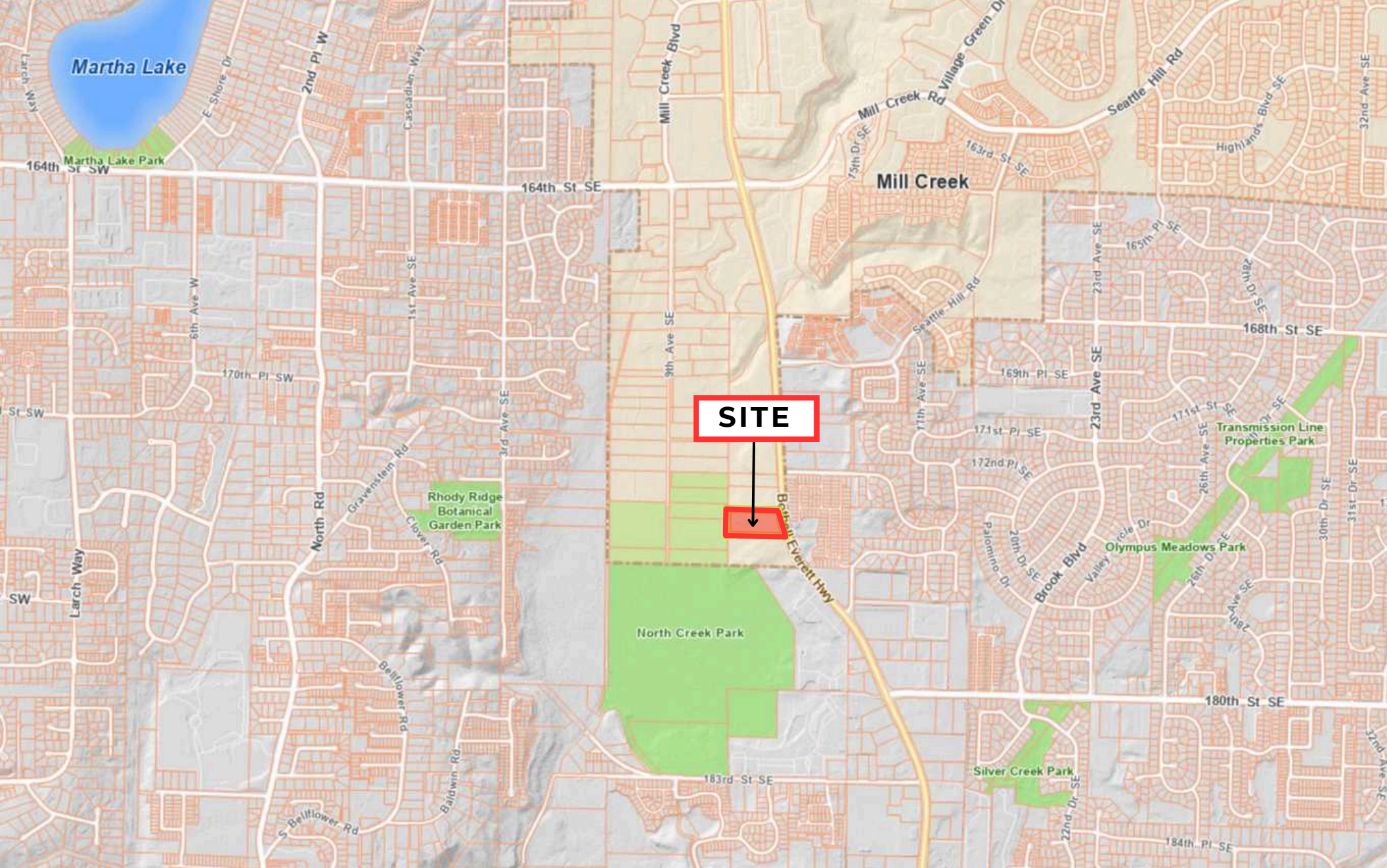
17414 WA-527

MILL CREEK, WA 98012

OPPORTUNITY	Land Sale
TOTAL LAND AREA	3.6 Acres
PARCEL NUMBER	27050700401300
ZONING	Business & Industrial Park
JURISDICTION	City of Mill Creek
ASKING PRICE	\$3,600,000.00

- Former Lil Sprout Nursery & Garden Center
- Proposed Storage Facility
- No Current Income from Property or Building in Place
- Excellent Visibility and Access to WA-527
- Desirable Mill Creek Location
- Fully Entitled
- Permit Ready Site

[CLICK TO VIEW IN MAPS](#)



