



2102 Marshall Ave

2102 Marshall Ave
Tacoma, WA 98421

Owner
Buyer Great West Park LLC
Class
Building Size 4,160 SF
Year Built 1964

Retail Sold

1

Sale Price \$750,000.00
\$/SF \$180.29 Per SF
Office SF
Industrial SF
Retail SF 4,160 SF
Land Size 1 Acre
Parking Ratio
Sale Date 08/31/2023



Orting Lumber

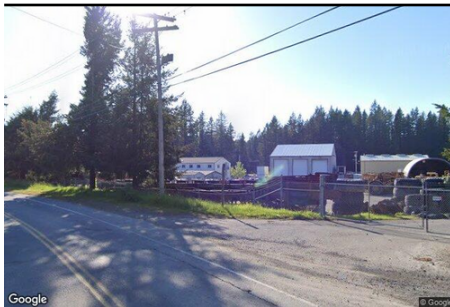
21716 Orville Rd E
Orting, WA 98360

Owner
Buyer Orting Reman LLC
Class
Building Size 3,536 SF
Year Built 1920

Industrial Sold

2

Sale Price \$1,000,000.00
\$/SF \$282.81 Per SF
Office SF
Industrial SF 2,536 SF
Retail SF
Land Size 9.50 Acres
Parking Ratio
Sale Date 08/11/2023



22520 SE 231st St

22520 SE 231st St
Maple Valley, WA 98038

Owner Daniel Hayes et al
Buyer Calabrese Tunneling LLC
Class C
Building Size 11,355 SF
Year Built

Industrial Sold

3

Sale Price \$6,213,721.00
\$/SF \$547.22 Per SF
Office SF 6,555 SF
Industrial SF 4,800 SF
Retail SF
Land Size 4.34 Acres
Parking Ratio
Sale Date 08/04/2023



Portfolio Sale of Southport

900 Lake Washington Blvd N
Renton, WA 98055

Owner
Buyer Starwood Capital Group
Class
Building Size 17,136 SF
Year Built 1929

Industrial Sold

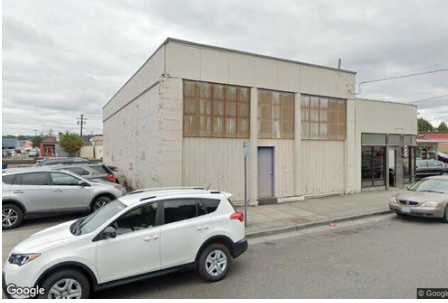
4

Sale Price \$8,800,000.00
\$/SF \$513.54 Per SF
Office SF
Industrial SF
Retail SF
Land Size 7.74 Acres
Parking Ratio
Sale Date 08/08/2023



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117 E Main

117 E Main
Puyallup, WA 98372

Owner James Anton
Buyer RDC Holdings LLC
Class
Building Size 1,968 SF
Year Built 1918

Industrial Sold

5

Sale Price \$265,000.00
\$/SF \$134.65 Per SF
Office SF
Industrial SF
Retail SF
Land Size 0.05 Acres
Parking Ratio
Sale Date 07/10/2023



Spectrum Business Park

1620-1720 S 341 Place
Federal Way, WA 98003

Owner MCA Realty of CA
Buyer McClure Properties LLC
Class
Building Size 68,911 SF
Year Built 1978

Industrial Sold

6

Sale Price \$13,750,000.00
\$/SF \$199.53 Per SF
Office SF
Industrial SF 68,606 SF
Retail SF
Land Size 4.76 Acres
Parking Ratio
Sale Date 09/28/2023



206 Railroad Avenue S

206 Railroad Ave S
Kent, WA 98032

Owner Yuriy Guyvoronsky
Buyer HQ Auto Care LLC
Class B
Building Size 2,786 SF
Year Built 1939

Industrial Sold

7

Sale Price \$795,000.00
\$/SF \$285.36 Per SF
Office SF
Industrial SF 1,200 SF
Retail SF 1,586 SF
Land Size 0.16 Acres
Parking Ratio
Sale Date 08/01/2023

Great opportunity to own a turn key commercial property in the heart of Kent! Zoned DCE (Downtown Commercial Enterprise), this property allows for multiple uses. The property consists of two large shop structures connected in the middle by a restroom and office and would allow for two separate tenants.



