

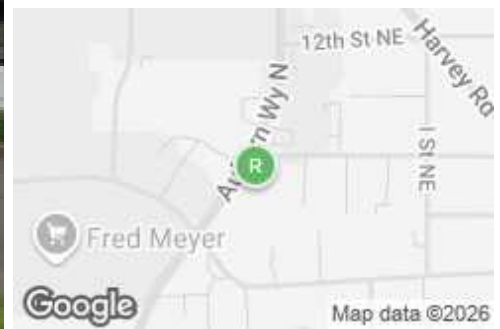
For Sale/ Flex / Owner Operator

926 Auburn Way N, Auburn, WA, 98002

Retail: Freestanding For Sale

Prepared on March 09, 2026

1 of 1 Listings



Listing Details | Retail For Sale

Secondary Uses	Flex/R&D
Total Available Space	1.57 Acres
Asking Price	\$4,000,000
Listing Price Per SF	-
Cap Rate (Actual)	
Total Expenses	\$34,415
Terms	C
Investment	Yes
Possession	Now
Show Instructions	Call broker
Financing Avail.	Yes

Tax Year	2026
Real Estate Taxes	\$34,415 in 2026
Vacant	No
Available Date	2/13/2026
Days On Market	24 days
Date Listed	2/13/2026
Last Modified	3/09/2026
Listing ID	44340431
Owner Occupied	Yes
Parking Spaces	-

Description

Excellent retail opportunity on 1.57 acres (68,543 SF) with strong redevelopment potential. Highest and Best Use as vacant supports retail/wholesale, while current use is a storage space for a retail store. The property includes approximately 5,000 SF, constructed of prefab steel with good to excellent quality. No power lines or known nuisances. Ideal for owner-users, investors, or redevelopment consideration. Great opportunity in a high-visibility Auburn Way N location with strong traffic counts and excellent exposure. Convenient access to major arterials and surrounded by established retail, services, and residential neighborhoods. Located directly across the street from Fred Meyer, and near KFC and Planet Hollywood, providing strong anchor-driven traffic. Ideal for retail, restaurant, or service-based users (buyer to verify permitted use). Please do not disturb occupants. For Sale | Flex | Owner-User Opportunity

Excellent retail opportunity situated on 1.57 acres (68,543 SF) along Auburn Way. Many uses are allowed; the property is currently used as storage for a retail operation. The site includes approximately 5,000 SF of prefab steel construction with good to excellent quality.

Key highlights include no power lines or known nuisances, high visibility along Auburn Way N, strong traffic counts, and excellent exposure. The property offers convenient access to major arterials and is surrounded by established retail, service, and residential neighborhoods. Located directly across from Fred Meyer, near KFC and Planet Fitness, the site benefits from strong anchor-driven traffic.

Ideal for owner-users, investors, or redevelopment consideration. Suitable for retail, restaurant, gas station, hotel or service-based users (buyer to verify permitted use).

Please do not disturb occupants.

Property Features

Location Details

Address	926 Auburn Way N, Auburn, WA, 98002	Parcels	3339900305
Zoning	C-1	Name	926 Auburn Way N
Submarket	CBA Auburn	Cross Street	10th St Ne
County	King		

Building Details

Sub Type	Freestanding	Parking Spaces	-
Building Status	Existing	Parking Ratio	-
Building Size	5,000 SF	Retail Space	5,000 SF
Land Size	1.57 Acres / 68,543 SF	Floor Size	5,154 SF
Number of Buildings	1	Rentable Space	5,000 SF
Number of Floors	2	Security System	No
Year Built/Renovated	1947, 1962	Electricity	Yes
Primary Constr. Type	Steel	Rail Service	No
Occupancy Type	Single Tenant		

Property Listings

1 Listing | 68,389.20 SF | \$4,000,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Storage	-	1.57 Acre	\$4,000,000	2/13/2026

Additional Photos





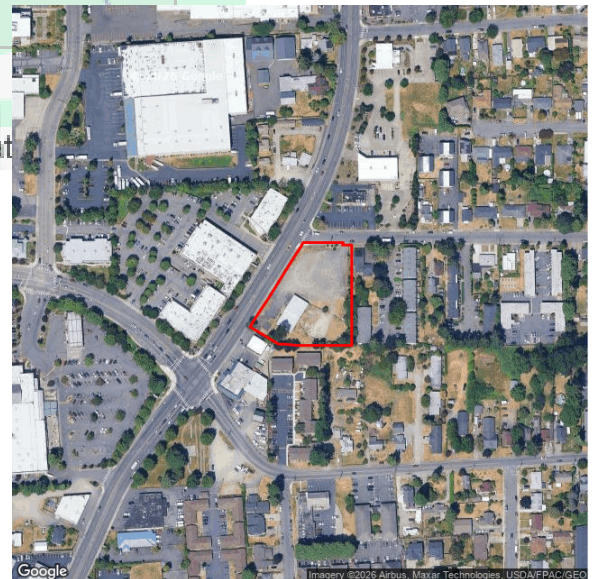
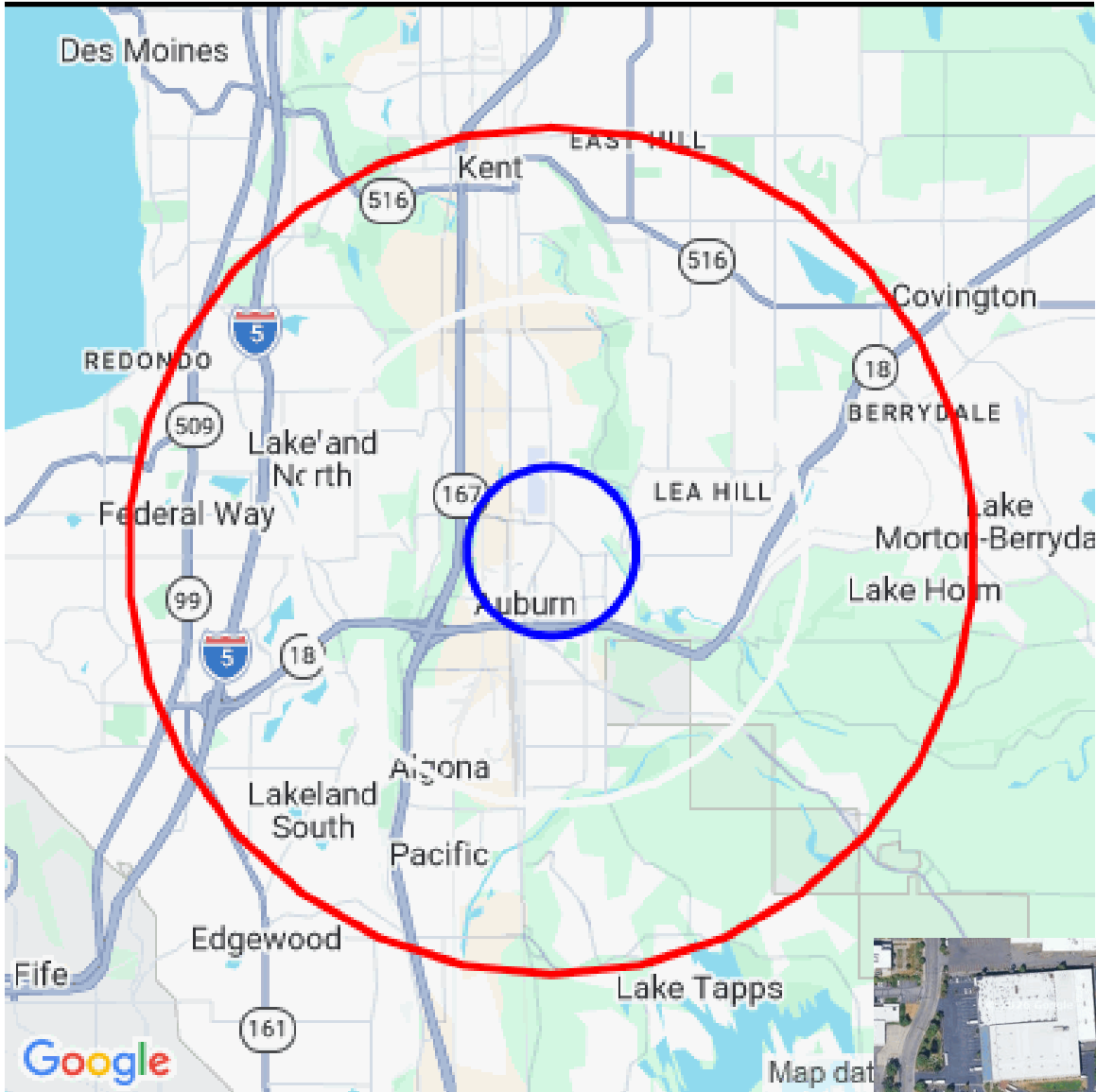
Contact