PARCEL NUMBER

27050700401300

SELF STORAGE PROPOSAL

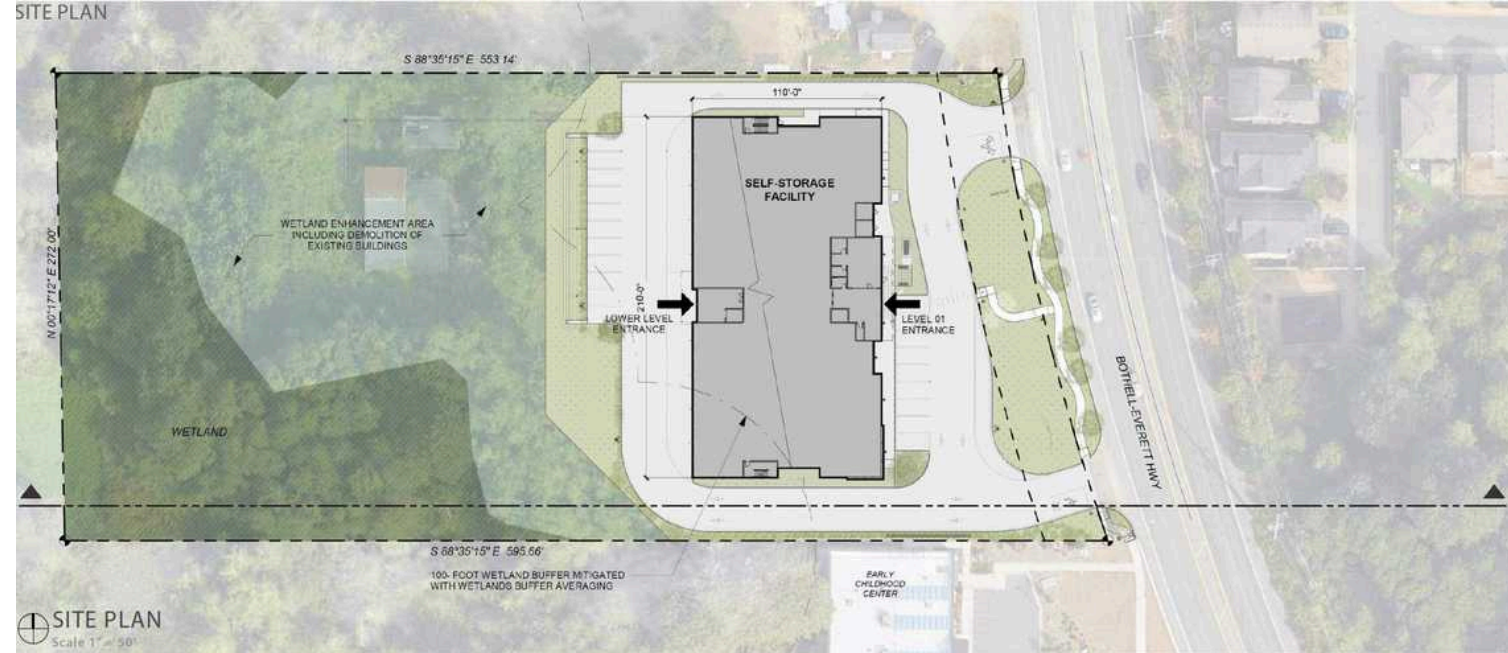
The site consists of 3.6 acres of land zoned Business Park (BP) with Self Storage as a permitted use. The building consists of a 3-story structure over a daylight basement comprising approximately 80,000 rentable square feet with a 900 square foot retail leasing office facing WA-527.

As a neighborhood and business service, self storage is slightly undersupplied in the greater Mill Creek area. Customers are increasingly seeking modern, climate-controlled self storage facilities with professional management to store their valuable personal property. The facility is intended to provide a neighborhood service to the growing population of Mill Creek.

Highly visible with convenient vehicular access at two access points from WA-527, this concept provides a valuable and convenient service to Mill Creek.

ALL DUE DILIGENCE MATERIALS AVAILABLE VIA DROPBOX UPON REQUEST



[CLICK TO LEARN MORE](#)

