

WCCR

West Coast Commercial Realty

FOR SALE | COMMERCIAL LAND



THE
RIDGE
- AT BIG ROCK -

The Ridge at Big Rock is a place-making commercial opportunity, connecting commuters who want to be close to their employment hub, while also having access to a quality, dynamic and energized lifestyle that includes trendy food and beverage establishments, accessible custom fitness options and specialty services.

THE RIDGE

- AT BIG ROCK -

This master planned community, within 12 miles to the Microsoft campus, is comprised of a population with high incomes and high educational attainment that provides an ideal audience for commercial synergy.

Located in picturesque and historic Duvall, The Ridge at Big Rock is designed as a pedestrian-friendly community, with walking paths, a tree-lined promenade, neighborhood parks, and a community clubhouse with outdoor entertaining spaces. The community is located directly behind Duvall's largest anchored retail project, a Safeway center, provides for some additional retail synergy that validates expansion of complementary concepts.



THE RIDGE

- AT BIG ROCK -

THE COMMUNITY



Toll Brothers
AMERICA'S LUXURY HOME BUILDER

FORTUNE
WORLD'S MOST
ADMIRED
COMPANIES

1ST IN HOMEBUILDING
6 YEARS IN A ROW

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THE RIDGE

- AT BIG ROCK -



DRIVE TIMES: from Ridge at Big Rock

- to Microsoft Connector g 5 minutes
- to Downtown Redmond g 18 minutes
- to Downtown Seattle g 37 minutes
- to Sea/Tac International Airport g 41 minutes



Lot 1: 46,778 SF
Lot 2: 39,908 SF
Lot 3: 28,493 SF

Lot 4: 36,179 SF
Lot 5: 49,909 SF
Lot 407: 51,006 SF



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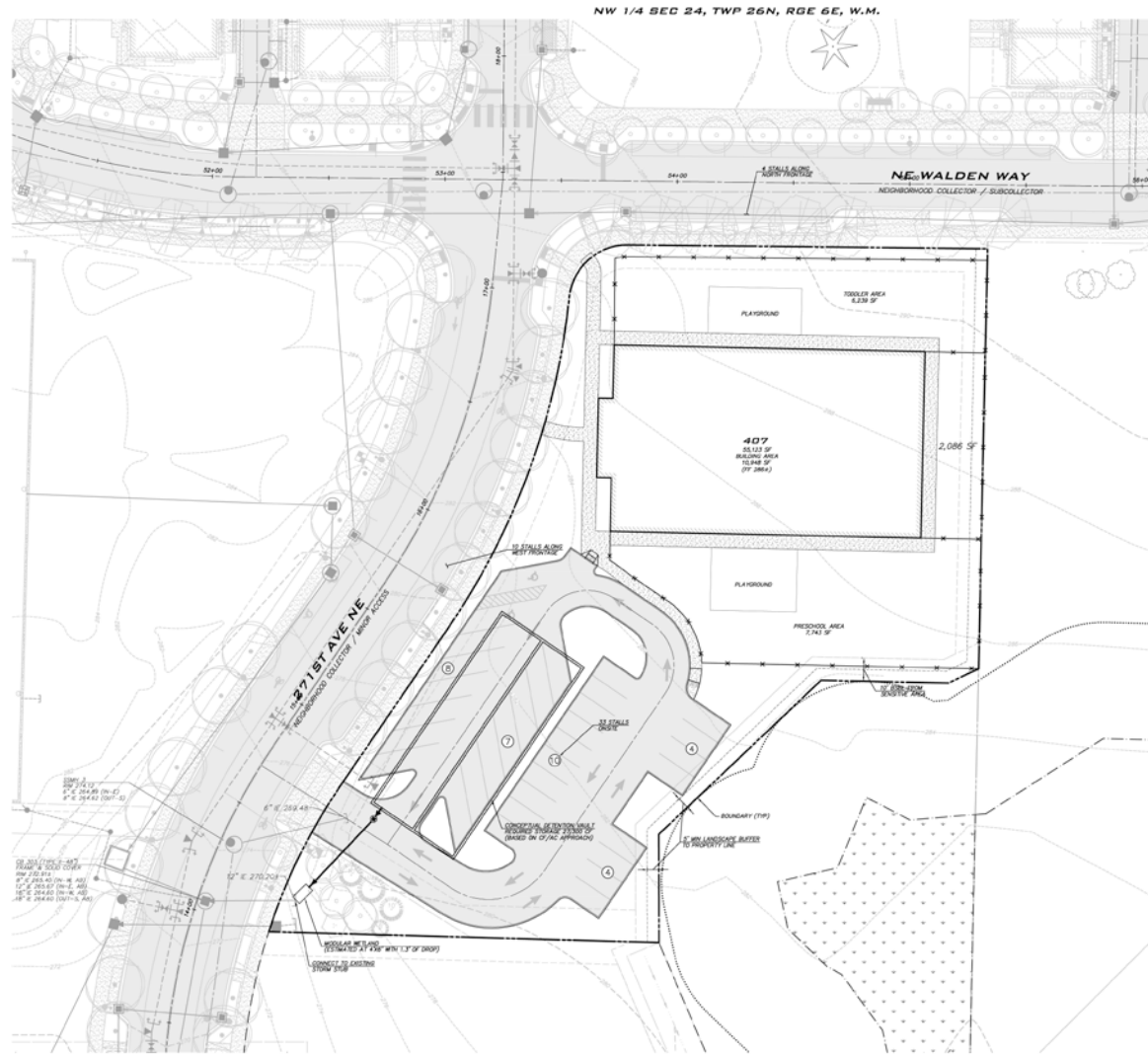
Tiffini Connell | Jonathan Willett

