



NEWCASTLE VET HOSPITAL

13018 Newcastle Way, Newcastle, WA

THE GOLF CLUB AT
NEWCASTLE

37 LOT
SHORT PLAT

Regency Newcastle
85 UNITS

樂毅之家
Aegis Gardens
131 UNITS

LAKE
BOREN

B&E
Meats and Seafood

QFC
Quality Food Centers



HANSEN BROS.
MOVING & STORAGE

WE valley
VALLEY
MEDICAL CENTER



TRIA
76 UNITS

PROPERTY OVERVIEW | PROPERTY SUMMARY



VET/MEDICAL/DENTAL FOR SALE OR LEASE | 12,200 SF PRIME OWNER/USER OR INVESTMENT OPPORTUNITY

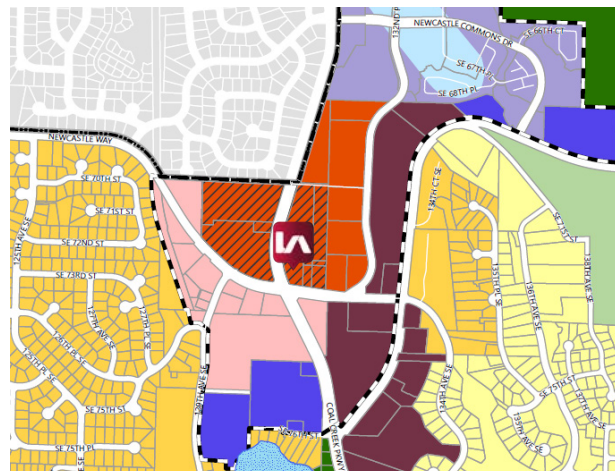
Lee & Associates is pleased to present 13018 Newcastle Way, a prime single-story medical facility located in Newcastle's sought-after Downtown Core. Priced at \$2,500,000, this 2,968 SF building on a 12,200 SF lot offers a turnkey solution perfect for veterinary specialists and is easily adaptable for medical or dental practices. Zoned DC (Downtown Core), the property supports diverse professional and commercial uses, promising long-term value and operational flexibility. The facility features four exam rooms (three wet), a dedicated operating room with surgical lighting, and specialized boarding and pet wash areas. Strategically positioned just off Coal Creek Parkway SE, the site includes 19 parking stalls and a recently repainted exterior, ensuring professional curb appeal and high accessibility. Located in an affluent community known for its strong demographics and proximity to major Eastside employers, this rare owner/user opportunity allows a specialist to acquire a prime asset and build equity in a thriving, supply-constrained market. Available August 1, 2026. Space is also available for lease. Contact Broker's for details.

