

OFFERING MEMORANDUM

11,900 RSF SHOWROOM/OFFICE/ SHOP SPACE

1743 W VALLEY HWY S, AUBURN, WA 98001

Sale Price

\$3,900,000



VIEW PROPERTY PHOTOS

VACANT AND READY FOR OCCUPANCY

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EXECUTIVE SUMMARY

Section 01

EXECUTIVE SUMMARY

Class A showroom buildout with office space & fully functional service shop.

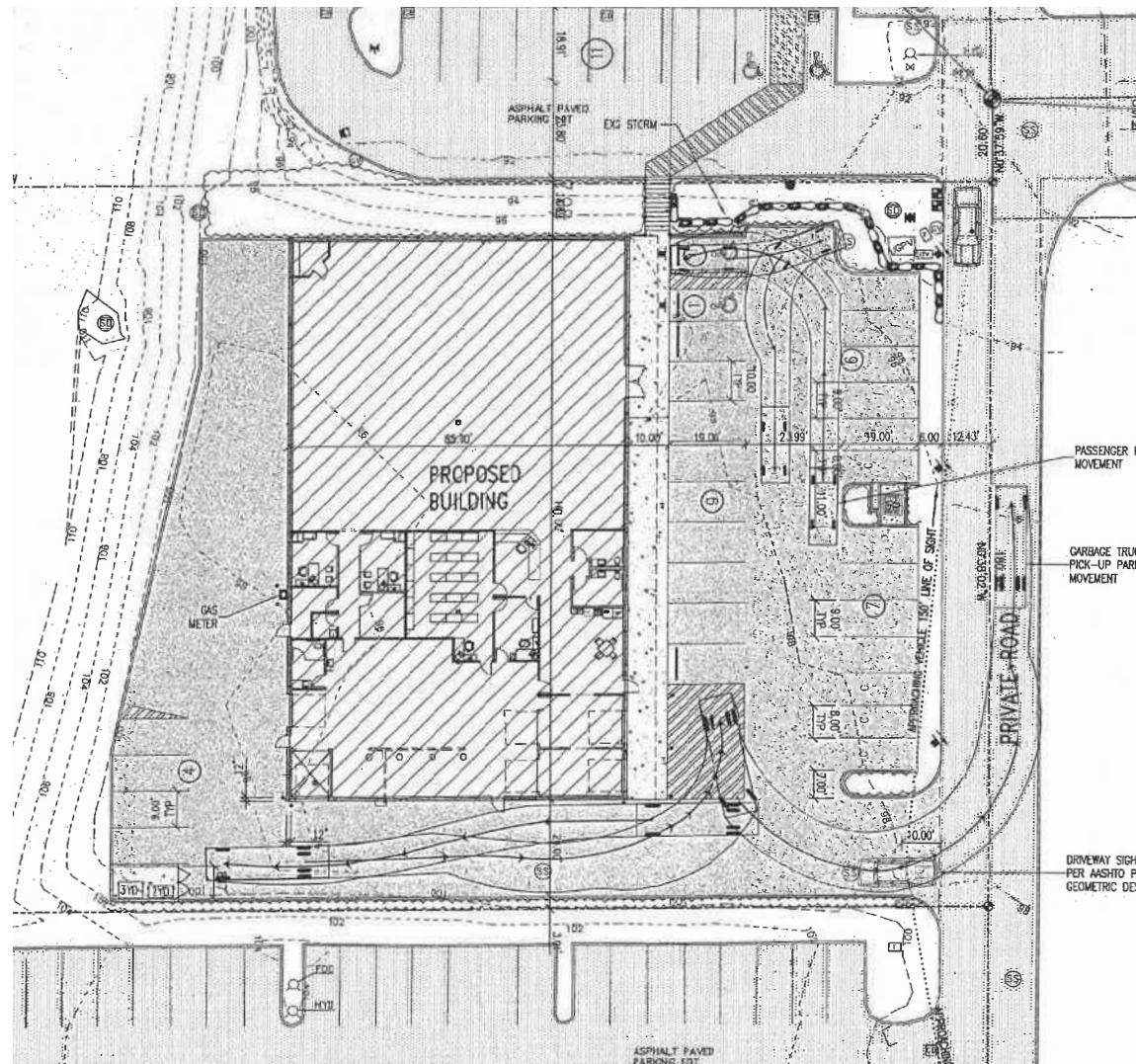
1743 W Valley Hwy S provides a rare opportunity to couple your showroom, office, and service department all under one roof. The buildout and functionality of this building is truly Class A.

