

# AUBURN MAIN STREET MARKET

1103-1123 E Main Street, Auburn, WA 98002



## PRICE REDUCTION!!

### 11,000 SF Owner/User Opportunity

#### SUMMARY INFORMATION

<b>Sale Price:</b>	\$2,490,000
<b>Cap Rate:</b>	5.0%
<b>NOI:</b>	\$124,623
<b>Lot Size:</b>	1.37 Acres
<b>Building Size:</b>	19,840
<b>Zoning:</b>	Light Commercial
<b>Market:</b>	South King County
<b>Submarket:</b>	Auburn
<b>Price / SF:</b>	\$125.50

#### PROPERTY OVERVIEW

This well located shopping center is ideal for an owner occupant looking to offset expenses with rental income. The building consists of 19,840 square feet of retail space on a 1.37 acre parcel of land. The building has a good mixture of long term tenants. One suite of approximately 11,000 square feet would be available for an owner occupant with notice to the existing tenant. The large land parcel provides plenty of parking for the tenants and customers.

#### PROPERTY HIGHLIGHTS

- 19,840 SF of Retail space
- Multi-Tenant building with long term tenants
- 11,000 SF available for owner occupant with notice to existing tenant
- Plenty of parking on the large 1.37 acre parcel
- Future upside rent potential on existing tenants

**KELLER WILLIAMS COMMERCIAL**  
1011 East Main,  
Suite 208  
Puyallup, WA 98372

**STEVE DORENBUSH, CCIM**  
Commercial Broker, Investment Sales And Acquisitions  
253.840.5574  
sdorenbush@kw.com

**SAM SUZNEVICH**  
Broker  
253.840.5574  
suznevich@kw.com

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<https://kwcpuyallup.com/>

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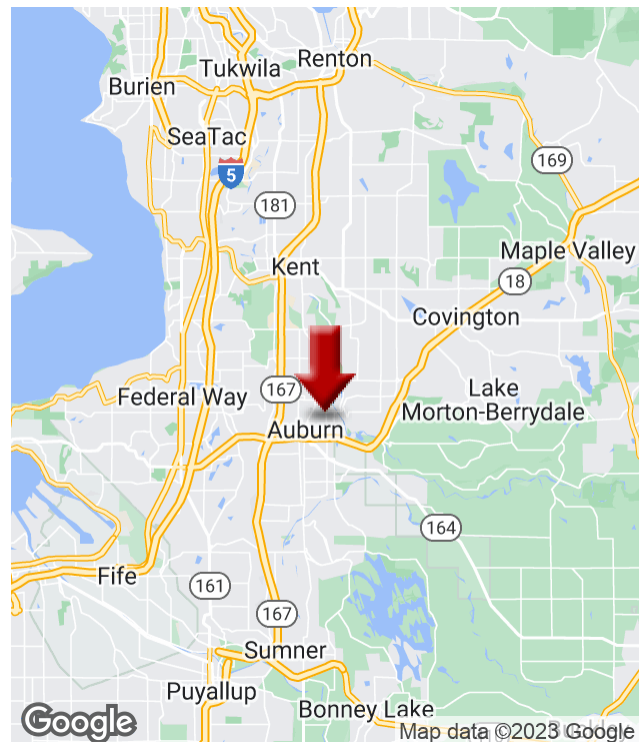
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## LOCATION OVERVIEW

High profile hard corner location in downtown Auburn. Located at the junction of M Street and Main, this center enjoys excellent exposure with traffic counts exceeding 17,000 on M Street bordering the property. Existing traffic light provides easy access to the site. Close to the new Auburn High School, restaurants, shops and services.

Access to Hwy 18 connecting to major freeways is only a few blocks away.



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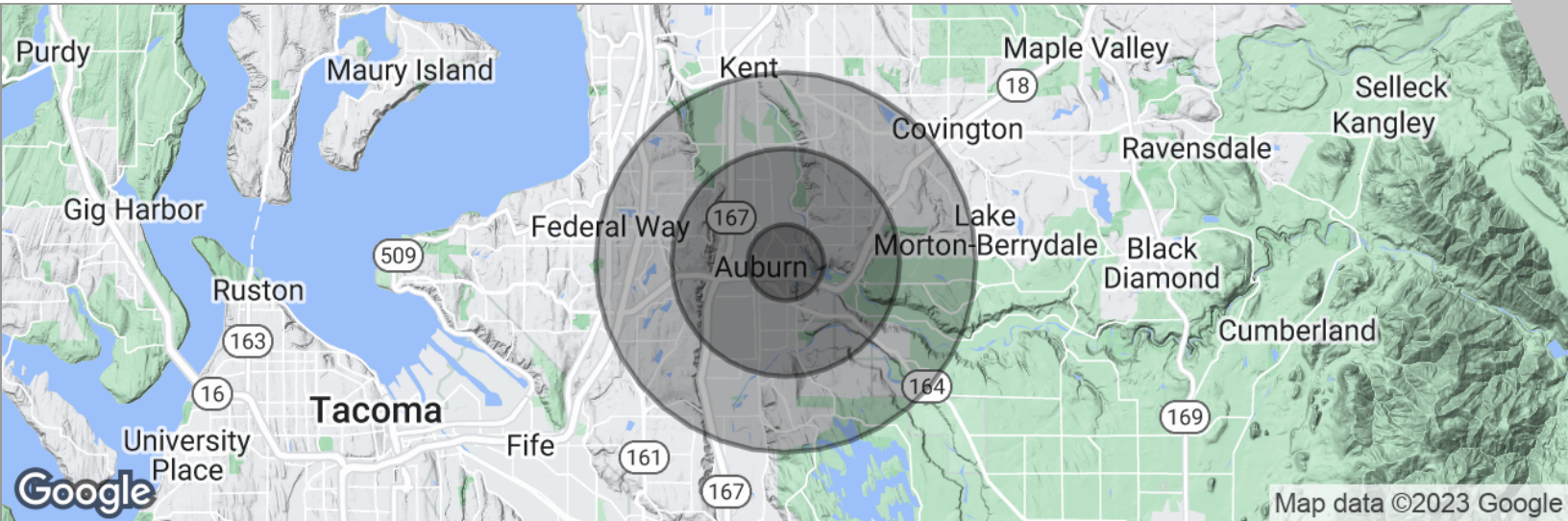
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## POPULATION

	1 MILE	3 MILES	5 MILES
<b>Total population</b>	13,684	69,270	168,374
<b>Median age</b>	36.2	34.6	34.7
<b>Median age (male)</b>	35.5	33.3	34.0
<b>Median age (Female)</b>	37.6	36.6	35.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>Total households</b>	5,856	27,570	63,096
<b># of persons per HH</b>	2.3	2.5	2.7
<b>Average HH income</b>	\$52,136	\$57,743	\$68,464
<b>Average house value</b>	\$254,313	\$269,572	\$318,779

\* Demographic data derived from 2020 ACS - US Census

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