PROPERTY OVERVIEW

PROPERTY SUMMARY

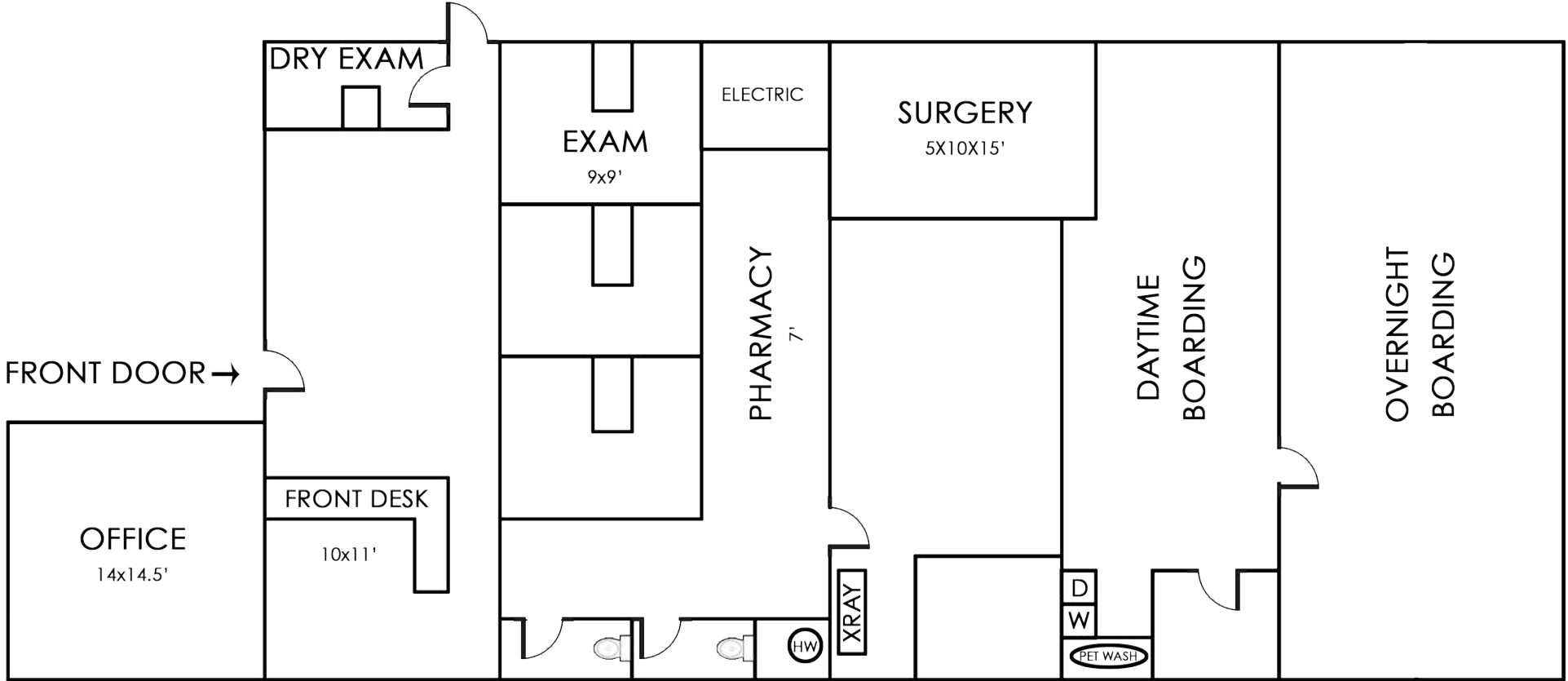
PROPERTY DETAIL

PROPERTY NAME	Newcastle Vet Hospital
OPPORTUNITY TYPE	For Sale For Lease
ADDRESS	13018 Newcastle Way
LOT SIZE	12,200 SF (0.28 Acres)
TOTAL BLDG. AREA	2,968 SF
YEAR BUILT	1974
ZONING	DC (Downtown Core) with Shopping Center Subdistrict Overlay (SCS)
PARKING	19 Stalls
LAYOUT	4 Exam Rooms (3 Wet), Operating Room, Boarding Area, Pet Wash Area
PARCEL	2824059130
PRICE	Sale: \$2,500,000 Lease: \$45 PSF, NNN



CLICK FOR **DC** USE

PROPERTY OVERVIEW | CURRENT FLOOR PLAN





LAKE UNION

LAKE WASHINGTON

LAKE WASHINGTON

THE MARKETPLACE AT
FACTORIA

OVERLAKE
MultiCare

BLAZING UNION



CVS
pharmacy

46

76

WE Valley
VALLEY
MEDICAL CENTER

52 CONDOS
OVER RETAIL

192

27,199 ADT



105

HANSEN BROS.
MOVING & STORAGE

216

40

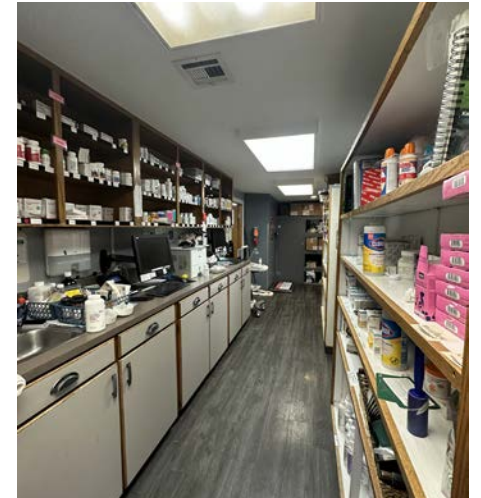
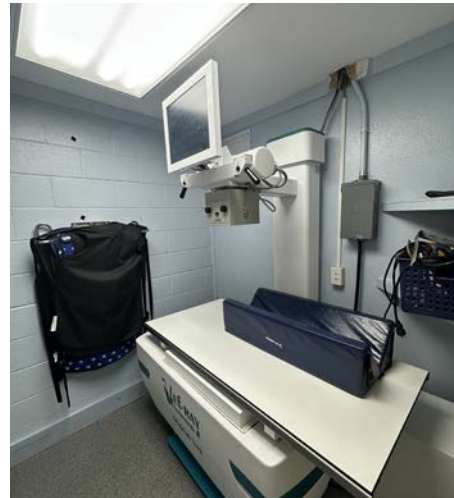
NEWCASTLE
FRUIT & PRODUCE CO.