PROPERTY OVERVIEW

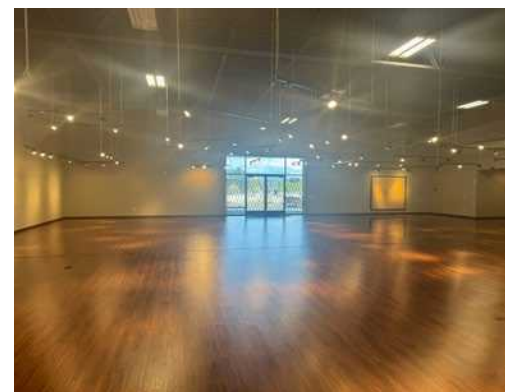
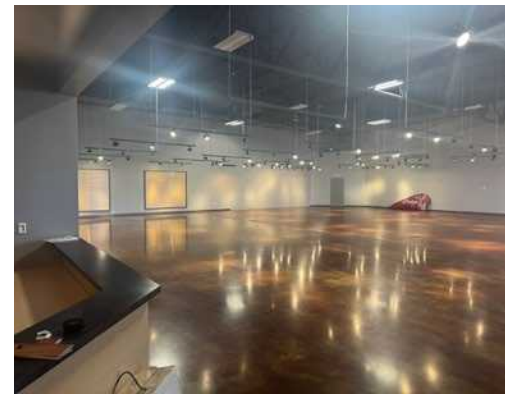
ADDRESS	1743 W Valley Hwy S, Auburn, WA 98001
YEAR BUILT	2014
RENTAL SF	11,900
SALE PRICE (PSF)	\$3,900,000
SHOWROOM SF	5,982
SHOP SF	2,184
OFFICE SF	3,734
CLEAR HEIGHT	24'
LOADING	2 Grade-Level Doors
LAND SIZE	2.76 AC (120,304 SF)
ZONING	C3 Heavy Commercial - City of Auburn → ZONING MAP → ZONING TABLE
PARKING STALLS	24
PARCEL #	375160-0709
AVAILABLE	Vacant and Ready for Occupancy