Alia Kiyani
425-208-1341
alia.kiyani@gmail.com

Whisper Real Estate

Demographic Report



926 Auburn Way N

Population

Distance	Male	Female	Total
1- Mile	3,873	3,844	7,717
3- Mile	19,425	19,622	39,047
5- Mile	48,601	49,125	97,726

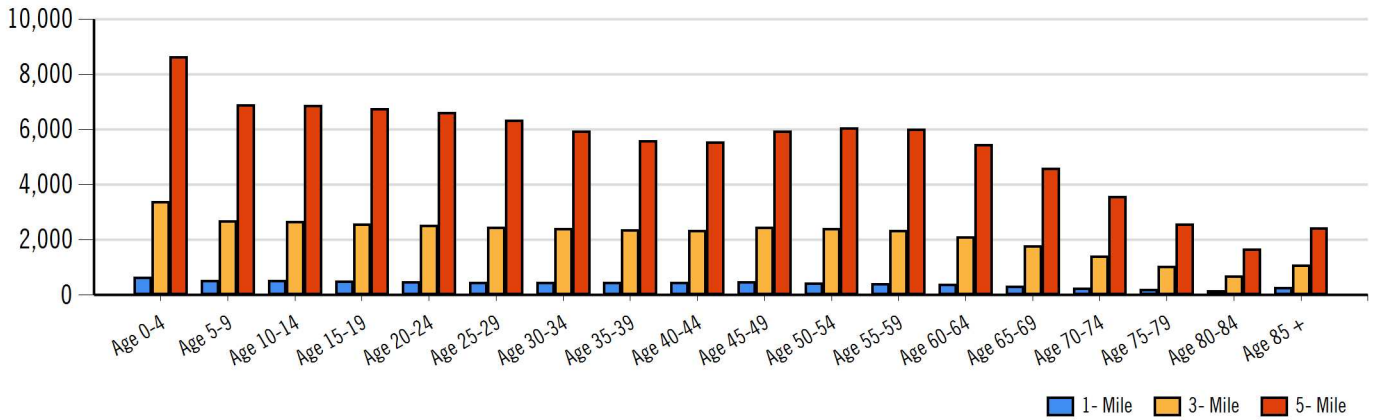


Alia Kiyani
 alia.kiyani@gmail.com
 425-208-1341

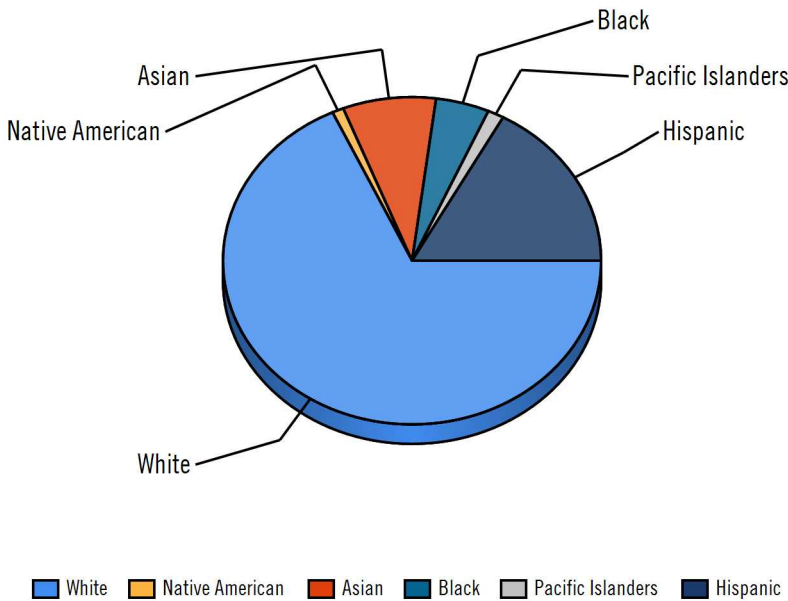
MOODY'S
 ANALYTICS

Catylist

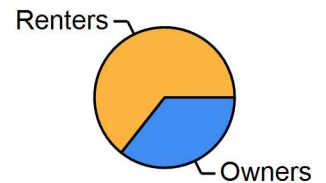
Population by Distance and Age (2020)



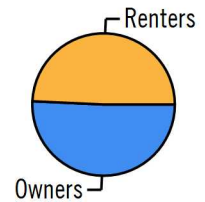
Ethnicity within 5 miles



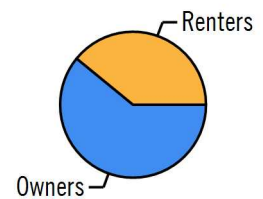
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	3,477	204	3.39 %
3-Mile	17,949	988	3.59 %
5-Mile	45,675	2,152	3.51 %