M-3 Business Park

1001-1061 Andover Park E
Tukwila, WA 98188

Owner JMS Family Trust
Buyer Lift III Andover LLC
Class
Building Size 132,128 SF
Year Built 1975

Industrial Sold

8

Sale Price \$30,000,000.00
\$/SF \$227.05 Per SF
Office SF 13,692 SF
Industrial SF 126,836 SF
Retail SF
Land Size 7.20 Acres
Parking Ratio
Sale Date 09/01/2023

Excellent Southcenter location. 5 minute drive to both I-5 and I-405. 10 minutes to and from Seattle/Tacoma, SeaTac International Airport. Bldg A: 6 Tenants, dock high, high bay warehouse spaces, individual spaces range from 4,800 SF - 19,200 SF, 24' clear height. Bldg B: 3 Tenants, high image show



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11325 & 11403 Valley Ave E

11325-11403 Valley Ave E
Puyallup, WA 98372

Owner	
Buyer	Share Investments LLC
Class	
Building Size	6,280 SF
Year Built	1990

Industrial Sold

9

Sale Price	\$1,700,000.00
\$/SF	\$270.70 Per SF
Office SF	
Industrial SF	
Retail SF	
Land Size	2.30 Acres
Parking Ratio	
Sale Date	08/15/2023



10728 Myers Way S

10728 Myers Way S
Seattle, WA 98168

Owner	Estate of John Douglas Glover
Buyer	Triton Assets, LLC
Class	C
Building Size	1,436 SF
Year Built	1968

Industrial Sold

10

Sale Price	\$950,000.00
\$/SF	\$661.56 Per SF
Office SF	
Industrial SF	1,436 SF
Retail SF	
Land Size	0.47 Acres
Parking Ratio	
Sale Date	07/07/2023

Great location on Myers Way S with plenty of parking. There is a masonry building that is 1436 sf, 2 storage boxes and a trailer that was used as an office. Completely fenced with 2 gates. Zoned CBSO. Convenient Access to Hwy 509.



Lacey Manufacturing / Assembly Building

8560 Commerce Place Dr NE
Lacey, WA 98516

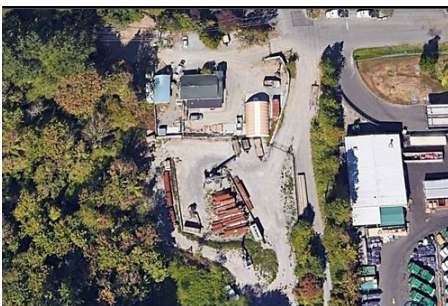
Owner	
Buyer	Amerco Real Estate Company
Class	
Building Size	79,262 SF
Year Built	2004

Industrial Sold

11

Sale Price	\$9,200,000.00
\$/SF	\$116.07 Per SF
Office SF	19,360 SF
Industrial SF	40,000 SF
Retail SF	19,098 SF
Land Size	4.49 Acres
Parking Ratio	
Sale Date	09/29/2023

First time on market. Perfect for industrial user with showroom, office and assembly requirements. 60% of the building is serviced with HVAC. Mezzanine offices are elevator served with 2,000 lb, 2 stop elevator plus three stairways to second floor. Server room, ESFR sprinkler system in warehouse ar



Detroit Ave Property

7905 Detroit Ave SW
Seattle, WA 98106

Owner	Tony Puloka & Salote Puloka
Buyer	Hilario & Maria Alvarez
Class	
Building Size	2,890 SF
Year Built	1919

Industrial Sold

12

Sale Price	\$1,000,000.00
\$/SF	\$346.02 Per SF
Office SF	80 SF
Industrial SF	
Retail SF	
Land Size	0.29 Acres
Parking Ratio	
Sale Date	07/14/2023

Great secure south Seattle location with easy quick access to all points. Zoning IB U85 allows for many mixed uses. Once you get up on the property, you'll have a totally different perspective of what this property offers. Lot is mostly level with some slope at the street level. Plenty of parking fo



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21712 Mountain Hwy E

21712 Mountain Hwy E
Spanaway, WA 98387

Owner	
Buyer	AJP Properties LLC
Class	
Building Size	2,988 SF
Year Built	2002

Industrial Sold

13

Sale Price	\$480,000.00
\$/SF	\$160.64 Per SF
Office SF	
Industrial SF	2,988 SF
Retail SF	
Land Size	0.64 Acres
Parking Ratio	
Sale Date	09/29/2023



Mottman Road Commercial

2450 Mottman Rd SW
Tumwater, WA 98512

Owner	Michael & Patricia Korosec
Buyer	JZ Holdings LLP
Class	
Building Size	8,560 SF
Year Built	1977

Industrial Sold

14

Sale Price	\$1,280,000.00
\$/SF	\$149.53 Per SF
Office SF	2,736 SF
Industrial SF	5,824 SF
Retail SF	
Land Size	1.55 Acres
Parking Ratio	
Sale Date	07/31/2023



