

# FOR LEASE | 15820 MAIN ST NE, DUVALL, WA TURN-KEY CONVENIENCE STORE



Marcus & Millichap

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# 15820 MAIN ST NE, DUVALL, WA SUMMARY



The turn-key space is an existing 2,460 SF convenience store with an additional roughly 800 SF of mezzanine storage space that is immediately available for lease. The convenience store will including the existing coolers, freezers, counters, and shelves. The additional 800 SF of storage space will be included for free in the lease rate of \$37/SF NNN. The convenience store business has been in operation for over 40 years and is very well known in the rapidly growing city of Duvall. **Please contact listing agent for historical convenience store sales.**



**2023**

Year Renovated



**2,460 SF**

Leasable Area



**13,600+ VPD**

Traffic Counts (Main St.)



**0.50 ACRES**

Lot Size



**\$37.00**

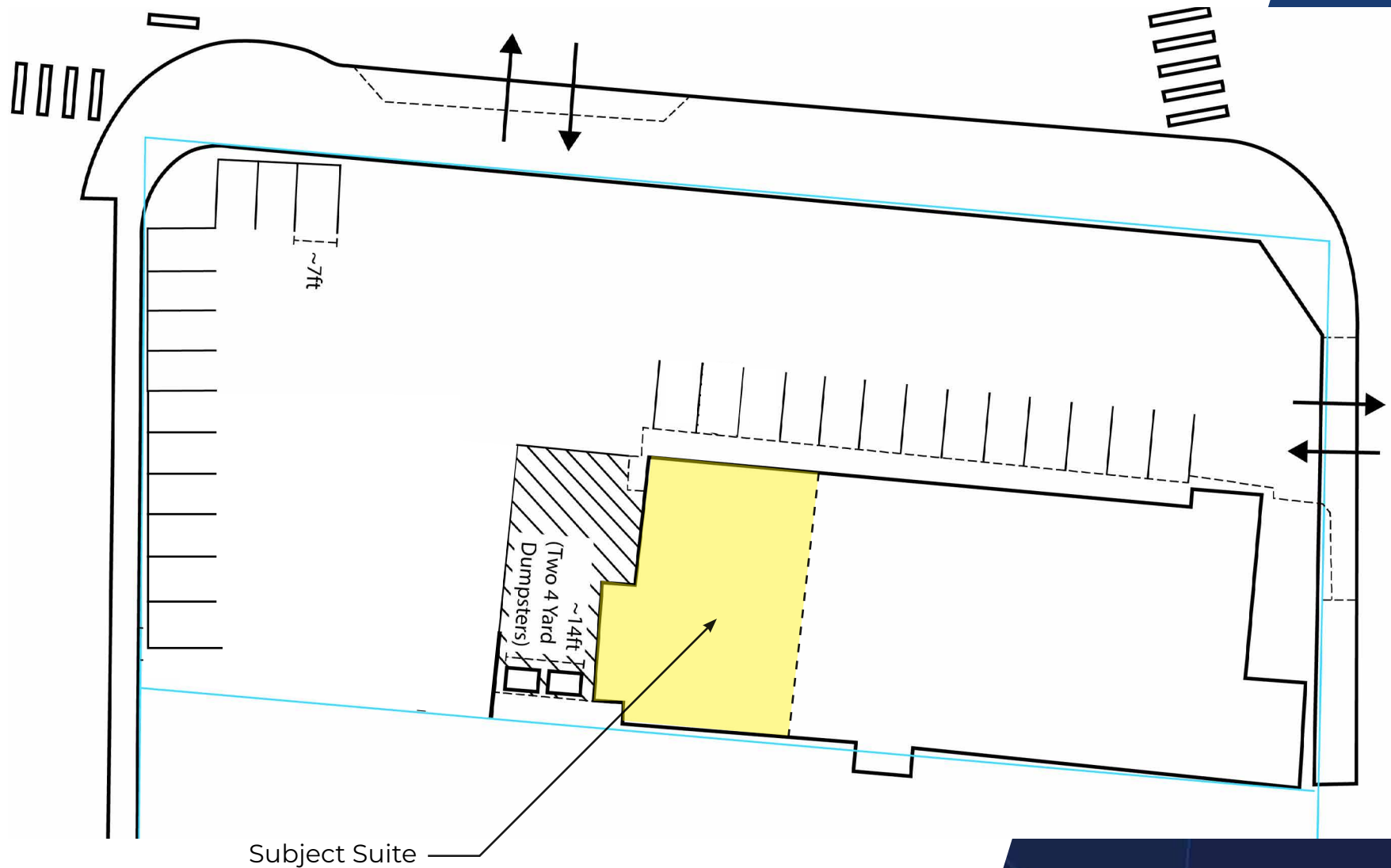
Rent/SF NNN



**NNN/\$9.00 PSF**

Lease Type

15820 MAIN ST NE, DUVALL, WA  
**SITE PLAN**



# 15820 MAIN ST NE, DUVALL, WA SITE SURVEY

## ALTA/NSPS LAND TITLE SURVEY

measure success

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS: LOTS 9 THROUGH 16, INCLUSIVE, BLOCK 9, PLAT OF DUVALL DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 19 OF PLATS, PAGE 47, IN KING COUNTY, WASHINGTON; EXCEPT ANY PORTION OF THE VACATED ALLEY ADJOINING.

**BASIS OF BEARINGS**

HELD IN 04°56'59" E BETWEEN MONUMENTS FOUND ON THE CENTERLINE OF MAIN ST NE PER R1.

**SURVEYOR'S NOTES**

- THE SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
- ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY TAX PARCEL NO'S: 2130700470, 2130700460 & 2130700445
- APPROXIMATE SUBJECT PROPERTY AREA IS: 21,692 SQ FT +/- (0.50 ACRES)
- FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-150-020.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1054852-WA1, WITH AN EFFECTIVE DATE OF MAY 18, 2021 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERRED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" FOR THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 53030A0010, WITH AN EFFECTIVE DATE OF AUGUST 19, 2020 FOR COMMUNITY NO. 530282, IN KING COUNTY, STATE OF WASHINGTON. THIS IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
- ZONING INFORMATION: A ZONING REPORT HAS NOT BEEN PROVIDED BY THE CLIENT PER THE 2021 ALTA STANDARDS.
- NO UTILITY INFORMATION WAS PROVIDED BY THE CLIENT PER THE 2021 ALTA STANDARDS.
- THERE WERE NO OBSERVED STRIPPED PARKING SPACES ON THE PROPERTY. THERE ARE 4 STRIPPED PARKING SPACES ON THE STREET ADJACENT TO THE SOUTH SIDE OF THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.

**SCHEDULE B ITEMS**

ITEM 14  
CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY, RECORDED JULY 14, 1976 AS RECORDING NO. 7607140622 OF SURVEYS, IN KING COUNTY, WASHINGTON. (AFFECTS ALL LOTS) (NOTHING TO PLOT)

ITEM 16  
EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN; RECORDING DATE: JUNE 25, 2008  
RECORDING INFORMATION: 20080625001653  
IN FAVOR OF: CITY OF DUVALL, A MUNICIPAL CORPORATION  
FILE NO.: NCS-1054852-WA1  
FOR: SIDEWALK, WALL AND UTILITY  
AFFECTS: (LOT 16) AS DESCRIBED THEREIN. (PLOTTED)

ITEM 17  
EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN; RECORDING DATE: JUNE 25, 2008  
RECORDING INFORMATION: 20080625001655  
IN FAVOR OF: CITY OF DUVALL, A MUNICIPAL CORPORATION  
FOR: SIDEWALK  
AFFECTS: (LOT 9) AS DESCRIBED THEREIN. (PLOTTED)

**REFERENCES**

R1. BOUNDARY LINE ADJ. NO. BL46-004, VOL. 210, PG. 179, R2. RECORD OF SURVEY, VOL. 187, PG. 287, RECORDS OF KING COUNTY, WASHINGTON.