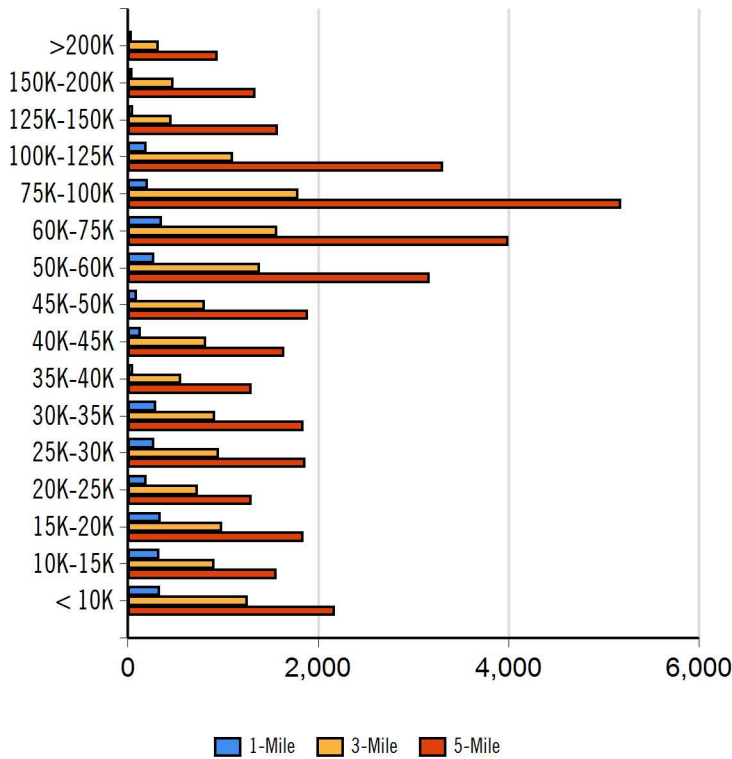


Alia Kiyani
 alia.kiyani@gmail.com
 425-208-1341

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	7	0	281	481	217	579	252	98	326	727	172	50	250
3-Mile	57	7	1,469	2,708	1,017	2,386	1,457	355	1,646	3,020	1,572	457	1,462
5-Mile	224	32	3,861	7,337	2,198	5,862	3,673	1,057	3,967	7,824	3,903	1,359	3,319

Household Income



Radius	Median Household Income
1-Mile	\$35,529.60
3-Mile	\$52,279.12
5-Mile	\$61,297.49

Radius	Average Household Income
1-Mile	\$48,970.60
3-Mile	\$64,197.88
5-Mile	\$71,854.07

Radius	Aggregate Household Income
1-Mile	\$147,420,461.66
3-Mile	\$892,643,696.13
5-Mile	\$2,383,761,877.44

Education

	1-Mile	3-mile	5-mile
Pop > 25	4,970	25,131	61,896
High School Grad	1,378	7,820	18,444
Some College	1,325	6,697	16,753
Associates	404	1,920	5,220
Bachelors	372	3,186	8,689
Masters	213	1,063	2,206
Prof. Degree	63	334	942
Doctorate	21	63	236

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	33 %	29 %	24 %
Teen's	62 %	69 %	80 %
Expensive Homes	0 %	0 %	28 %
Mobile Homes	21 %	66 %	89 %
New Homes	34 %	41 %	44 %
New Households	109 %	98 %	93 %
Military Households	0 %	12 %	26 %
Households with 4+ Cars	62 %	92 %	128 %
Public Transportation Users	72 %	69 %	72 %
Young Wealthy Households	0 %	46 %	29 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



Alia Kiyani
 alia.kiyani@gmail.com
 425-208-1341

Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	128,745,682		672,040,905		1,663,354,033	
Average annual household	41,447		46,564		49,333	
Food	5,517	13.31 %	6,095	13.09 %	6,406	12.99 %
Food at home	3,728		4,015		4,165	
Cereals and bakery products	529		570		592	
Cereals and cereal products	189		204		211	
Bakery products	339		366		380	
Meats poultry fish and eggs	756		803		825	
Beef	176		186		191	
Pork	137		145		149	
Poultry	143		151		155	
Fish and seafood	119		128		133	
Eggs	62		66		68	
Dairy products	369		404		422	
Fruits and vegetables	747		811		847	
Fresh fruits	109		119		124	
Processed vegetables	147		157		162	
Sugar and other sweets	137		147		153	
Fats and oils	117		127		132	
Miscellaneous foods	704		758		786	
Nonalcoholic beverages	326		344		354	
Food away from home	1,789		2,079		2,241	
Alcoholic beverages	280		327		356	
Housing	15,472	37.33 %	16,947	36.40 %	17,714	35.91 %
Shelter	9,286		10,236		10,705	
Owned dwellings	5,185		6,015		6,442	
Mortgage interest and charges	2,531		3,013		3,275	
Property taxes	1,727		2,013		2,155	
Maintenance repairs	925		988		1,011	
Rented dwellings	3,456		3,434		3,410	
Other lodging	645		786		852	
Utilities fuels	3,781		4,022		4,145	
Natural gas	338		372		388	
Electricity	1,552		1,615		1,647	
Fuel oil	141		154		159	
Telephone services	1,166		1,251		1,295	
Water and other public services	582		629		654	
Household operations	1,005	2.42 %	1,134	2.44 %	1,213	2.46 %
Personal services	274		319		355	
Other household expenses	730		814		858	
Housekeeping supplies	524		567		589	
Laundry and cleaning supplies	147		156		161	
Other household products	297		327		343	
Postage and stationery	79		83		84	
Household furnishings	874		987		1,061	
Household textiles	67		74		79	
Furniture	175		210		231	
Floor coverings	19		24		26	
Major appliances	126		137		141	
Small appliances	76		84		87	
Miscellaneous	409		457		496	
Apparel and services	1,131	2.73 %	1,238	2.66 %	1,326	2.69 %
Men and boys	205		235		258	
Men 16 and over	167		195		216	
Boys 2 to 15	38		40		41	
Women and girls	415		452		472	



Alia Kiyani
 alia.kiyani@gmail.com
 425-208-1341



Catylist

Whisper Real Estate

215 3rd Avenue Kirkland, WA 980336150 | 425-505-2169

Women 16 and over	342	379	397
Girls 2 to 15	72	72	75
Children under 2	84	88	89

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	128,745,682		672,040,905		1,663,354,033	
Average annual household	41,447		46,564		49,333	
Transportation	5,717	13.79 %	6,392	13.73 %	6,786	13.76 %
Vehicle purchases	1,247		1,472		1,602	
Cars and trucks new	615		762		822	
Cars and trucks used	601		670		736	
Gasoline and motor oil	1,891		2,054		2,140	
Other vehicle expenses	2,209		2,428		2,565	
Vehicle finance charges	142		164		176	
Maintenance and repairs	755		841		889	
Vehicle insurance	1,049		1,121		1,175	
Vehicle rental leases	262		300		323	
Public transportation	368		438		478	
Health care	3,302	7.97 %	3,634	7.80 %	3,799	7.70 %
Health insurance	2,203		2,395		2,482	
Medical services	661		755		808	
Drugs	331		366		384	
Medical supplies	106		117		123	
Entertainment	2,453	5.92 %	2,754	5.91 %	2,943	5.97 %
Fees and admissions	406		508		564	
Television radios	937		1,000		1,036	
Pets toys	901		1,003		1,071	
Personal care products	529		596		634	
Reading	47		51		53	
Education	973		1,166		1,264	
Tobacco products	401		402		398	
Miscellaneous	647	1.56 %	752	1.61 %	785	1.59 %
Cash contributions	1,109		1,266		1,316	
Personal insurance	3,862		4,936		5,543	
Life and other personal insurance	138		156		170	
Pensions and Social Security	3,723		4,780		5,372	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	5,156	4,794	7.55 %	1,796	2,925	2,287	2,869	962
3-Mile	2020	21,803	18,982	13.89 %	5,780	14,049	12,344	9,459	1,999
5-Mile	2020	44,387	38,065	15.66 %	9,819	31,035	28,242	16,145	3,279
1-Mile	2023	5,672	4,794	18.45 %	1,972	3,220	2,523	3,149	763
3-Mile	2023	24,140	18,982	26.05 %	6,398	15,548	13,568	10,572	1,447
5-Mile	2023	49,231	38,065	28.34 %	10,887	34,415	30,929	18,302	2,018