SITE PLAN

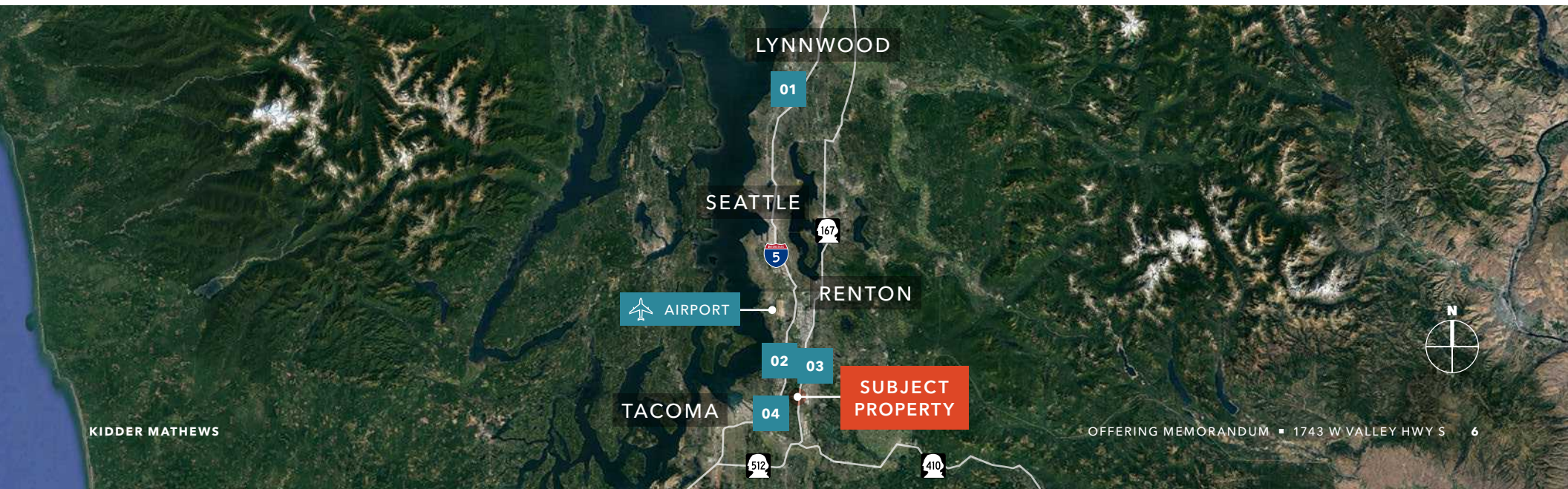


EXECUTIVE SUMMARY



SALE COMPARABLES

	Property Name	Buyer	Seller	Building SF	Sale Price	\$/SF (Building)	Sale Date
SP	 1743 W VALLEY HWY S Auburn, WA	-	M&O Development LLC	11,900	\$4,100,000	\$327.73	-
01	 17321 HWY 99 Lynnwood, WA	NFC Investments	Sonic Automotive	15,291	\$4,259,829	\$278.58	Aug-24
02	 27320 PACIFIC HWY S Federal Way, WA	Maria Martinez	Berenika Synklarz	6,500	\$2,300,000	\$353.85	May-24
03	 2402 AUBURN WAY N Auburn, WA	Marcus Hum	Curt Richter	6,889	\$2,255,000	\$327.33	Feb-24
04	 7708 PACIFIC HWY E Milton, WA	Lake Union Sea Ray	Faith Noble	5,736	\$2,099,846	\$366.08	Oct-22
Average (Sold)						\$331.46	





MARKET OVERVIEW

MARKET OVERVIEW

POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	4,627	78,520	226,186
2029 PROJECTION	4,567	78,577	225,466
2020 CENSUS	4,844	80,238	231,490

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	1,535	28,844	82,641
2029 PROJECTED	1,499	28,765	81,965
2020 CENSUS	1,578	28,450	82,354
OWNER-OCCUPIED	83.6%	55.4%	57.7%
RENTER-OCCUPIED	16.4%	44.6%	42.3%

INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	\$121,759	\$113,946	\$126,596
2024 MEDIAN HH INCOME	\$94,402	\$92,120	\$102,408
2024 EST. PER CAPITA INCOME	\$40,420	\$42,056	\$46,425

BUSINESS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	201	4,094	9,458
TOTAL EMPLOYEES	1,958	37,457	77,308

Data Source: ©2024, Sites USA

Auburn is strategically located in the greater Kent Valley, ideally situated between Seattle and Tacoma. It's also one of the most accessible regions in the area, with direct access to SR-167, Hwy-18, and I-5, providing incredible interconnectivity to neighboring areas.

MAJOR EMPLOYERS



DRIVE TIMES

SR-167	3 Minutes
HWY-18	3 Minutes
I-5	6 Minutes
SR-512	10 Minutes
I-405	16 Minutes
SEA-TAC AIRPORT	20 Minutes
SEATTLE	30 Minutes



TACOMA



SEATTLE

BELLEVUE



RENTON

SEATAC



KENT



Exclusively listed by

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