



NEWCASTLE VET HOSPITAL



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

13018 Newcastle Way, Newcastle, WA

THE GOLF CLUB AT
NEWCASTLE

**37 LOT
SHORT PLAT**

Regency Newcastle
85 UNITS

榮發之家
Aegis Gardens
Assisted Living Memory Care
131 UNITS

B&E
Meats and Seafood

QFC
Quality Food Centers

HANSEN BROS.
MOVING & STORAGE
Since 1968

**LAKE
BOREN**

COAL CREEK PARKWAY

NEWCASTLE HWY

WE valley
VALLEY
MEDICAL CENTER

S

TRIA
76 UNITS

PROPERTY OVERVIEW | PROPERTY SUMMARY



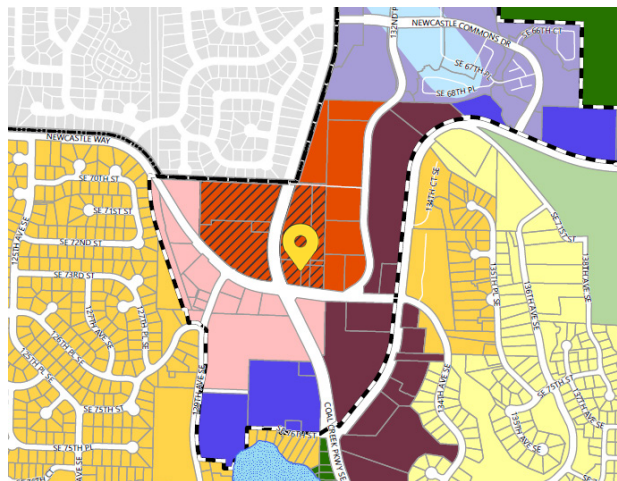
VET/MEDICAL/DENTAL FOR SALE OR LEASE | 12,200 SF PRIME OWNER/USER OR INVESTMENT OPPORTUNITY

First Western Properties 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

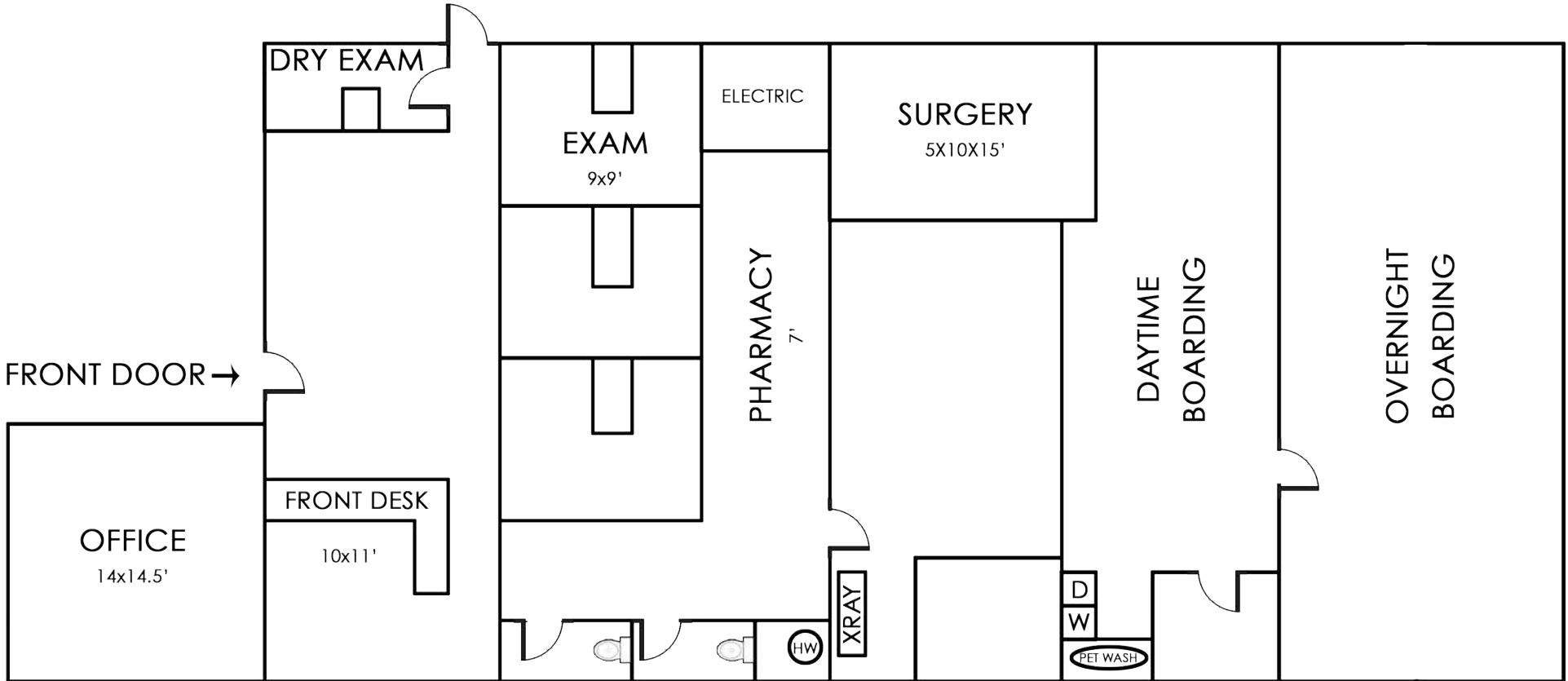
PROPERTY NAME	Newcastle Vet Hospital
OPPORTUNITY TYPE	For Sale For Lease
ADDRESS	13018 Newcastle Way
LOT SIZE	12,200 SF (0.28 Acres)
TOTAL BLDG. AREA	2,968 SF
YEAR BUILT	1974
ZONING	DC (Downtown Core) with Shopping Center Subdistrict Overlay (SCS)
PARKING	19 Stalls
CONFIGURATION	4 Exam Rooms (3 Wet), Operating Room, Boarding Area, Pet Wash Area
PARCEL	2824059130
PRICE	Sale: \$2,500,000 Lease: \$45 PSF, NNN
AVAILABLE	August 1, 2026