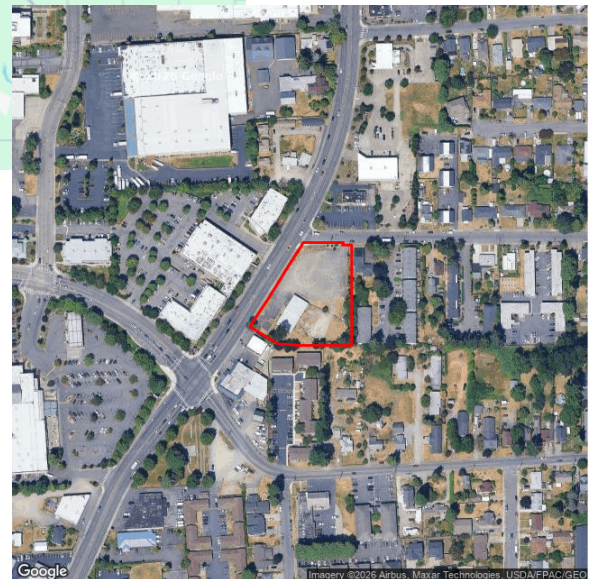
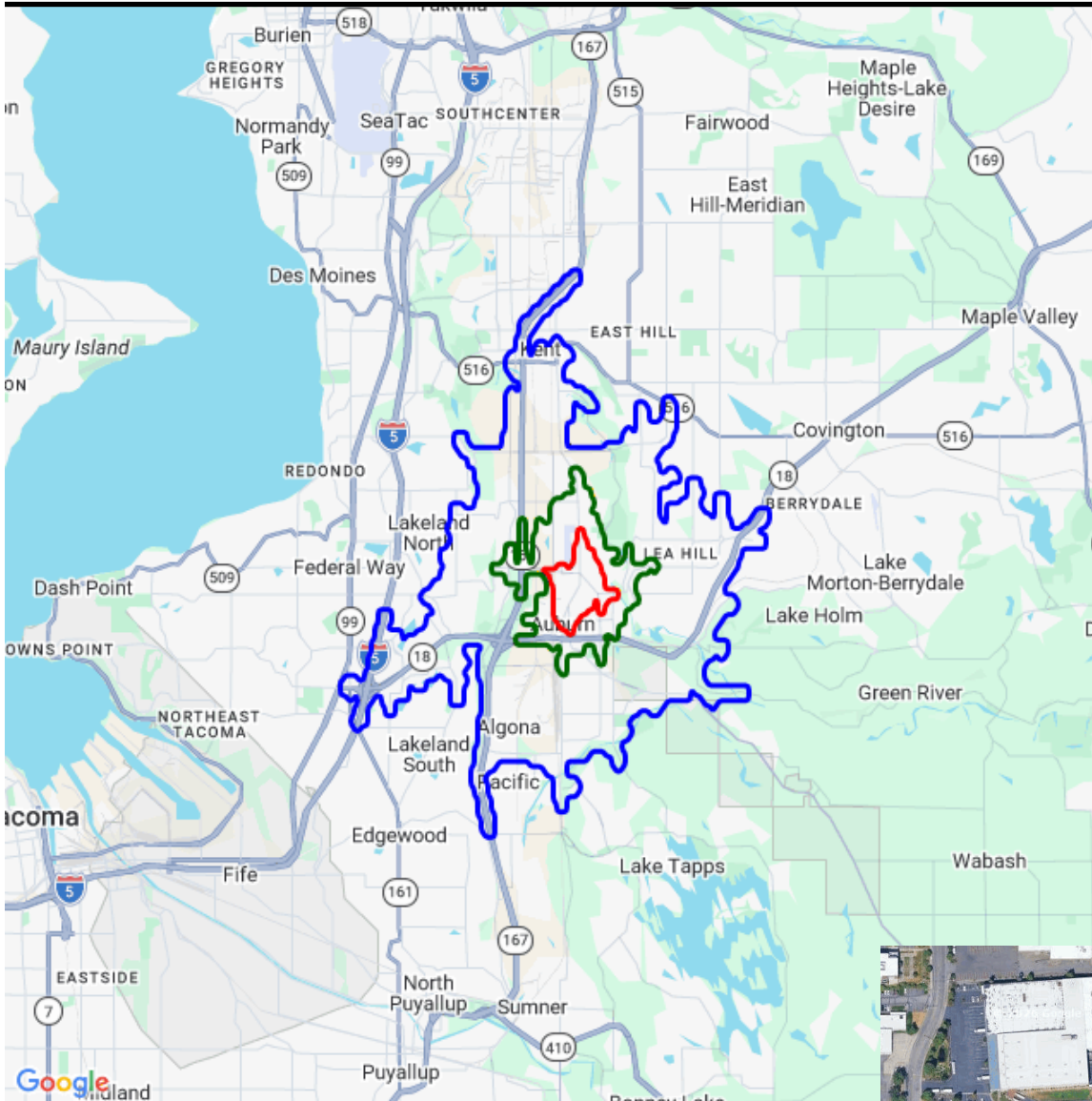


Alia Kiyani
 alia.kiyani@gmail.com
 425-208-1341

MOODY'S
 ANALYTICS

Catylist

Demographic Report



926 Auburn Way N

Population

Distance	Male	Female	Total
3- Minute	3,347	3,340	6,687
5- Minute	8,351	8,398	16,748
10 Minute	47,339	48,198	95,537