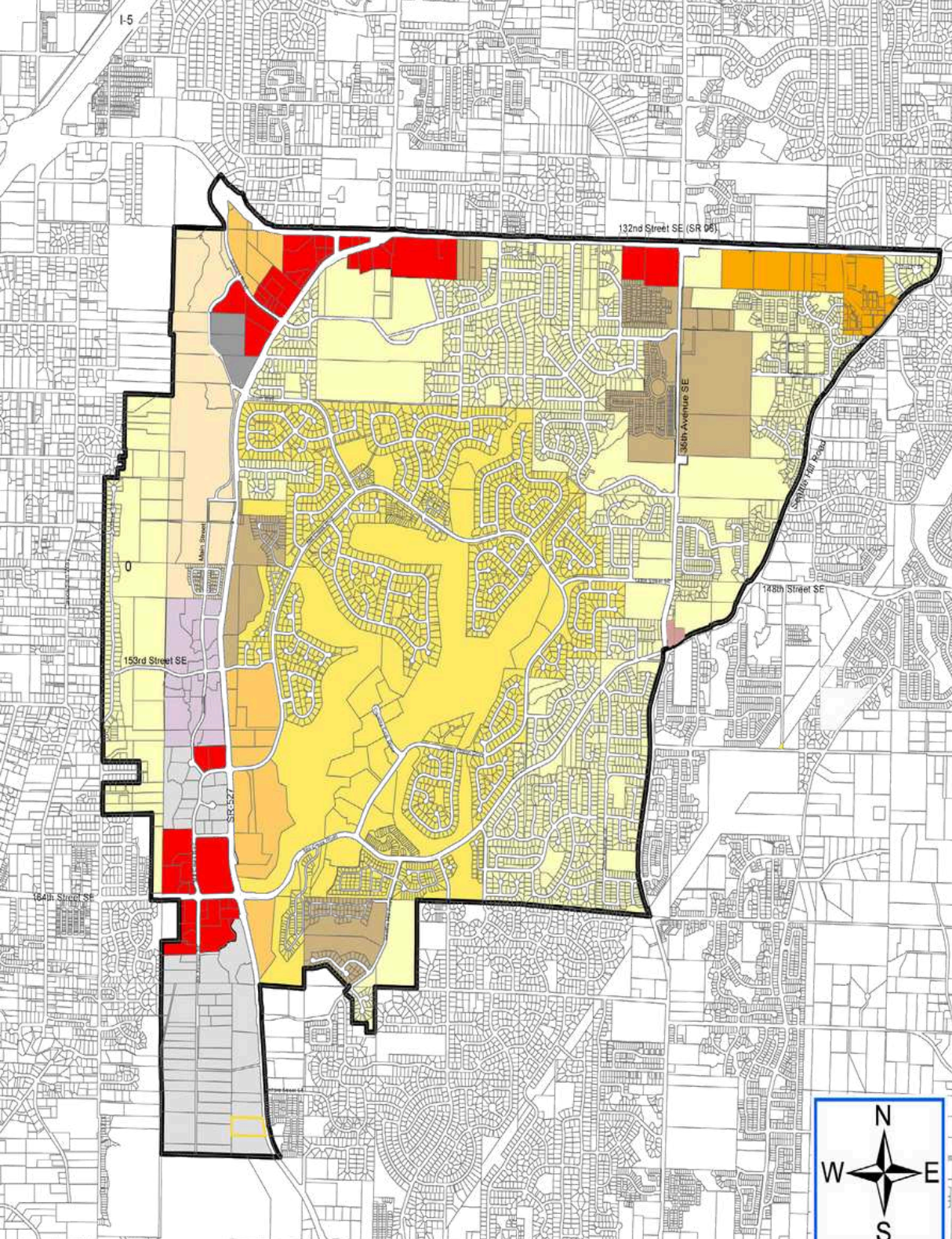


BUSINESS PARK ZONING

The primary purpose of the business park (BP) zone classification is to implement the business park comprehensive plan designation. The intent of the business park zoning district is to provide suitable areas for commercial development where the primary land uses are manufacturing, product assembly, wholesale sales and professional and business office development. Other uses may include health care facilities and public facilities and utilities. This district is not intended for the development of retail sales and services; however, limited retail sales and services may be allowed to serve the needs of the business park tenants and users.

[CLICK TO LEARN MORE](#)

-  City Limits
-  Unincorporated Parcels
-  LDR Low Density Residential
-  PRD 7200 Planned Residential Development
-  MDR Medium Density Residential
-  HDR High Density Residential
-  MU/HDR Mixed Use/High Density Residential
-  PCB Planned Community Business
-  CB Community Business
-  NB Neighborhood Business
-  BP Business Park
-  OP Office Park
-  EGUV East Gateway Urban Village