CLICK FOR **DC** USE



PROPERTY OVERVIEW | CURRENT FLOOR PLAN



NOT TO SCALE

THE MARKETPLACE AT FACTORIA

LAKE UNION

LAKE WASHINGTON

LAKE WASHINGTON

WE valley VALLEY MEDICAL CENTER

52 CONDOS OVER RETAIL

27,199 ADT

76

46

105

192

216

NEWCASTLE FRUIT & PRODUCE CO.

49

40

COAL CREEK PARKWAY

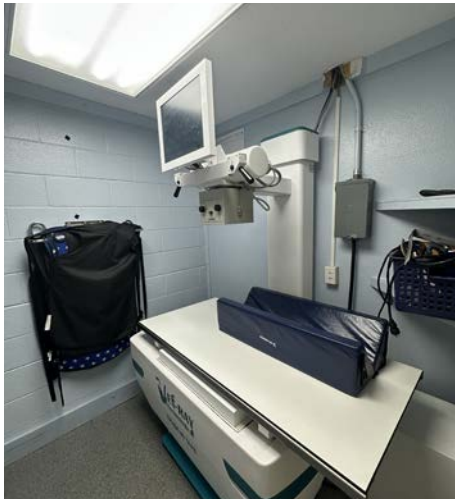
NEWCASTLE WAY



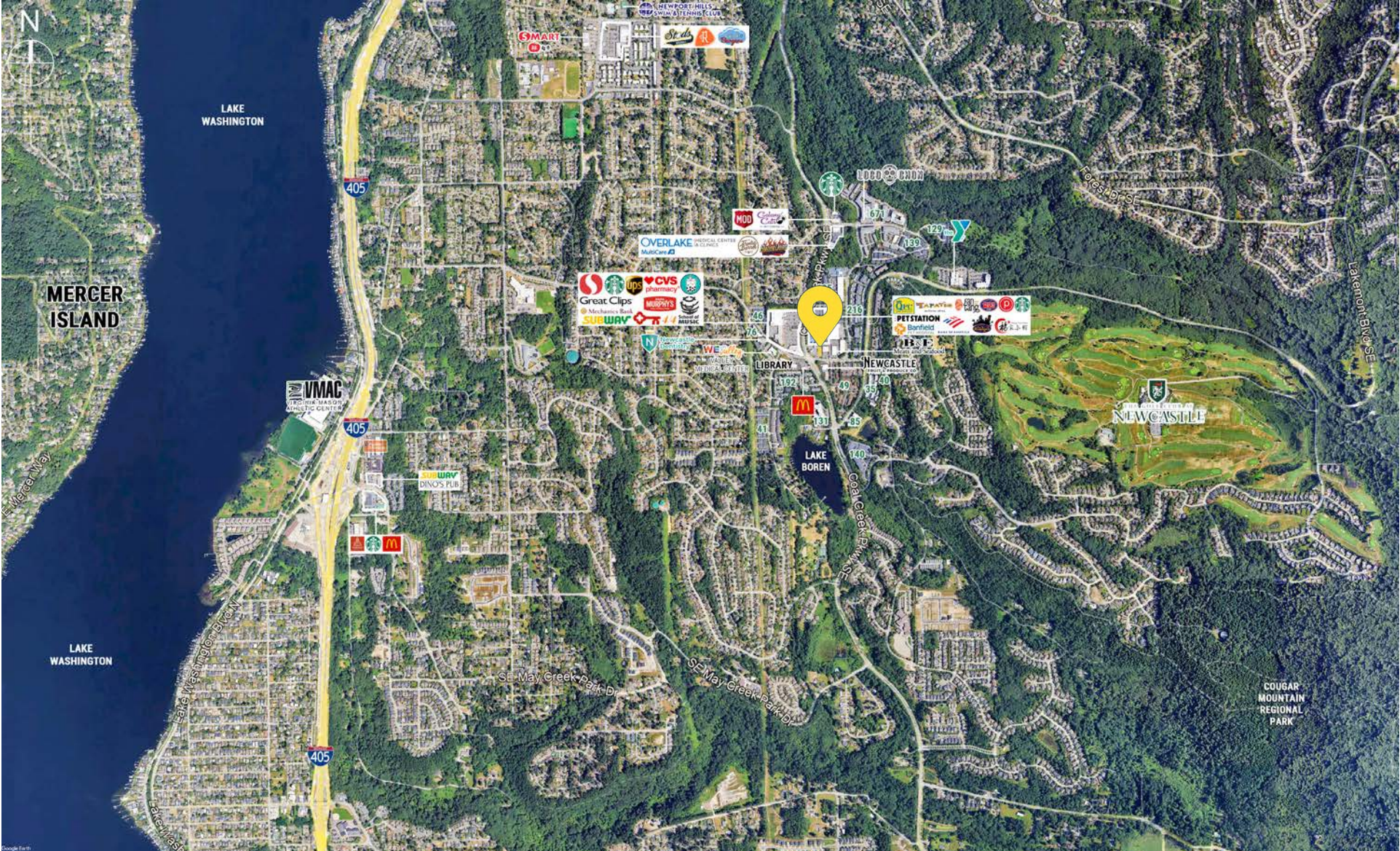
PROPERTY OVERVIEW | EXTERIOR IMAGES



PROPERTY OVERVIEW | INTERIOR IMAGES

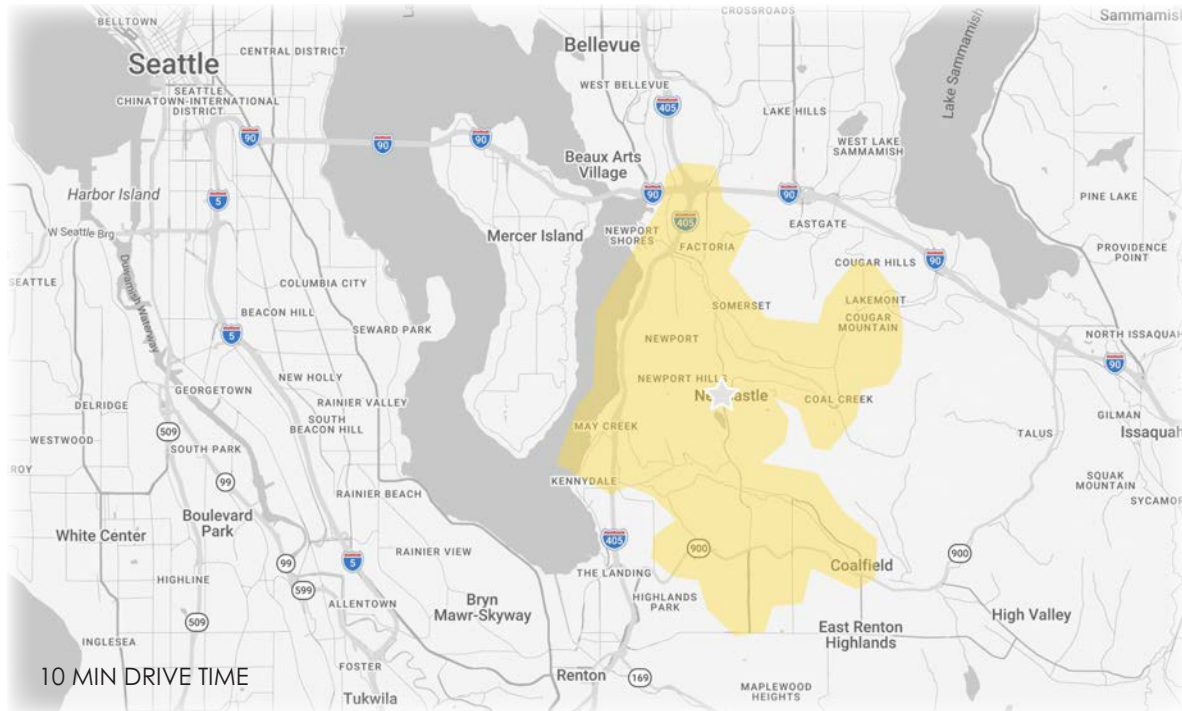










LOCATION OVERVIEW | VICINITY AERIAL



LOCATION OVERVIEW | DEMOGRAPHICS

NEWCASTLE, WA, a premier hilltop community perched between Bellevue and Renton, seamlessly blends residential tranquility with strategic Eastside 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.



 <p>63,239 POPULATION 10 MIN DT</p>	 <p>23,422 NO OF HOUSEHOLDS 10 MIN DT</p>
 <p>\$244,747 AVERAGE HH INCOME 10 MIN DT</p>	 <p>\$1.16M MEDIAN PROPERTY VALUE 10 MIN DT</p>
 <p>39.1 YEARS OLD MEDIAN AGE</p>	 <p>\$1.98B TOTAL NON-RETAIL EXPENDITURE</p>
 <p>33,775 DAYTIME ADJ. POPULATION 10 MIN DT</p>	 <p>31,781 ADT AT INTERSECTION</p>

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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