

**J O H N S O N  
C O M M E R C I A L**



**NOW OFFERED FOR SALE**

# **Vashon Island Veterinary Clinic**

**9822 SW GORSUCH ROAD | VASHON ISLAND, WASHINGTON, 98070**



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Lakewood, Washington 98499  
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## ABOUT THE PROPERTY

Offered for sale at 9822 SW Gorsuch Road on beautiful Vashon Island is a 3,977sf fully leased commercial building. This former veterinary clinic is situated on a one-acre (43,560sf) parcel on the corner of Vashon Hwy and SW Gorsuch Rd. which offers excellent visibility on the main roadway. An added benefit is its proximity to the Vashon ferry docks – it's only seven minutes from the Southworth / Fauntleroy ferry terminal on the Puget Sound's largest island. The property's Neighborhood Business (NB) zoning and park-like setting make it suitable for many commercial uses. The additional land provides excellent development potential for a multifamily project.

The two-story building has approximately 2,000sf on each floor with stairway and ADA compliant access from the parking lots. There are two short-term tenants, one on each floor. The reception area on the upper / main floor opens into a spacious and creatively designed open space waiting room or event room which includes a refreshment bar. Several private offices line this grand room, and more private offices or treatment rooms could easily be added. The lower floor features an equally bright and spacious atmosphere but with additional private offices as well as a large kitchenette with ADA access to the parking lots.

### PROPERTY OVERVIEW

<b>Tax ID</b>	2923039127
<b>Address</b>	9822 SW Gorsuch Rd., Vashon, WA 98070
<b>Lot Size</b>	43,560sf (1 acre)
<b>Building Size</b>	3,977sf
<b>Tenants</b>	2
<b>Year Built</b>	1972
<b>Year Remodeled</b>	2005
<b>Zoning</b>	NB
<b>Offering Price</b>	\$1,200,000.00

### PEACEFUL, RURAL SETTING

Rare opportunity to purchase in peaceful Vashon Island

### IDEAL OPPORTUNITY FOR OWNER USER OR DEVELOPER

Highly desirable investment property

### HIGH VISIBILITY LOCATION

Conveniently located on the corner of Vashon Hwy and SW Gorsuch Rd.

The information contained herein has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.





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**Aerial View**



Property lines are approximate and for illustration purposes



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**Fidelity National Title** ParcelID: 2923039127  
Tax Account #: 292303912706

