

For Sale

1,886 SF Building on 0.38 AC Lot

1420 Harvey Road, Auburn, WA 98002



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Executive Summary

Colliers is pleased to present the exclusive offering of The Starbucks building at 1420 Harvey Road. The property is situated adjacent to the companion subject property, Walgreens, and is currently in Year 18 of its tenancy, with four remaining five-year renewal options. The building sits on a 16,539-square-foot corner lot at the intersection of Harvey Road and Auburn Way North, offering excellent visibility and exposure to high traffic counts. The 1,886-square-foot building features a drive-thru window and was originally constructed in 2008 as a Starbucks.

The property is of wood-frame construction with stucco and plank siding and is zoned C-3, with the current use fully compliant.

Due Diligence



Offering Details

Address 1420 Harvey Road

City, State Auburn, WA 98002

Parcel Number 257840-0050

Zoning C-3 (Heavy Commercial Zone)

Current Use Restaurant (Fast Food)

Land Area 0.38 AC / 16,539 SF

Building NRA 1,886 SF

Heating System Complete HVAC

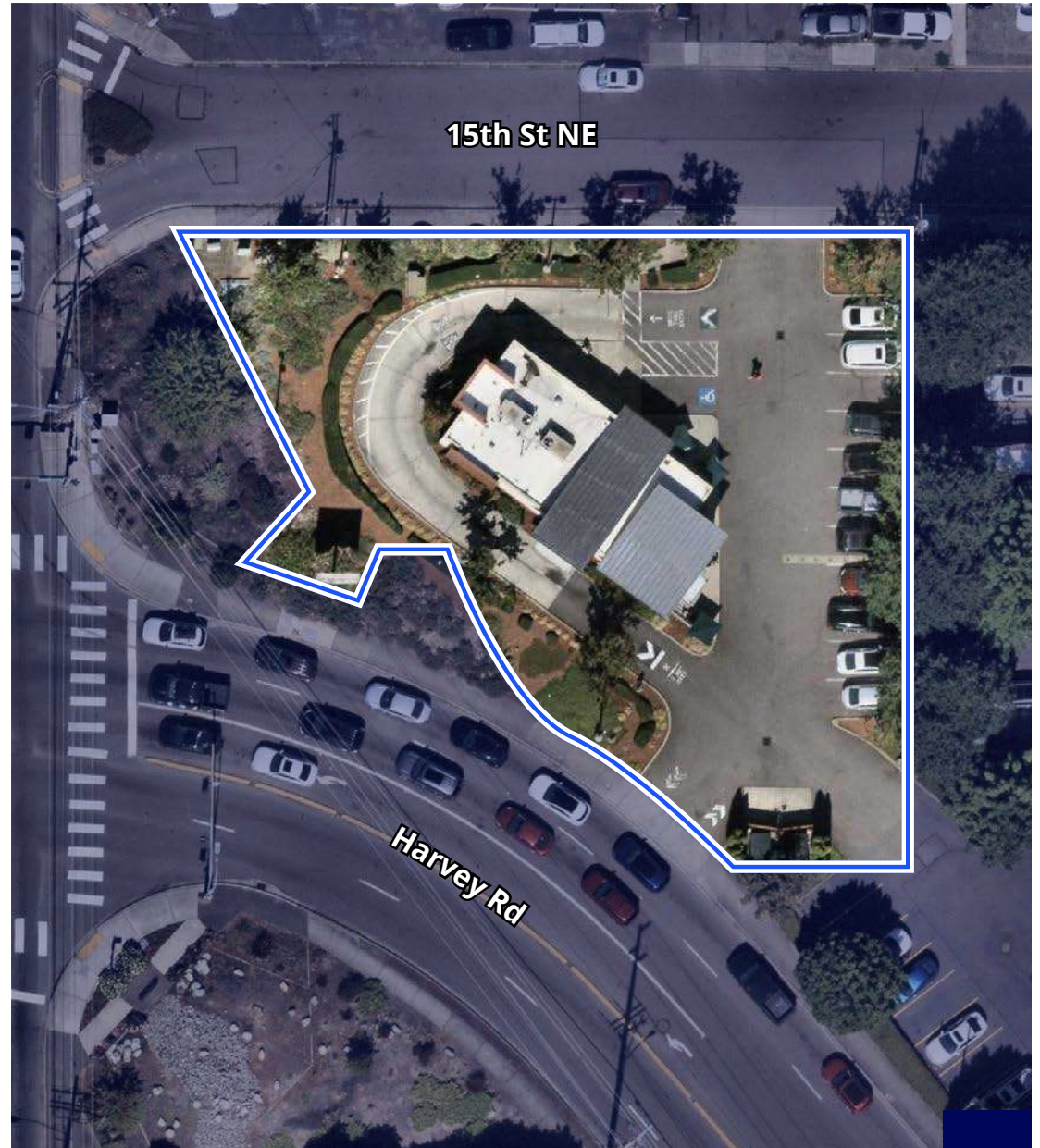
Sprinklers Yes

Construction Class Wood frame construction with stucco and plank siding

