

MIXED USE FOR LEASE

RESERVE & VILLAS AT AUBURN

1113 A STREET NORTHEAST & 1221 A STREET, AUBURN, WA 98002



KELLER WILLIAMS COMMERCIAL

1029 E Main, Suite 201
Puyallup, WA 98372



Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

1113 A STREET NORTHEAST & 1221 A STREET



OFFERING SUMMARY

AVAILABLE SF: 1,297 - 1,598

BUILDING NAME: Reserve & Villas at Auburn

LEASE RATE: \$15/SF/YR + NNN

LEASE TERM: 3 - 5 Years

FRONTAGE: A St NE

YEAR BUILT: 2017

PROPERTY OVERVIEW

Space available in this Mixed Use complex. 1,598 SF suite could be used for Retail or Office use. 1,297 SF space that was previously a small grocery store. Easy access to SR-167 & SR-18. Walking distance to many amenities. Near Emerald Downs, LA Fitness, and so much more!



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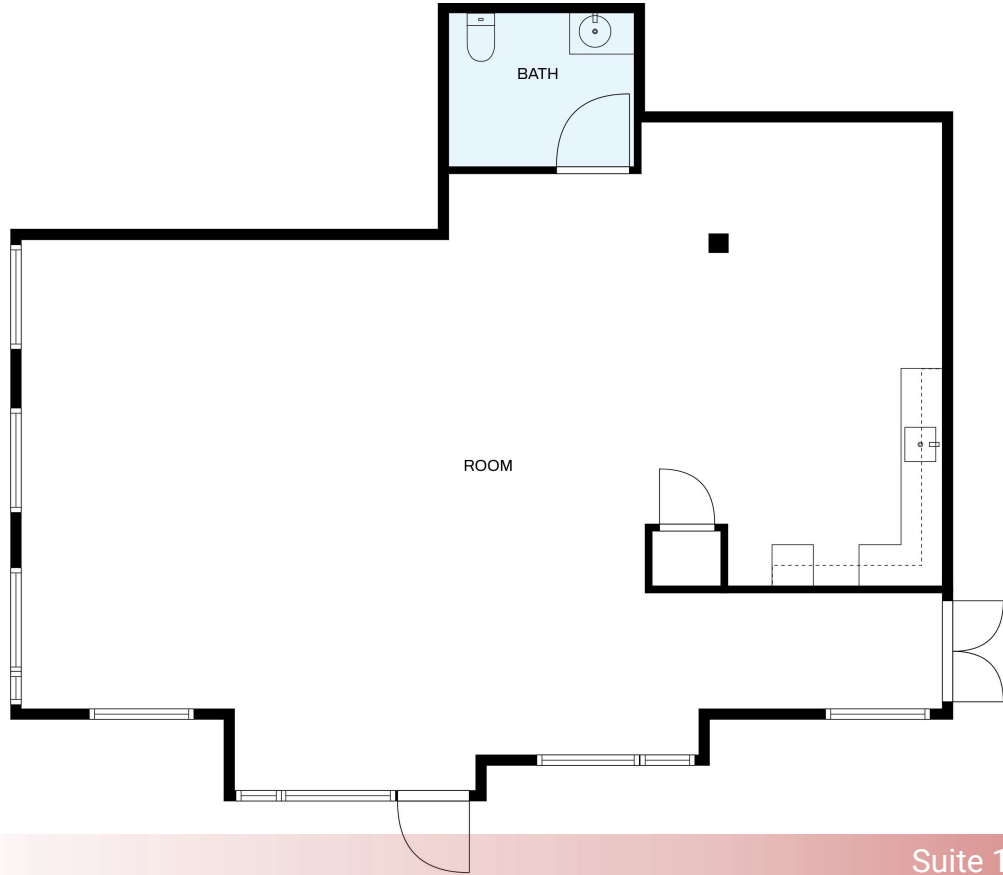
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AVAILABLE SPACES

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FOR LEASE



Available Spaces

Suite	Size	Rate	Term	Available
1209	1,598	\$15.00 /SF/YR	3 - 5 years	Now
1257	1,297	\$15.00 /SF/YR	3 - 5 years	Now

Suite 1209

Office style suite with lots of natural light, open floor plan, and kitchen. It is a corner suite with floor to ceiling windows. The suite is part of the Villas at Auburn.

Suite 1257

Formerly a small grocery store, this suite provides an excellent retail opportunity. The suite is part of the Villas at Auburn.