**LEGEND**

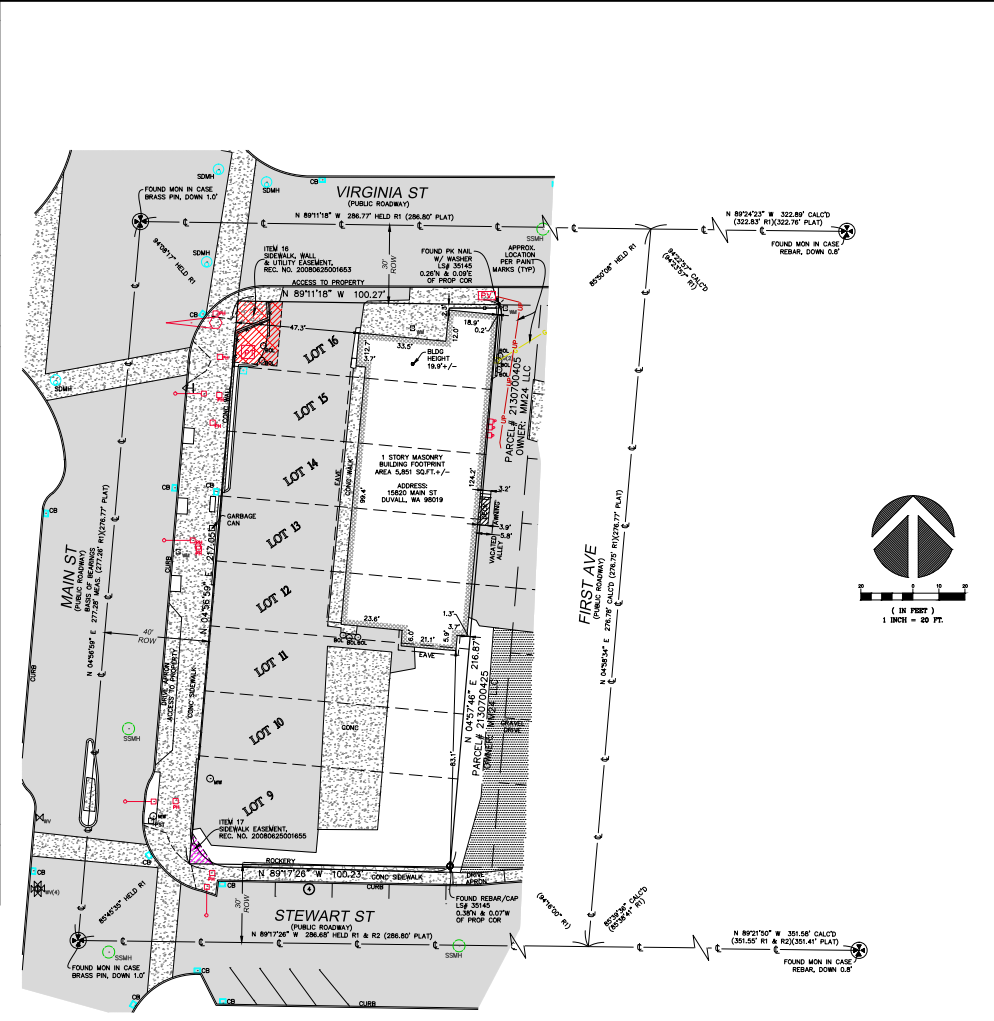
AREA DRAIN	TRAFFIC SIGNAL POLE
ASPHALT SURFACE	WATER METER
BOLLARD	WATER VALVE
CENTERLINE ROW	PARKING SPACES
CONCRETE SURFACE	BUILDING CALCULATED
RETAINING WALL	CATCH BASIN
DECK	CONCRETE CORNER
FENCE LINE (WOOD)	MEASURED PROPERTY
GAS LINE	MONUMENT IN CASE (FOUND)
GAS METER	POST
GRAVEL SURFACE	POWER HAND HOLE
INLET (TYPE 1)	POWER METER
INLET, SOLID LID (TYPE 1)	POWER (UNDERGROUND)
LIGHT POLE	POWER TRANSFORMER
NAIL AS NOTED	POWER VAULT
MONITORING WELL	REBAR AS NOTED (FOUND)
MONUMENT IN CASE (FOUND)	ROOSTERY
POST	SEWER MANHOLE
POWER HAND HOLE	SIGN (AS NOTED)
POWER METER	STORM MANHOLE
POWER (UNDERGROUND)	
POWER TRANSFORMER	
POWER VAULT	