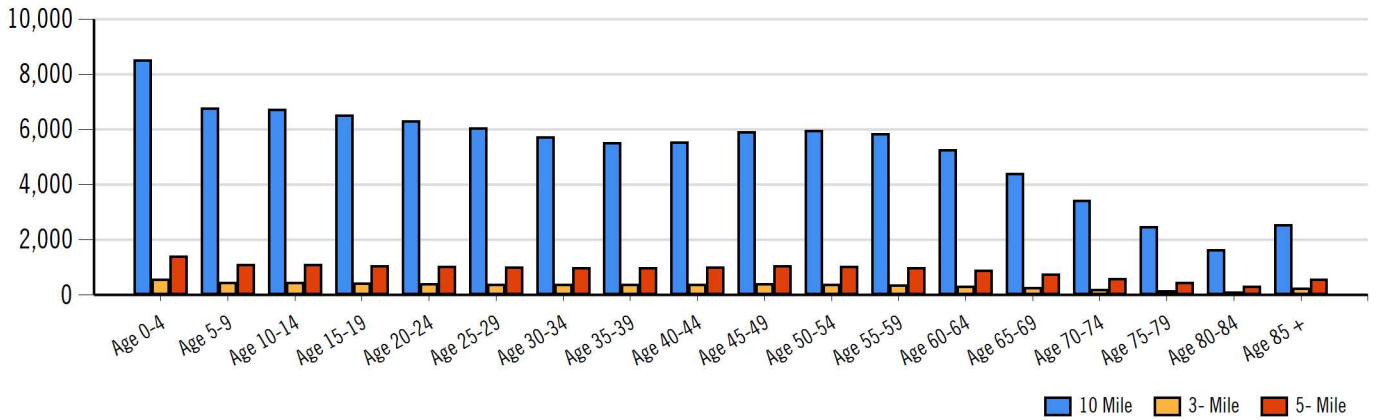


Alia Kiyani
 alia.kiyani@gmail.com
 425-208-1341

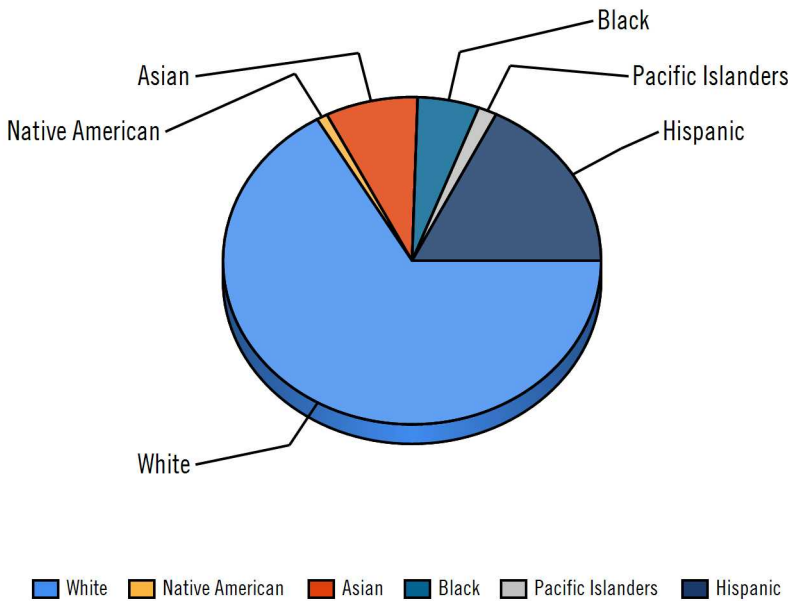
MOODY'S
 ANALYTICS

Catylist

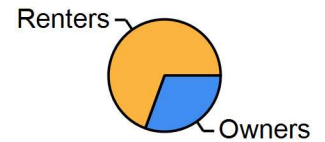
Population by Distance and Age (2020)



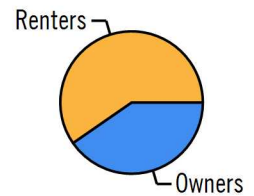
Ethnicity within 5 Minute



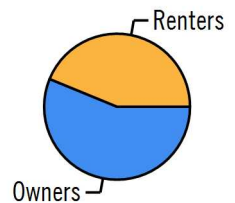
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	2,930	177	3.00 %
5-Minute	7,663	430	3.16 %
10-Minute	43,852	2,150	3.03 %

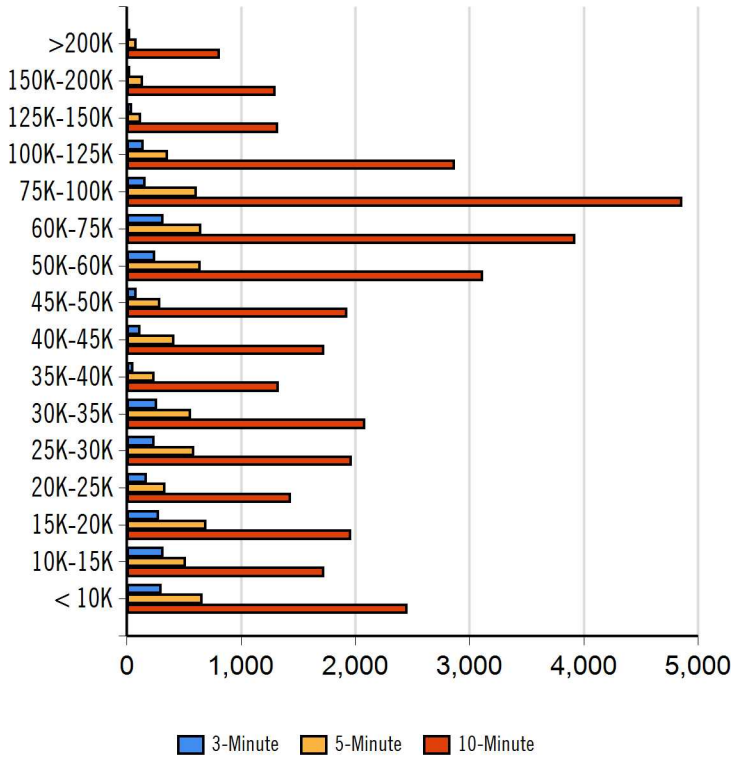


Alia Kiyani
 alia.kiyani@gmail.com
 425-208-1341

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	7	0	223	413	184	469	233	84	260	644	133	42	206
5-Minute	12	3	637	1,184	413	1,080	595	182	723	1,280	596	149	673
10-Minute	223	45	3,622	6,943	2,154	5,689	3,392	1,005	3,860	7,540	3,870	1,294	3,193

Household Income



Radius	Median Household Income
3-Minute	\$34,401.20
5-Minute	\$41,659.15
10-Minute	\$57,810.31

Radius	Average Household Income
3-Minute	\$47,354.50
5-Minute	\$54,105.40
10-Minute	\$68,436.54

Radius	Aggregate Household Income
3-Minute	\$122,350,332.83
5-Minute	\$336,655,998.33
10-Minute	\$2,251,947,854.93

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	4,270	10,938	60,576
High School Grad	1,222	3,301	18,267
Some College	1,075	2,883	16,310
Associates	324	823	5,112
Bachelors	313	1,014	8,047
Masters	173	397	2,283
Prof. Degree	70	187	1,023
Doctorate	18	35	202

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	28 %	34 %	22 %
Teen's	54 %	58 %	66 %
Expensive Homes	0 %	0 %	5 %
Mobile Homes	14 %	48 %	75 %
New Homes	33 %	28 %	42 %
New Households	99 %	94 %	85 %
Military Households	0 %	1 %	17 %
Households with 4+ Cars	53 %	56 %	91 %
Public Transportation Users	68 %	64 %	62 %
Young Wealthy Households	0 %	0 %	28 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