(206) 283-5212
www.wccommercialrealty.com

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**Wanted:
Experienced
Child Care Center**



NOTES

- SIZE OF BUILDING AND PLAY AREAS ARE SIMILAR TO EXAMPLE PROVIDED BY CLIENT.
- LAYOUT IS ILLUSTRATIVE IN NATURE AND LIKELY TO BE REFINED AFTER CONSULTATION WITH CLIENT.

LOT AREA & SITE REQUIREMENTS

(PER DMC 14.19.050)
 MINIMUM STREET SETBACK 0-30 FEET/1
 MINIMUM INTERIOR SETBACK 5 FEET
 MINIMUM LOT WIDTH 25 FEET
 MAXIMUM WINDROOF SURFACE SIZE
 MAXIMUM HEIGHT 50 FEET/2.4

LOT SUMMARY

LOT AREA 55,123 SF
 ZONE MU-1C

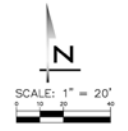
1. SEE DMC CHAPTER 14.34, DESIGN GUIDELINES
2. SEE DMC SECTION 14.38.100, LANDSCAPE STANDARDS
3. SEE DMC CHAPTER 14.64, ADDITIONAL DEVELOPMENT STANDARDS FOR HIGHWAY CALCULATIONS
4. THREE FLOORS ALLOWED ON THE UPWELL SIDE AND FOUR FLOORS ALLOWED ON THE DOWNWELL SIDE.

REQUIRED OFF-STREET PARKING (DMC 14.44.044)

METHOD 1 - GARAGE
 REQUIRED: 2 PER FACILITY PLUS 1 PER 20 CHILDREN, 158 CHILDREN FOR 10,850 SF BUILDING (PER GODDARD EXAMPLE PROVIDED BY TOLL)
METHOD 2 - COMMERCIAL BUILDING (1 PER 300 SF)
 BUILDING 10,848 SF
 REQUIRED STALLS: 36.5 = 37 STALLS
 PROPOSED BY PRIOR EXAMPLE
 29 STALLS (1 PER 374 SF)

EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL PROPOSED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES. TO DETERMINE ACTUAL LOCATION, SIZE AND MATERIAL, THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (ONEWORK-811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.



ATWELL
 PROJECT MANAGER
 BRETT ANDRES
 PROJECT ENGINEER
 BRETT ANDRES, PE
 ARCHITECT
 ANTON LANGE
 SCALE DATE
 8/26/2023

CONCEPTUAL SITE PLAN

THE RIDGE AT BIG ROCK
 LOT 407
 7299021170
 CITY OF DUVALL

17-021
 SHEET NO.:
 S1-01
 1 OF 1

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CBA **CSC** **CoStar**
 POWERBROKER

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. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

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FOR MORE INFORMATION

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DEMOGRAPHICS

▶ AVERAGE HOUSEHOLD INCOME

1-Mile: \$160,078

3-Mile: \$173,283

5-Mile: \$185,867

▶ TOTAL POPULATION

1-Mile: 3,248

3-Mile: 16,970

5-Mile: 45,812