Emmanuel's Rug

231 S Hinds St
Seattle, WA 98134

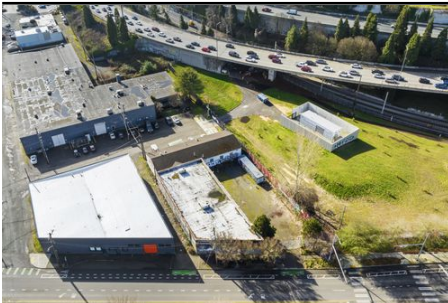
Owner	Thea M. Sand
Buyer	Hinds Street Collective LLC
Class	
Building Size	6,000 SF
Year Built	1964

Industrial Sold

15

Sale Price	\$2,015,000.00
\$/SF	\$335.83 Per SF
Office SF	475 SF
Industrial SF	5,525 SF
Retail SF	
Land Size	0.24 Acres
Parking Ratio	
Sale Date	08/31/2023

Industrial Owner-User building for sale in SODO. The 6,000 SF building is in excellent shape with several recent improvements including roof, windows, plumbing and lighting. The property consists of one parcel totaling 10,320 SF of land. Building features include a floor drain, washer/dryer hookup,



1407 S Dearborn Street

1407 S Dearborn St
Seattle, WA 98144

Owner	Cordell Lui
Buyer	BEW Investment LLC
Class	
Building Size	10,050 SF
Year Built	1921

Industrial Sold

16

Sale Price	\$2,350,000.00
\$/SF	\$233.83 Per SF
Office SF	6,050 SF
Industrial SF	4,000 SF
Retail SF	
Land Size	0.38 Acres
Parking Ratio	
Sale Date	09/14/2023



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4725 W Marginal Way SW

4725-4739 W Marginal Way SW
Seattle, WA 98106

Owner	Margaret Savarino
Buyer	Duwamish Tribal Services
Class	
Building Size	5,880 SF
Year Built	1984

Industrial Sold

17

Sale Price	\$2,125,000.00
\$/SF	\$361.39 Per SF
Office SF	
Industrial SF	5,880 SF
Retail SF	
Land Size	0.48 Acres
Parking Ratio	
Sale Date	08/11/2023



6915 S 196th Street

6915 S 196th St
Kent, WA 98032

Owner	Mae Brado et al
Buyer	Antelope Canyon, LLC
Class	
Building Size	44,400 SF
Year Built	1980

Industrial Sold

18

Sale Price	\$8,000,000.00
\$/SF	\$180.18 Per SF
Office SF	
Industrial SF	44,400 SF
Retail SF	
Land Size	2.85 Acres
Parking Ratio	0
Sale Date	07/06/2023



Sessions Variety & Parking Lot

15415 Ambaum Blvd SW
Burien, WA 98166

Owner	John H Larsen
Buyer	Burien154 LLC
Class	
Building Size	9,275 SF
Year Built	1944

Industrial Sold

19

Sale Price	\$1,000,000.00
\$/SF	\$107.82 Per SF
Office SF	
Industrial SF	
Retail SF	9,275 SF
Land Size	0.70 Acres
Parking Ratio	
Sale Date	09/08/2023



Shotwell Industrial Park

10903 26th Ave S
Lakewood, WA 98499

Owner	
Buyer	Simply Efficient Heating
Class	
Building Size	5,400 SF
Year Built	1998

Industrial Sold

20

Sale Price	\$835,000.00
\$/SF	\$154.63 Per SF
Office SF	
Industrial SF	5,400 SF
Retail SF	
Land Size	0.44 Acres
Parking Ratio	
Sale Date	08/08/2023



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GM Pallet

2102 109th Street S
Tacoma, WA 98444

Owner _____
Buyer 1920 LLC
Class _____
Building Size 2,400 SF
Year Built 1980

Industrial Sold

21

Sale Price \$2,000,000.00
\$/SF \$833.33 Per SF
Office SF _____
Industrial SF 2,400 SF
Retail SF _____
Land Size 1.54 Acres
Parking Ratio 0
Sale Date 08/11/2023



7730 S 202nd St - Redevelopment Site

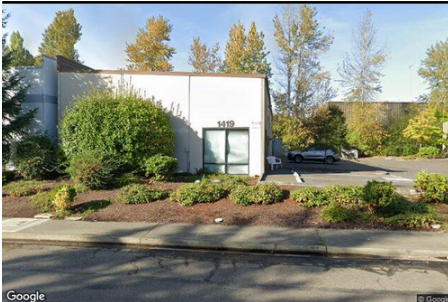
7730 S 202nd St
Kent, WA 98032

Owner John & Gloria Lyon Irrev Living Trust & Donna Halpin Irrev Living Trust
Buyer 7730 202nd Street, LLC
Class _____
Building Size _____
Year Built _____