9822 SW Gorsuch Rd, Vashon WA 98070

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

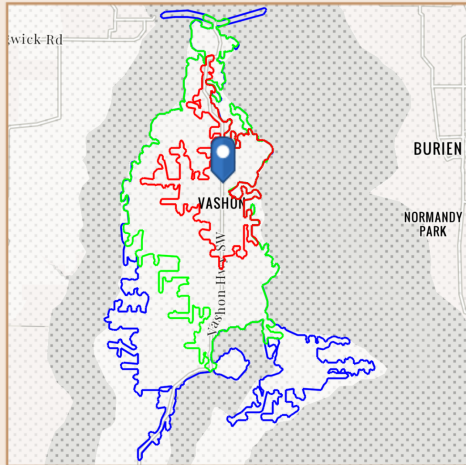




## BENCHMARK DEMOGRAPHICS

9822 SW Gorsuch Rd, Vashon, Washington, 98070

Drive time of 5 mins, 10 mins, & 15 mins



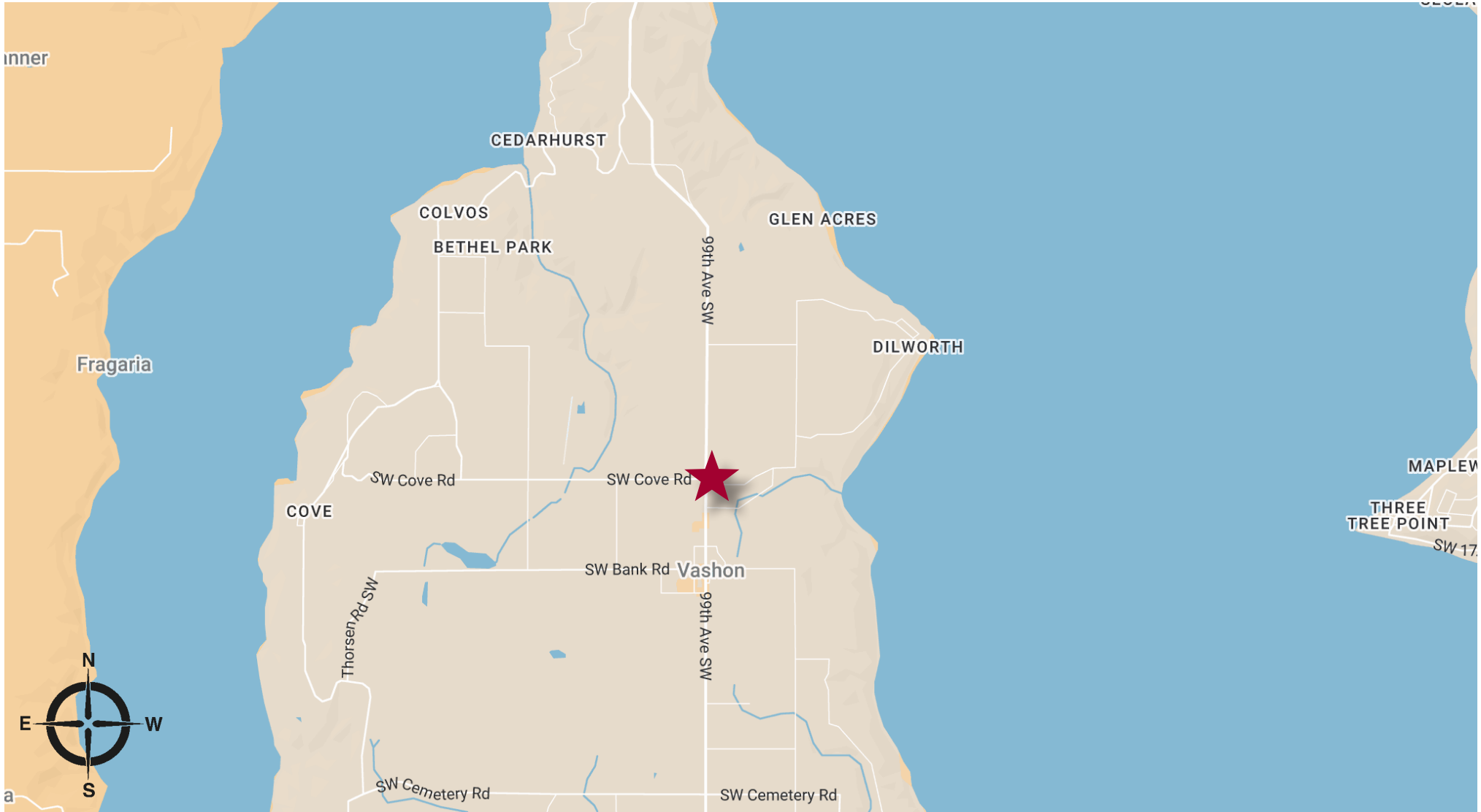
Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY		States		USA
	5 mins	10 mins	15 mins	Counties King County	CBSAs Seattle-Tacoma-Bellevue, WA Metropolitan Statistical Area	Washington		
0 - 4	3.35%	3.25%	3.19%	5.08%	5.43%	5.47%	5.39%	
5 - 9	4.20%	3.94%	3.97%	5.49%	5.87%	5.86%	5.75%	
10 - 14	5.07%	4.78%	4.78%	5.59%	5.89%	6.04%	5.98%	
15 - 19	5.37%	5.26%	5.17%	5.61%	5.81%	6.09%	6.47%	
20 - 34	11.19%	10.81%	10.49%	23.01%	21.62%	20.48%	20.33%	
35 - 54	24.76%	24.06%	23.56%	28.98%	28.26%	26.46%	25.20%	
55 - 74	32.83%	33.91%	34.38%	19.75%	20.54%	21.86%	22.82%	
75+	13.29%	13.98%	14.47%	6.46%	6.57%	7.71%	8.05%	
<b>HOUSEHOLD INCOME</b>								
<\$15,000	10.6%	12.4%	11.6%	6.2%	6.0%	6.9%	8.3%	
\$15,000-\$24,999	7.6%	6.3%	5.6%	3.3%	3.5%	4.6%	5.9%	
\$25,000-\$34,999	1.9%	2.5%	3.1%	3.4%	3.6%	4.6%	6.3%	
\$35,000-\$49,999	8.7%	7.3%	6.3%	5.4%	6.2%	7.6%	9.8%	
\$50,000-\$74,999	9.2%	9.1%	9.4%	10.4%	11.5%	13.7%	15.6%	
\$75,000-\$99,999	7.6%	6.4%	6.0%	9.9%	11.0%	12.4%	12.5%	
\$100,000-\$149,999	13.3%	15.9%	17.6%	16.2%	18.0%	18.6%	17.8%	
\$150,000-\$199,999	16.4%	14.3%	12.4%	12.6%	13.2%	11.9%	9.8%	
\$200,000+	24.5%	25.8%	28.0%	32.4%	27.0%	19.7%	14.0%	
<b>KEY FACTS</b>								
Population	1,640	5,478	7,600	2,366,841	4,199,399	8,076,991	339,887,819	
Daytime Population	2,819	6,390	8,090	2,556,086	4,246,700	8,025,313	338,218,372	
Employees	841	2,809	3,941	1,357,242	2,259,959	3,947,037	167,630,539	
Households	682	2,322	3,167	956,092	1,637,664	3,133,765	132,422,916	
Average HH Size	2.38	2.34	2.38	2.43	2.52	2.53	2.50	
Median Age	52.1	53.5	54.2	38.1	38.4	39.1	39.6	
<b>HOUSING FACTS</b>								
Median Home Value	994,919	1,006,168	993,492	935,473	788,310	641,336	370,578	
Owner Occupied %	76.4%	78.8%	80.6%	54.3%	59.1%	63.2%	64.2%	
Renter Occupied %	23.6%	21.2%	19.4%	45.7%	40.9%	36.8%	35.8%	
Total Housing Units	753	2,571	3,616	1,011,562	1,726,619	3,366,909	146,800,552	
<b>INCOME FACTS</b>								
Median HH Income	\$113,621	\$114,917	\$119,439	\$132,429	\$120,000	\$100,361	\$81,624	
Per Capita Income	\$64,744	\$64,677	\$67,528	\$75,636	\$64,919	\$54,146	\$45,360	
Median Net Worth	\$562,567	\$617,710	\$724,990	\$340,875	\$340,544	\$295,022	\$228,144	



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