**SIGNIFICANT OBSERVATIONS**

- DECK ATTACHED TO EAST FACE OF BUILDING LIES 3.9' EAST OF PROPERTY LINE.
- AWNING ATTACHED TO EAST FACE OF BUILDING LIES 5.8' EAST OF PROPERTY LINE.

**UTILITIES NOTE:**

THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES. TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).



**SCHEDULE B ITEMS LEGEND**

ITEM NO. 16 - SIDEWALK, WALL AND UTILITY EASEMENT, REC. NO. 20080625001653

ITEM NO. 17 - SIDEWALK EASEMENT, REC. NO. 20080625001655

**INDEXING INFORMATION**

SE 14	NW 14
SECTION 13	
TOWNSHIP 20N	
RANGE 08E, W1M	
COUNTY: KING	

**ALTA/NSPS LAND TITLE SURVEY**  
THE ABOVE MAP IS PREPARED, DRAWN AND REVISIONED BY

**DUVALL MARKET**

15820 15810 & 15820 MAIN ST  
DUVALL, WA 98019

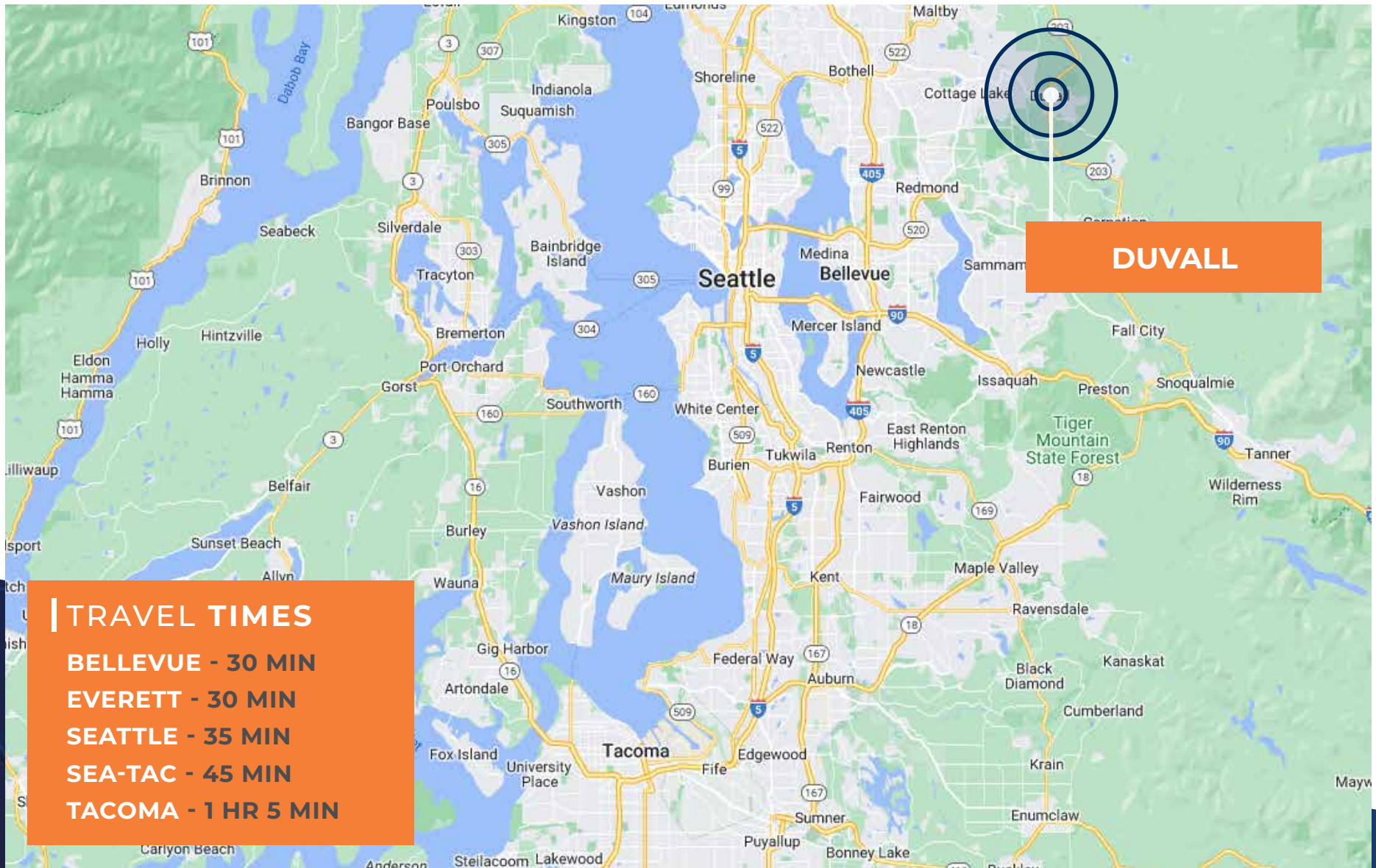
**Terrane**  
10801 Main Street, Suite 102, Bellevue, WA 98004  
phone 425-455-4488  
supplies@terrane.net  
www.terrane.net