Alia Kiyani
 alia.kiyani@gmail.com
 425-208-1341

Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	110,152,466		284,992,839		1,617,897,983	
Average annual household	40,800		43,180		48,145	
Food	5,446	13.35 %	5,715	13.24 %	6,276	13.04 %
Food at home	3,694		3,825		4,101	
Cereals and bakery products	524		543		582	
Cereals and cereal products	188		194		208	
Bakery products	336		348		374	
Meats poultry fish and eggs	751		773		816	
Beef	175		179		189	
Pork	136		140		147	
Poultry	142		146		153	
Fish and seafood	118		123		131	
Eggs	62		63		67	
Dairy products	365		380		414	
Fruits and vegetables	740		768		833	
Fresh fruits	108		112		122	
Processed vegetables	146		151		160	
Sugar and other sweets	135		140		150	
Fats and oils	116		121		130	
Miscellaneous foods	697		722		773	
Nonalcoholic beverages	323		332		350	
Food away from home	1,752		1,890		2,174	
Alcoholic beverages	272		295		344	
Housing	15,298	37.50 %	15,980	37.01 %	17,385	36.11 %
Shelter	9,181		9,622		10,506	
Owned dwellings	5,094		5,463		6,257	
Mortgage interest and charges	2,472		2,693		3,162	
Property taxes	1,696		1,823		2,093	
Maintenance repairs	924		946		1,001	
Rented dwellings	3,462		3,467		3,426	
Other lodging	624		691		821	
Utilities fuels	3,759		3,865		4,092	
Natural gas	336		350		381	
Electricity	1,546		1,574		1,633	
Fuel oil	140		145		156	
Telephone services	1,158		1,196		1,276	
Water and other public services	577		598		644	
Household operations	984	2.41 %	1,046	2.42 %	1,177	2.44 %
Personal services	264		287		339	
Other household expenses	720		758		838	
Housekeeping supplies	517		537		578	
Laundry and cleaning supplies	146		150		159	
Other household products	292		307		335	
Postage and stationery	78		80		83	
Household furnishings	855		908		1,030	
Household textiles	66		69		76	
Furniture	168		185		221	
Floor coverings	19		21		25	
Major appliances	127		130		140	
Small appliances	75		79		86	
Miscellaneous	398		421		478	
Apparel and services	1,103	2.70 %	1,165	2.70 %	1,289	2.68 %
Men and boys	198		213		247	
Men 16 and over	160		174		206	
Boys 2 to 15	37		38		41	
Women and girls	410		428		463	



Alia Kiyani
 alia.kiyani@gmail.com
 425-208-1341



Catylist

Women 16 and over	337	355	389
Girls 2 to 15	72	72	74
Children under 2	83	86	89

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	110,152,466		284,992,839		1,617,897,983	
Average annual household	40,800		43,180		48,145	
Transportation	5,638	13.82 %	5,944	13.77 %	6,622	13.75 %
Vehicle purchases	1,222		1,318		1,549	
Cars and trucks new	607		664		797	
Cars and trucks used	584		619		710	
Gasoline and motor oil	1,877		1,951		2,105	
Other vehicle expenses	2,181		2,282		2,506	
Vehicle finance charges	140		150		171	
Maintenance and repairs	745		784		868	
Vehicle insurance	1,039		1,074		1,153	
Vehicle rental leases	256		273		313	
Public transportation	357		391		461	
Health care	3,275	8.03 %	3,408	7.89 %	3,728	7.74 %
Health insurance	2,191		2,265		2,446	
Medical services	650		689		785	
Drugs	328		342		376	
Medical supplies	105		109		120	
Entertainment	2,409	5.90 %	2,548	5.90 %	2,861	5.94 %
Fees and admissions	392		440		540	
Television radios	930		958		1,021	
Pets toys	884		932		1,041	
Personal care products	519		550		617	
Reading	47		48		52	
Education	936		1,043		1,220	
Tobacco products	402		402		399	
Miscellaneous	640	1.57 %	688	1.59 %	771	1.60 %
Cash contributions	1,104		1,170		1,297	
Personal insurance	3,705		4,219		5,277	
Life and other personal insurance	135		144		164	
Pensions and Social Security	3,570		4,074		5,113	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	2,771	2,457	70.30 %	1,050	1,493	839	1,932	440
5-Minute	2020	6,812	6,135	121.98 %	2,365	3,836	2,734	4,077	1,048
10-Minute	2020	34,556	29,684	804.04 %	8,803	22,735	19,511	15,045	2,754
3-Minute	2023	3,067	2,457	135.25 %	1,158	1,657	953	2,114	306
5-Minute	2023	7,513	6,135	257.79 %	2,605	4,234	3,047	4,467	760
10-Minute	2023	38,322	29,684	1,464.53 %	9,764	25,201	21,471	16,851	1,929



Alia Kiyani
 alia.kiyani@gmail.com
 425-208-1341

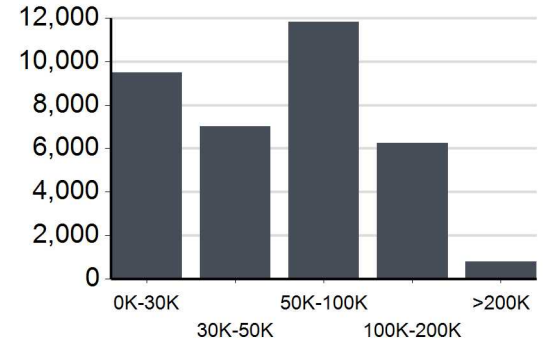


Location Facts & Demographics

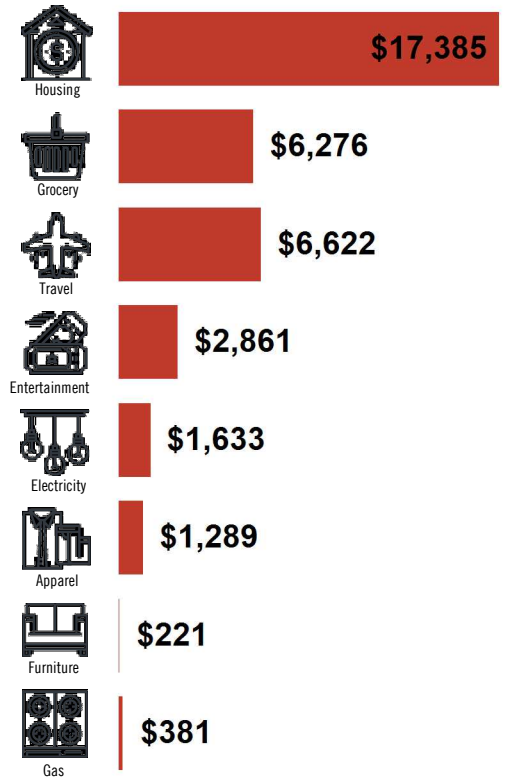
Demographics are determined by a 10 minute drive from 926 Auburn Way N, Auburn, WA 98002