49

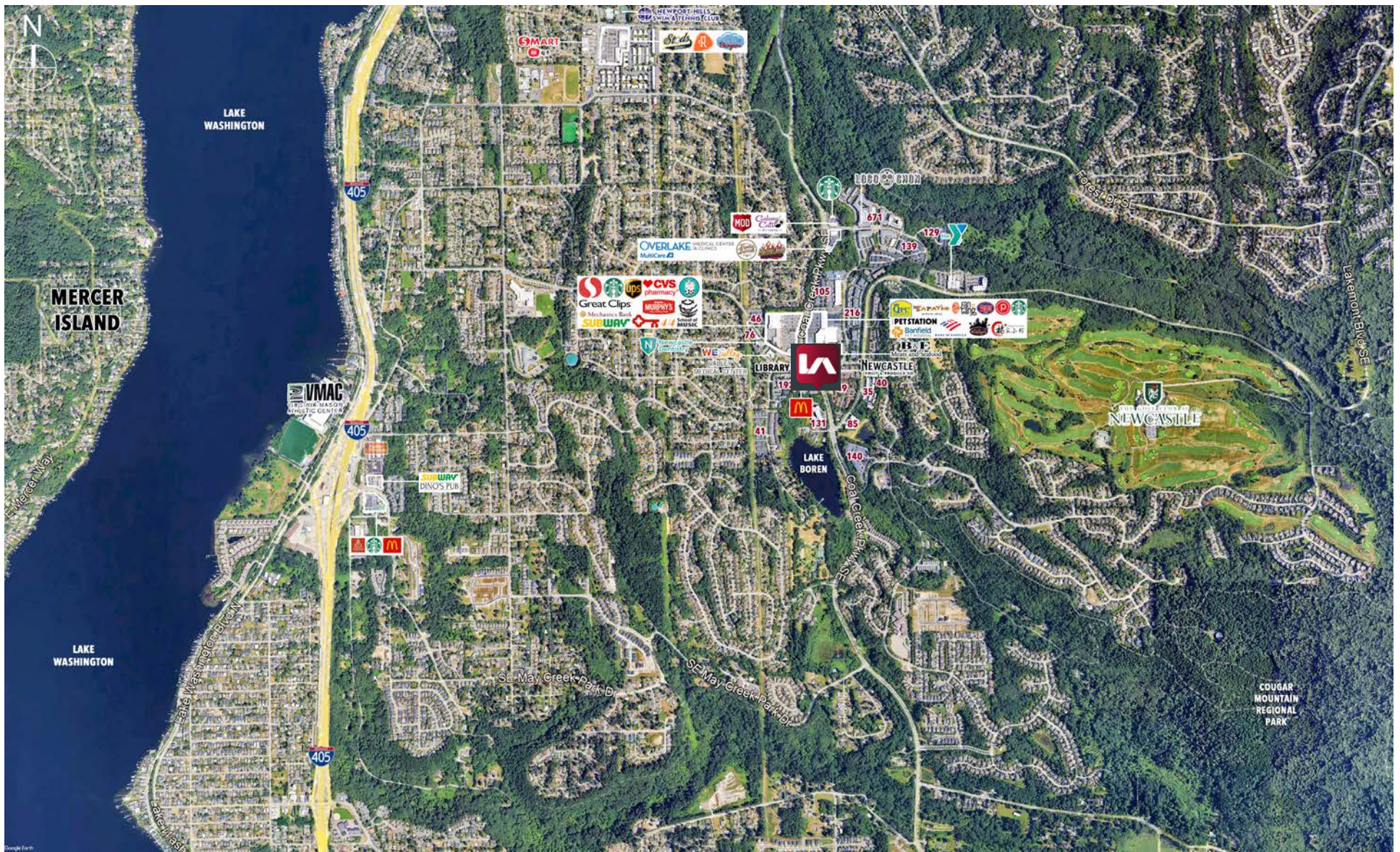
PROPERTY OVERVIEW | EXTERIOR IMAGES



PROPERTY OVERVIEW | INTERIOR IMAGES

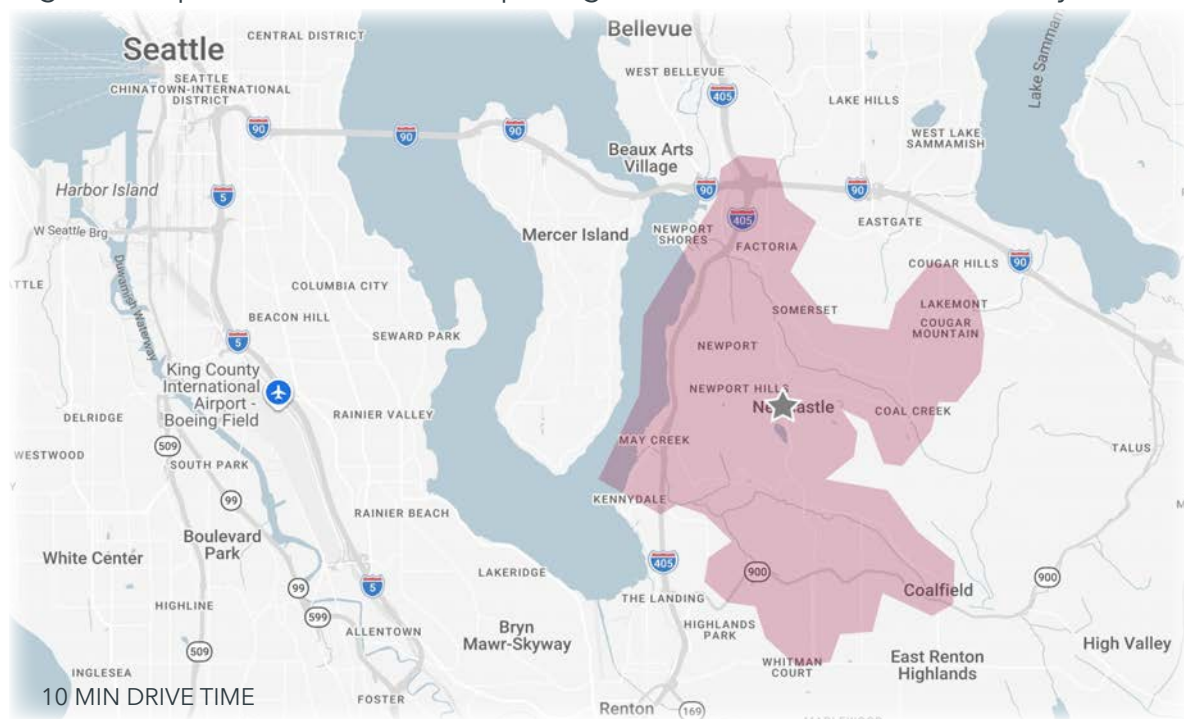


LOCATION OVERVIEW | VICINITY AERIAL



LOCATION OVERVIEW | DEMOGRAPHICS

NEWCASTLE, WA, a premier hilltop community perched between Bellevue and Renton, seamlessly blends residential tranquility with strategic East-side connectivity. Originally a historic coal-mining town, modern Newcastle has evolved into one of the region's most affluent enclaves, serving as a vital residential hub within the "Tech Coast." Its elevated position provides panoramic views of the Seattle skyline and Lake Washington, offering a serene retreat just minutes from the Pacific Northwest's primary economic engines. The city's economy is anchored by a high-income professional demographic and proximity to global tech giants and I-405 positioning makes it a "commuter's dream." With top-tier schools and access to Cougar Mountain trails, Newcastle stands as a polished player in the Seattle metro area, offering a unique combination of prestige, innovation, and community charm.



63,239

POPULATION
10 MIN DT



23,239

NO OF HOUSEHOLDS
10 MIN DT



\$76,391

MEDIAN HH INCOME
10 MIN DT



\$385,523

MEDIAN PROPERTY VALUE
10 MIN DT



38.0

YEARS OLD
MEDIAN AGE



\$1.98B

TOTAL NON-RETAIL
EXPENDITURE



66.2%

HOME OWNERSHIP
RATE



750K+

ANNUAL VISITORS
WALLA WALLA REGION



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

INQUIRE:

TEJ ASHER

Senior Vice President

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ANGELA OLIVERI

Principal

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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