Year Built 2008

Current NOI \$119,022.75

Asking Price \$2,000,000



Property Photos



Property Photos



Property Aerial



Property Aerial



Property Aerial



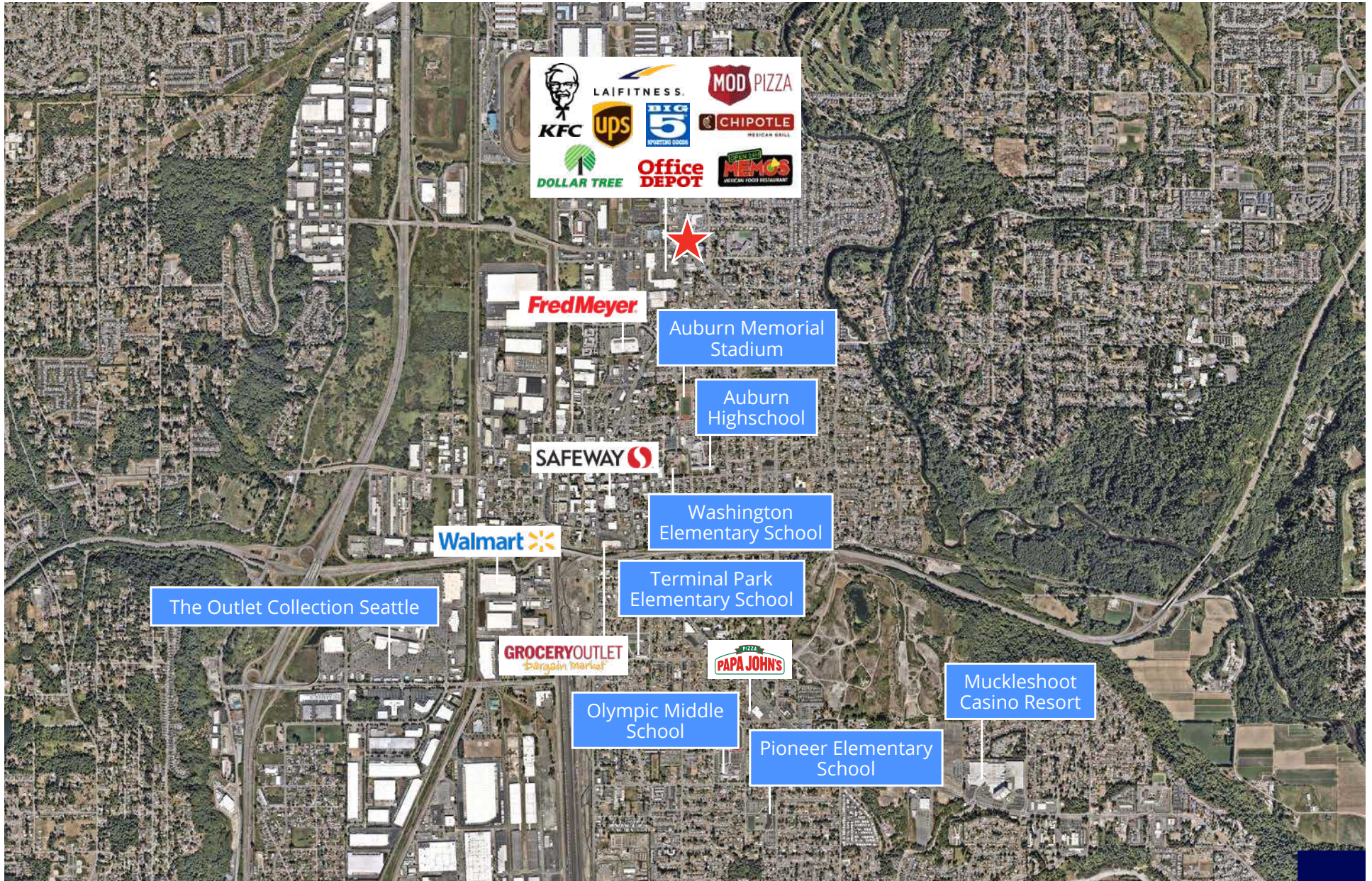
Property Aerial



Property Aerial



Neighborhood Map



City of Auburn Overview

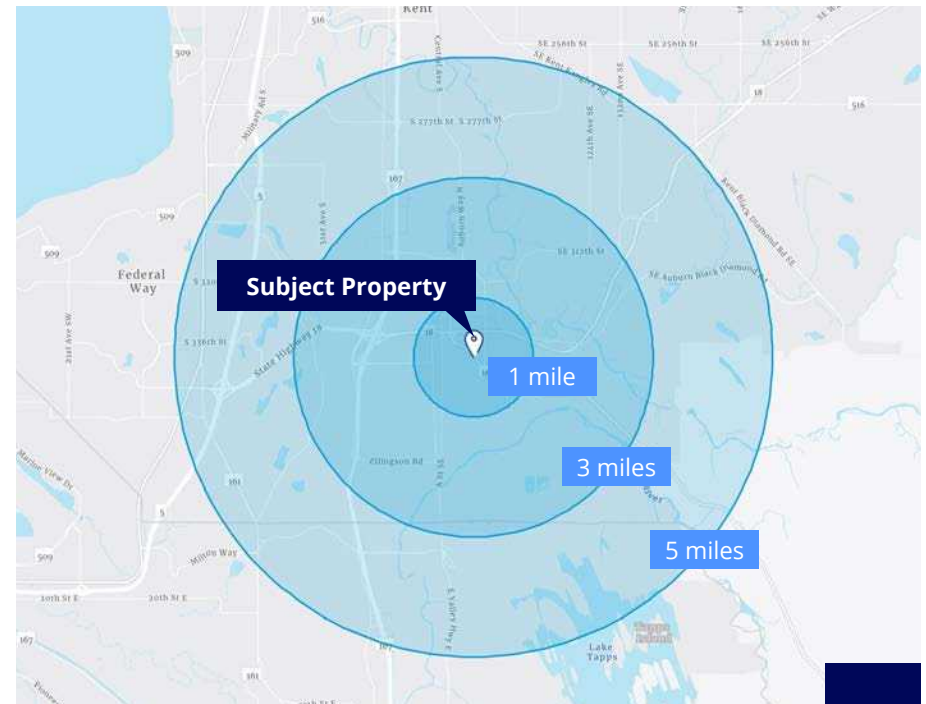
Auburn is ideally located in Western Washington between Seattle and Tacoma—just a 20-minute Sounder train ride to either city and 14 miles from Seattle-Tacoma International Airport. Getting here is easy, and once in town, visitors can choose from car shares, rentals, shuttles, city buses, and ample free parking.

The city offers 33 developed parks, nearly 387 acres of open space, and more than 26 miles of trails, including Auburn’s 4.5-mile stretch of the Interurban Trail for walkers, runners, bikers, and skaters.

While agriculture remains part of the local economy, the area is now driven by manufacturing, health care, and retail. Major employers include the Auburn School District, Boeing, MultiCare Health System, the Muckleshoot Indian Tribe, Oak Harbor Freight Lines, Oldcastle Infrastructure, Orion Industries, Icon Materials, Emerald Aire, The Outlet Collection, and Waste Management.