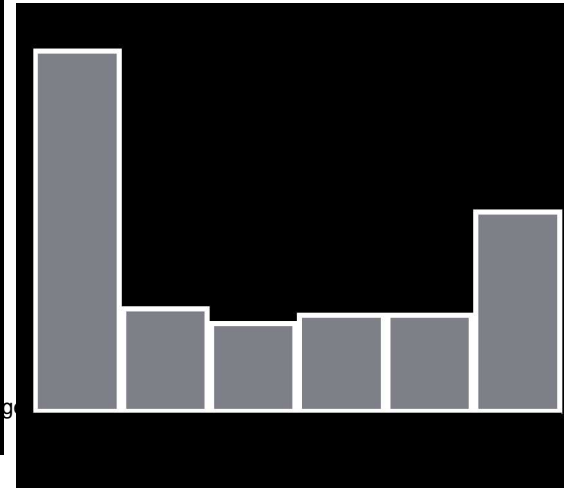
INCOME BY HOUSEHOLD



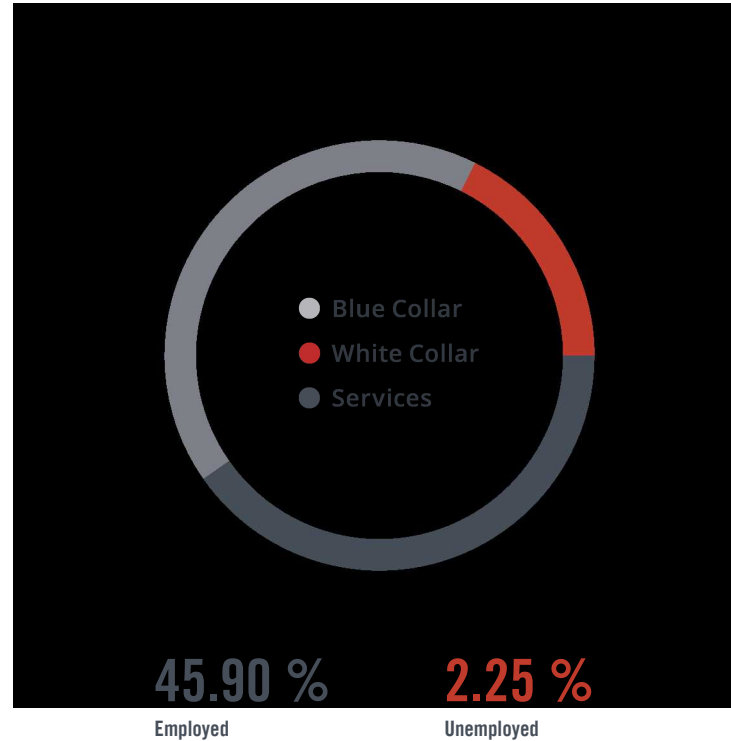
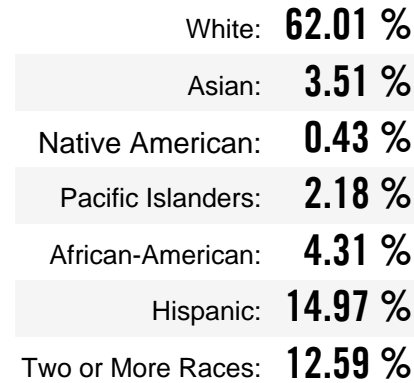
HH SPENDING