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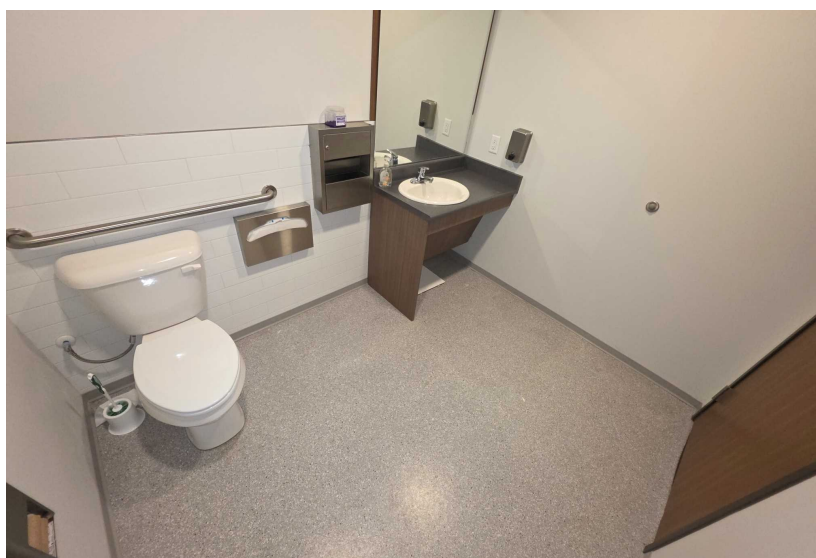
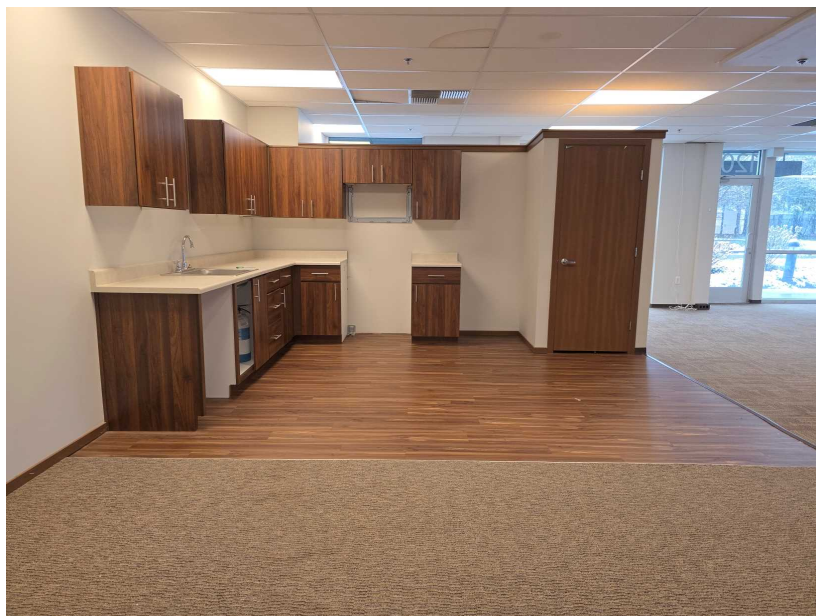
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PICTURES SUITE 1209
1113 A STREET NORTHEAST



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LOCATION & HIGHLIGHTS

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LOCATION INFORMATION

Building Name:	Reserve & Villas at Auburn
Street Address:	1113 A Street Northeast
City, State, Zip	Auburn, WA 98002
County:	King County
Market:	Covington - Auburn - Pacific
Sub-market:	Auburn
Cross Streets:	A St NE & 10th St NE
Signal Intersection:	A St NE & 15th St NW

LOCATION OVERVIEW

Auburn, WA is centrally located between Seattle and Tacoma in the heart of the Green River Valley under the shadow of Mt. Rainier. This is the center of the largest industrial complex in the northwest, with two rail roads and close proximity to the Seattle and Tacoma ports. Auburn is proud of their vibrant and sustainable business environment with continued job expansion and above average retail growth.