**JOB NUMBER:** 211146  
**DATE:** 06/15/21  
**DRAFTED BY:** VLT  
**CHECKED BY:** JPS  
**SCALE:** 1" = 20'  
**REVISION HISTORY:**

**SHEET NUMBER**  
1 OF 1

JERRY PASON SAVAGE, CERTIFICATE NO. 52088 DATE 04/21/21

# 15820 MAIN ST NE, DUVALL, WA REGIONAL MAP



# SEATTLE-TACOMA MSA

Known as the Emerald City, Seattle-Tacoma metro is situated approximately halfway between Portland, Oregon, to the south and Vancouver, British Columbia, to the north. The area's strategic location and thriving economy have made it the commercial, cultural, and advanced technology hub of the Pacific Northwest. Seattle has also earned the nickname of Cloud City and Jet City for its significant contributions to the global technology and aerospace industries.

Seattle-Tacoma MSA is a sophisticated urban center favored by shoppers and outdoorsmen alike. Surrounded on all sides by the Cascade Mountains, Mount Rainier and the Puget Sound, the region regularly tops magazine surveys of desirable places to live, work and play, a strong incentive for employers to locate in the area.

# FORTUNE 500

COMPANIES HEADQUARTERED IN THE SEATTLE MSA



NORDSTROM



T-Mobile



# 15820 MAIN ST NE, DUVALL, WA

## DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
2010 Population	4,557	15,348	42,599
2023 Population	4,390	14,616	40,380
2028 Population Projection	4,397	14,616	40,432
Pop Growth Forecast 2022 - 2028	0.16%	0.00%	0.13%
Average Age	38.8	45.3	43.9

<b>HOUSING</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Median Home Value	\$727,206	\$813,294	\$882,129
Median Year Built	2000	1996	1995

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
2023 Total Households	1,503	5,304	14,263
2028 Household Projection	1,501	5,293	14,257
Annual Growth 2023-2028	-0.13%	-0.21%	-0.04%
Owner Occupied Households	1,267	4,791	12,278
Median HH Income	\$191,087	\$185,193	\$192,322
Avg. HH Income	\$171,341	\$163,659	\$172,569
Avg. HH Vehicles	2	2	2

# Marcus & Millichap

## MICHAEL HORNER

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