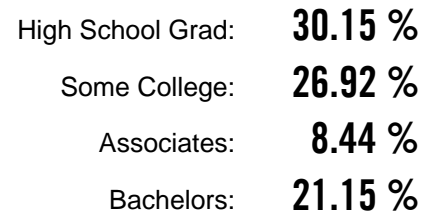
GENDER & AGE



RACE & ETHNICITY



EDUCATION



CITY, STATE

Auburn, WA

POPULATION

95,537

AVG. HHSIZE

2.71

MEDIAN HH INCOME

\$57,810

HOME OWNERSHIP

15,248

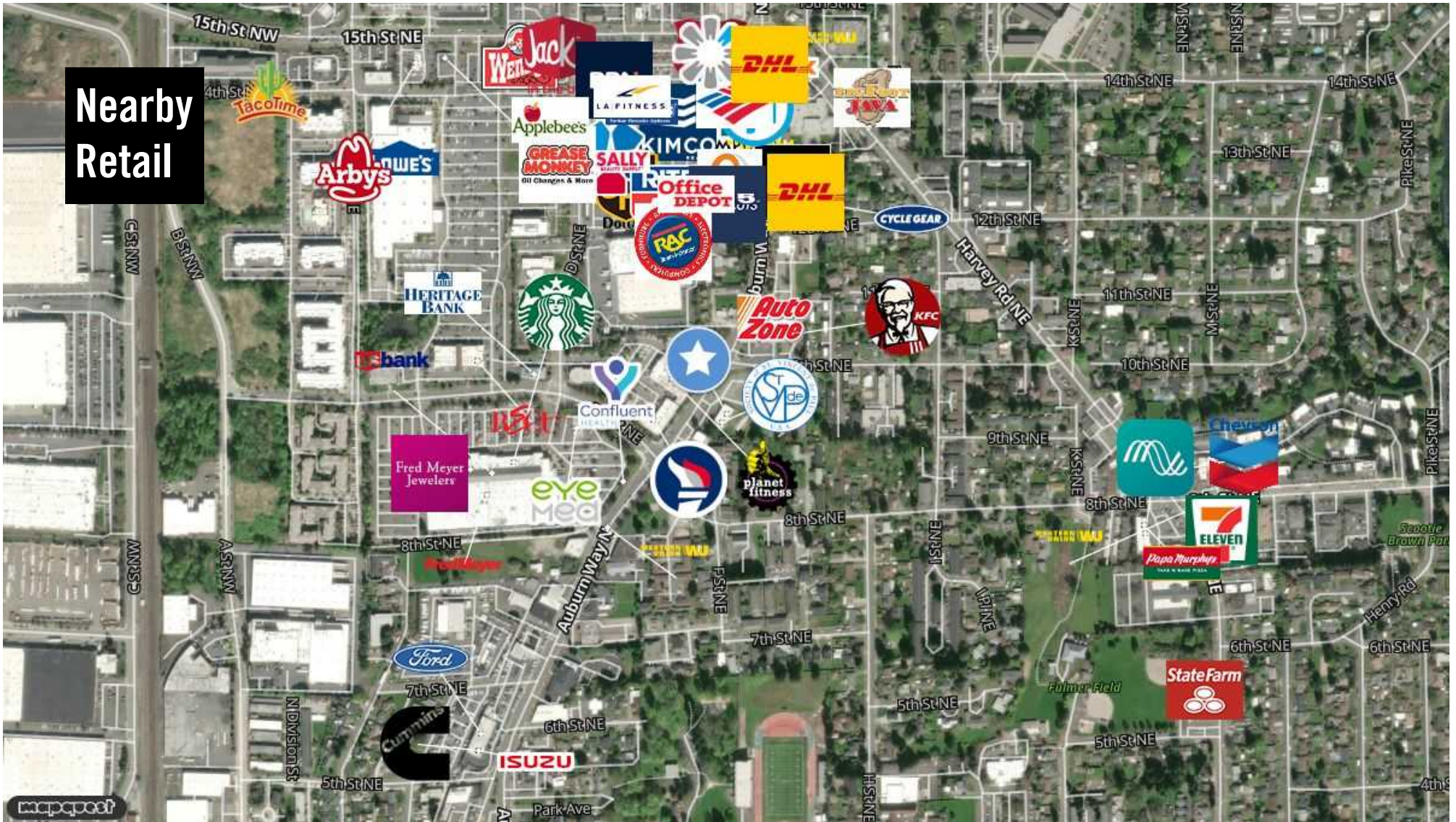
19,561

926 Auburn Way N

Whisper Real Estate

215 3rd Avenue Kirkland, WA 980336150 | 425-505-2169

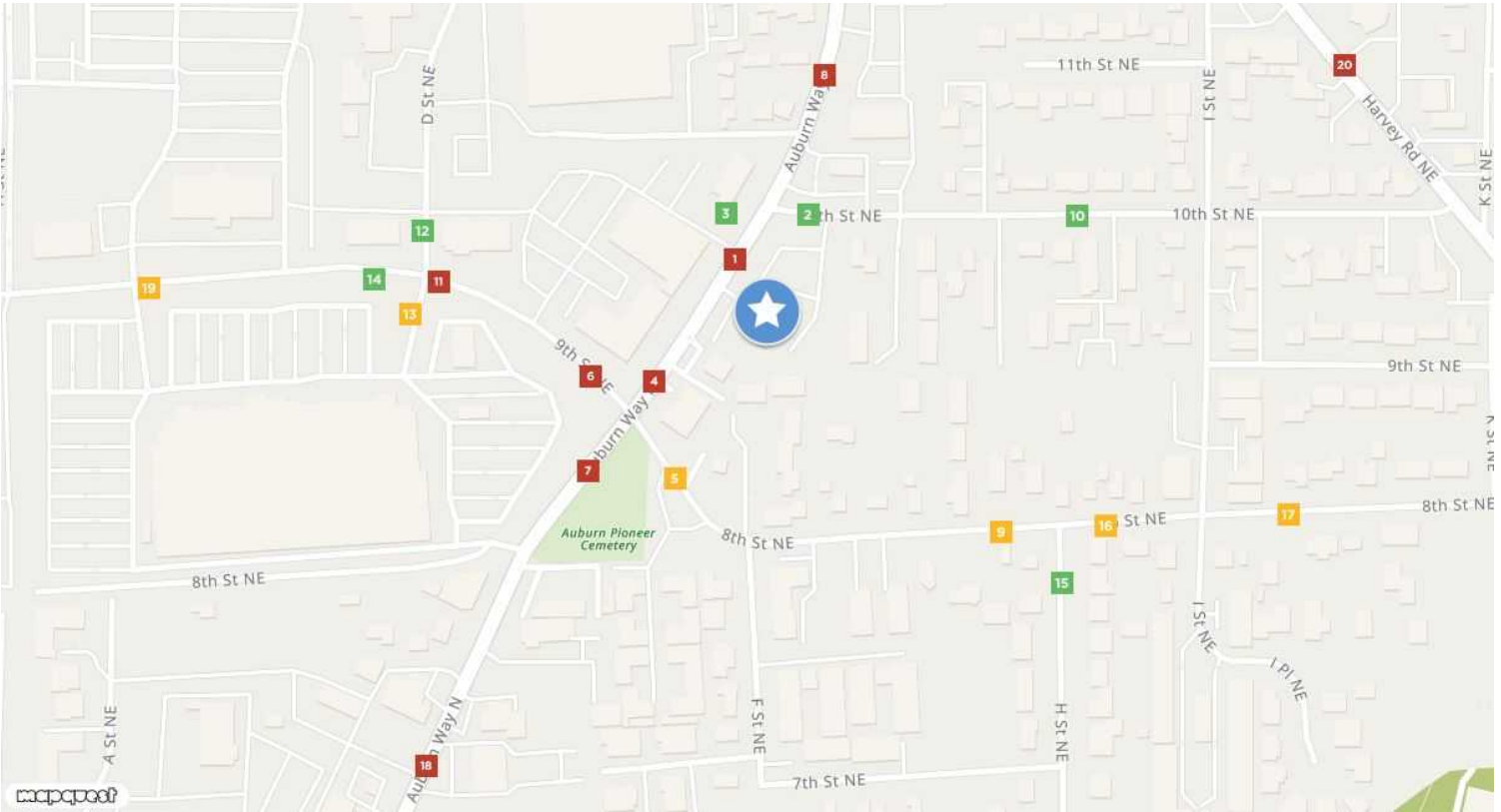
Nearby Retail



Alia Kiyani
alia.kiyani@gmail.com
425-208-1341

926 Auburn Way N

Traffic Counts



Auburn Way N 1 10th St NE Year: 2011 18,080	10th St NE 2 Auburn WayN Year: 2011 1,320	10th St NE 3 Auburn WayN Year: 2011 30	Auburn Way N 4 9th St NE Year: 2016 18,600 Year: 2014 16,600 Year: 2011 18,230	8th St NE 5 F St NE Year: 2016 8,710 Year: 2014 7,890 Year: 2011 8,800
9th St NE 6 Auburn WayN Year: 2016 12,060 Year: 2016 10,990 Year: 2011 11,460	Auburn Way N 7 9th St NE Year: 2016 23,390 Year: 2014 21,740 Year: 2011 25,450	Auburn Way N 8 12th St NE Year: 2015 19,466 Year: 2011 10,030 Year: 2009 18,256	8th St NE 9 H St NE Year: 2011 8,000	10th St NE 10 I St NE Year: 2009 1,420
9th St NE 11 10th St NE Year: 2016 11,890 Year: 2014 11,510 Year: 2011 6,030	D St NE 12 12th St NE Year: 2016 4,100 Year: 2014 3,970 Year: 2011 12,090	D St NE 13 12th St NE Year: 2016 6,140 Year: 2014 6,440 Year: 2011 6,540	10th St NE 14 9th St NE Year: 2016 3,020 Year: 2014 7,680 Year: 2011 3,500	H St NE 15 8th St NE Year: 2011 840
8th St NE 16 H St NE Year: 2015 9,845 Year: 2011 8,050	8th St NE 17 I St NE Year: 2009 8,478 Year: 2008 9,071 Year: 2007 19,016	Auburn Way N 18 7th St NE Year: 2015 25,491 Year: 2009 29,183 Year: 2008 29,972	10th St NE 19 8th St NE Year: 2016 8,510 Year: 2015 7,238 Year: 2009 5,294	Harvey Rd 20 10th St NE Year: 2015 20,673 Year: 2009 17,966 Year: 2008 20,813



Alia Kiyani
 alia.kiyani@gmail.com
 425-208-1341

Exhibit A

LOTS 6 THROUGH 12, BLOCK 14, C.D. HILLMAN'S AUBURNDALE ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 92, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 5 FEET OF LOT 12 CONVEYED TO THE CITY OF AUBURN BY DEED RECORDED UNDER RECORDING NO. 6702910.

(BEING LOT A OF LOT LINE ADJUSTMENT LLA-0033-99 RECORDED UNDER RECORDING NO. 20000207001597, FORMERLY LOTS A, B AND C OF LLA-0016-92 RECORDED UNDER RECORDING NO. 9212011724, RECORDS OF KING COUNTY, WASHINGTON.)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Property address: 926 Auburn Way N, Auburn, WA 98002
APN: 333990-0305

DISCLAIMER: The information provided today is deemed reliable but not guaranteed. First American Title Insurance Company makes no express or implied warranty respecting the information presented and assumes no responsibility for errors or omissions.