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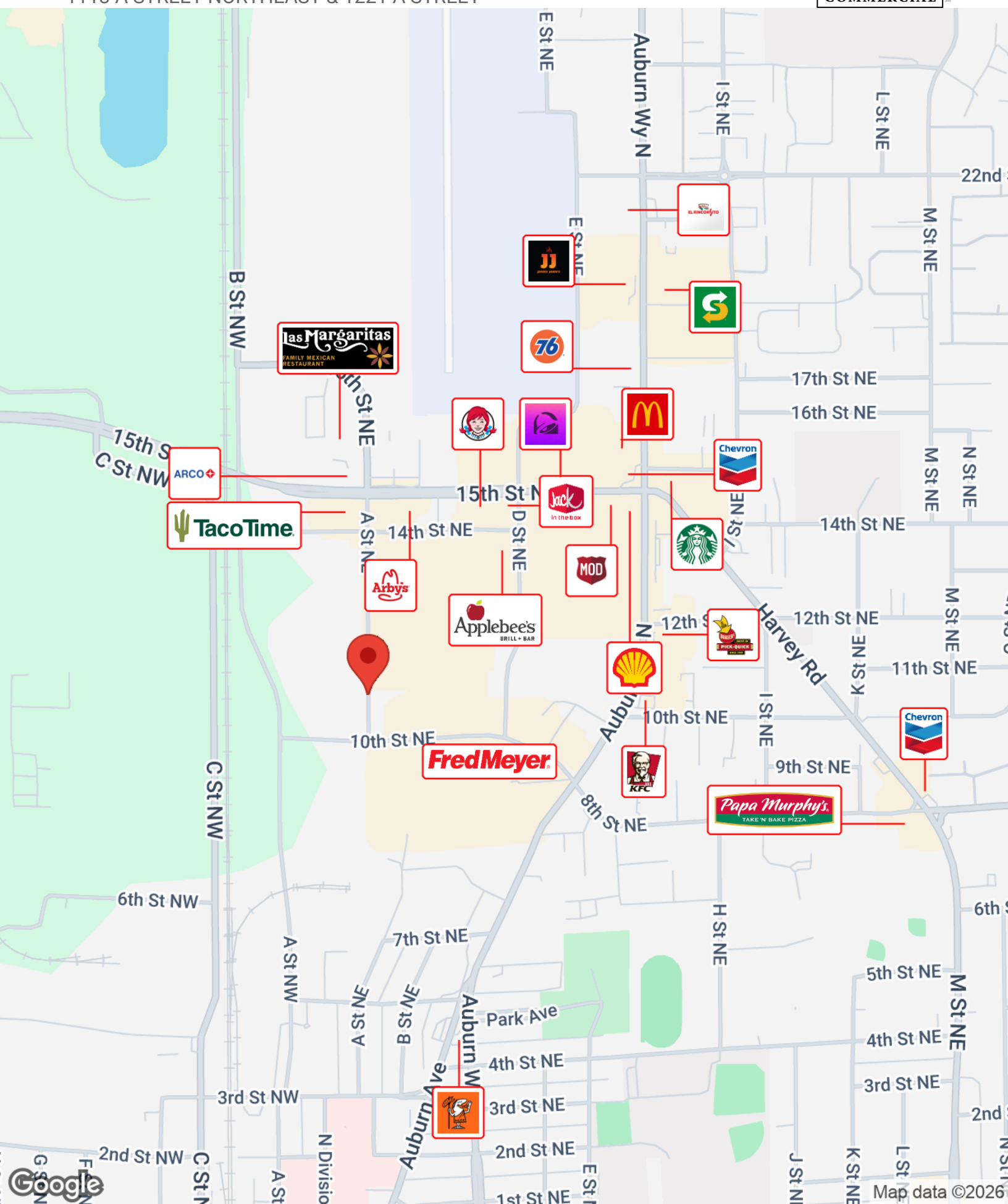