21k
TOTAL
POPULATION

11k
DAYTIME
POPULATION

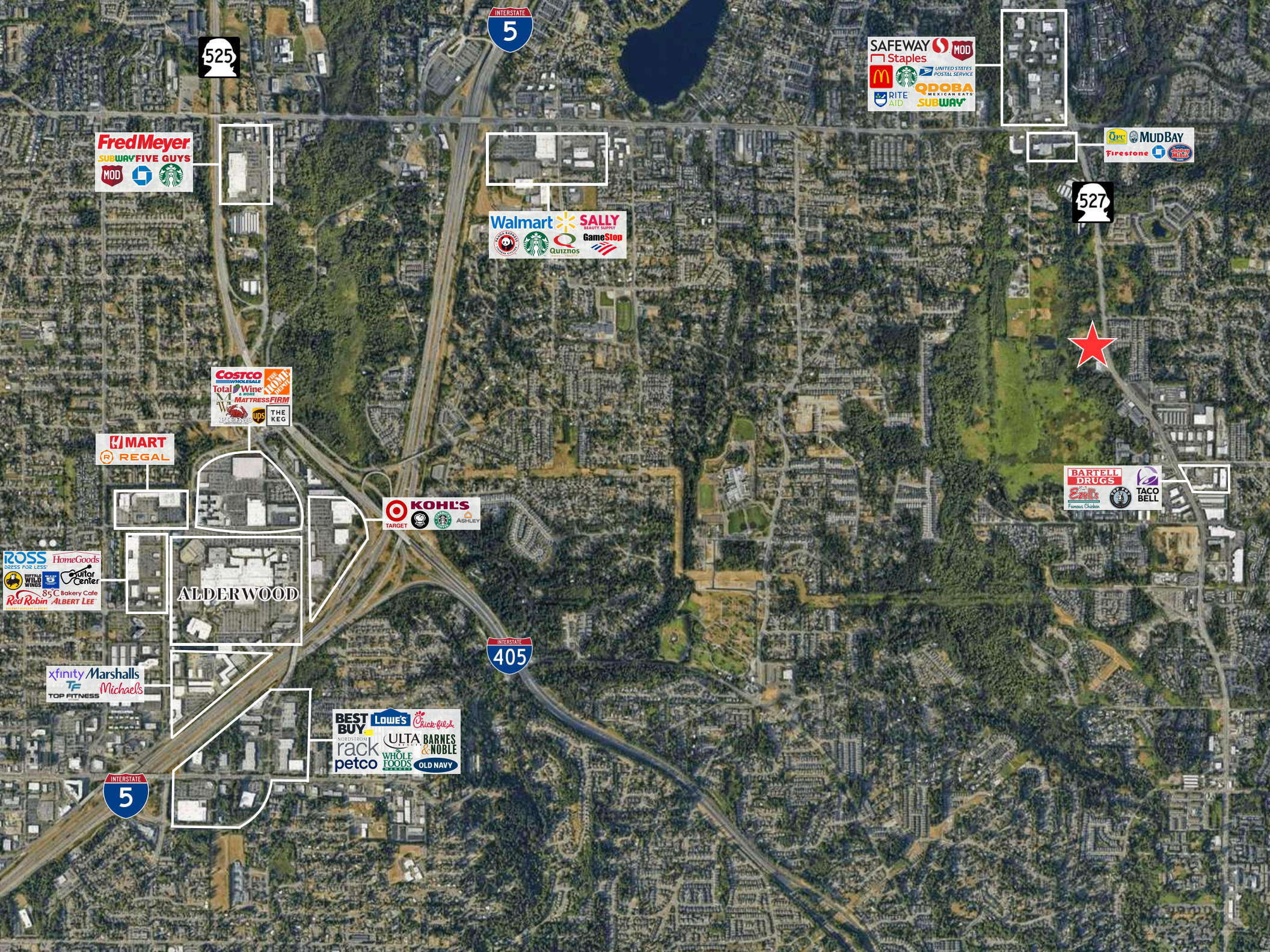
\$181k
AVG. HOUSEHOLD
INCOME

1k
BUSINESSES

85%
ADULTS WITH
COLLEGE EDUCATION

5.3k
EMPLOYEES

*2024 PROJECTIONS FOR MILL CREEK, WA. COLLECTED VIA SITESUSA



525

INTERSTATE 5

SAFeway MOD
Staples UNITED STATES POSTAL SERVICE
McDonald's RITE AID QDOBA MEXICAN EATS
SUBWAY

Fred Meyer
SUBWAY FIVE GUYS
MOD Starbucks

Walmart SALLY BEAUTY SUPPLY
GameStop Quiznos

527

Firestone MUD BAY

COSTCO WHOLESALE
Total Wine & More
MATTRESS FIRM
UPS THE KEG

MART REGAL

Target KOHL'S
Starbucks Ashley

BARTELL DRUGS
TACO BELL
Famous Choban

ALDERWOOD

ROSS HomeGoods
Wildflower Center
85C Bakery Cafe
Red Robin ALBERT LEE

INTERSTATE 405

xfinity Marshalls
TOP FITNESS Michaels

INTERSTATE 5

BEST BUY LOWE'S Chick-fil-A
rack ULTA BARNES & NOBLE
petco WHOLE FOODS OLD NAVY



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