Development is growing as Auburn’s population continues to rise, and local businesses are expanding to meet future demand. With the Auburn Transit Center offering quick access to Seattle and Tacoma for everything from Seahawks games to Tacoma Rainiers matchups, exploring the Auburn Area has never been easier.

	1 mile	3 miles	5 miles
Current Total Population	15,366	81,954	184,872
5 Year Total Population	15,649	82,555	189,031
Current Total Households	5,645	28,758	63,119
5 Year Total Households	5,712	28,707	63,947
Median HH Income	\$74,266	\$88,327	\$98,084
Median Home Value	\$484,037	\$557,604	\$601,731
Total Businesses	653	2,346	5,491
Total Employees	9,934	36,981	74,966



Comparable Sales

Property Address	Land Area	Building NRA	Year Built	Sale Price	Sold Date	Actual Cap Rate
1780-1800 22nd Ave SW Minot, ND 58701	0.75 AC / 32,670 SF	4,896 SF	1991	\$1,225,000 (\$250.20/SF)	4/23/2022	6.29%
SEC of N Randall Rd @ McKee St Batavia, IL 60510	1.00 AC / 43,560 SF	2,225 SF	2022	\$2,050,000 (\$921.35/SF)	2/17/2023	5.36%
916 Van Ave Daphne, AL 36526	0.31 AC / 13,433 SF	2,500 SF	2024	\$3,668,000 (\$1,467.20/SF)	5/12/2025	6.13%



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