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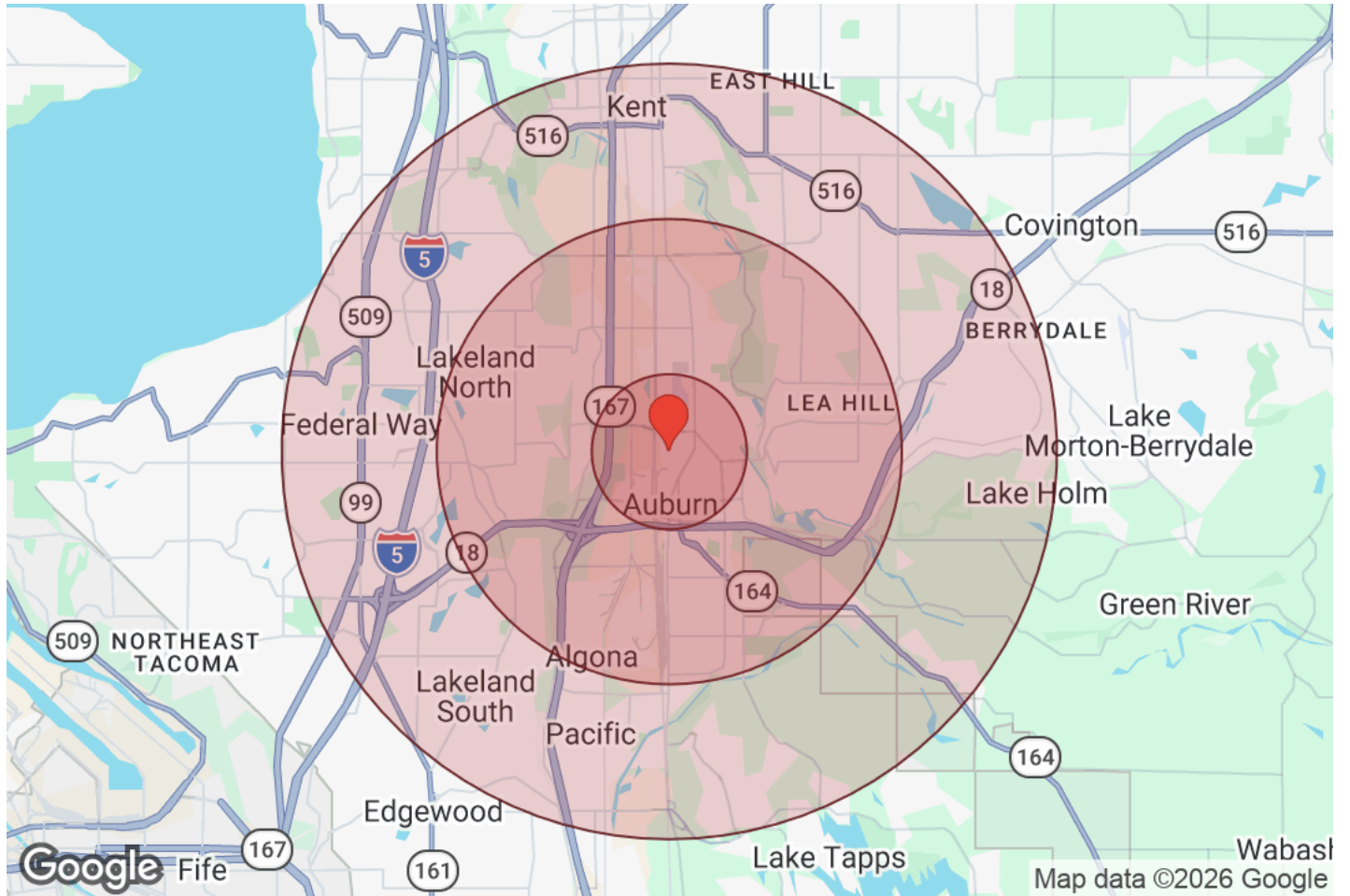
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	N/A	N/A	N/A
Female	N/A	N/A	N/A
Total Population	N/A	N/A	N/A

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	N/A	N/A	N/A
Black	N/A	N/A	N/A
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	N/A	N/A
Asian	N/A	N/A	N/A
Multiracial	N/A	N/A	N/A
Other	N/A	N/A	N/A

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	N/A	N/A
Occupied	N/A	N/A	N/A
Owner Occupied	N/A	N/A	N/A
Renter Occupied	N/A	N/A	N/A
Vacant	N/A	N/A	N/A

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	N/A	N/A	N/A
Ages 15 - 24	N/A	N/A	N/A
Ages 25 - 54	N/A	N/A	N/A
Ages 55 - 64	N/A	N/A	N/A
Ages 65+	N/A	N/A	N/A

Income	1 Mile	3 Miles	5 Miles
Median	N/A	N/A	N/A
Under \$15k	N/A	N/A	N/A
\$15k - \$25k	N/A	N/A	N/A
\$25k - \$35k	N/A	N/A	N/A
\$35k - \$50k	N/A	N/A	N/A
\$50k - \$75k	N/A	N/A	N/A
\$75k - \$100k	N/A	N/A	N/A
\$100k - \$150k	N/A	N/A	N/A
\$150k - \$200k	N/A	N/A	N/A
Over \$200k	N/A	N/A	N/A

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