Land Sold

22

Sale Price \$8,510,000.00
\$/SF \$16.21 Per SF
Office SF _____
Industrial SF _____
Retail SF _____
Land Size 12.05 Acres
Parking Ratio _____
Sale Date 07/03/2023



Marianne Business Park - A

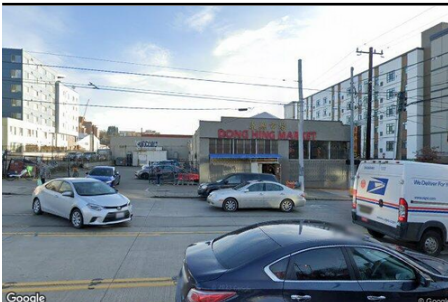
1419 20th St NW
Auburn, WA 98001

Owner Chad & Kari Christensen
Buyer Sellack Investments LLC
Class _____
Building Size 3,534 SF
Year Built 1992

Industrial Sold

23

Sale Price \$670,000.00
\$/SF \$189.59 Per SF
Office SF _____
Industrial SF 3,534 SF
Retail SF _____
Land Size 0.24 Acres
Parking Ratio 0
Sale Date 08/02/2023



Dong Hing Market

1001 S Jackson St
Seattle, WA 98104

Owner Shu Dong Hour & Mon Ling Hour 2012 Revocable Trust
Buyer Friends of Little Saigon
Class _____
Building Size 17,250 SF
Year Built 1915

Industrial Sold

24

Sale Price \$6,400,000.00
\$/SF \$371.01 Per SF
Office SF 1,700 SF
Industrial SF 10,300 SF
Retail SF 5,250 SF
Land Size 0.38 Acres
Parking Ratio _____
Sale Date 09/11/2023



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Park 17

1721 West Valley Highway North
Auburn, WA 98001

Owner Julie Clark & Toby Clark
Buyer JJR Investments Group LLC
Class
Building Size 16,320 SF
Year Built 1986

Industrial Sold

25

Sale Price	\$650,000.00
\$/SF	\$300.93 Per SF
Office SF	
Industrial SF	16,320 SF
Retail SF	
Land Size	0.97 Acres
Parking Ratio	
Sale Date	07/07/2023



Northwest Wire Works

2752 6th Ave S
Seattle, WA 98134

Owner Steven J Cecchinelli
Buyer American Life Inc & Industrial Properties Inc
Class
Building Size 22,972 SF
Year Built 1945

Industrial Sold

26

Sale Price	\$4,500,000.00
\$/SF	\$195.89 Per SF
Office SF	7,000 SF
Industrial SF	15,972 SF
Retail SF	
Land Size	0.66 Acres
Parking Ratio	
Sale Date	08/16/2023



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Address	Status	Floor/Suite	Land	Building SF	Available SF	Price
2102 Marshall Ave	Retail Sold		1 Acre	4,160 SF		\$750,000.00
21716 Orville Rd E	Industrial Sold		9.50 Acres	3,536 SF		\$1,000,000.00
22520 SE 231st St	Industrial Sold		4.34 Acres	11,355 SF		\$6,213,721.00
900 Lake Washington Blvd N	Industrial Sold		7.74 Acres	17,136 SF		\$8,800,000.00
117 E Main	Industrial Sold		0.05 Acres	1,968 SF		\$265,000.00
1620-1720 S 341 Place	Industrial Sold		4.76 Acres	68,911 SF		\$13,750,000.00
206 Railroad Ave S	Industrial Sold		0.16 Acres	2,786 SF		\$795,000.00
1001-1061 Andover Park E	Industrial Sold		7.20 Acres	132,128 SF	132,128 SF	\$30,000,000.00
11325-11403 Valley Ave E	Industrial Sold		2.30 Acres	6,280 SF		\$1,700,000.00
10728 Myers Way S	Industrial Sold		0.47 Acres	1,436 SF		\$950,000.00
8560 Commerce Place Dr NE	Industrial Sold		4.49 Acres	79,262 SF		\$9,200,000.00
7905 Detroit Ave SW	Industrial Sold		0.29 Acres	2,890 SF		\$1,000,000.00
21712 Mountain Hwy E	Industrial Sold		0.64 Acres	2,988 SF		\$480,000.00
2450 Mottman Rd SW	Industrial Sold		1.55 Acres	8,560 SF		\$1,280,000.00
231 S Hinds St	Industrial Sold		0.24 Acres	6,000 SF	6,000 SF	\$2,015,000.00
1407 S Dearborn St	Industrial Sold		0.38 Acres	10,050 SF		\$2,350,000.00
4725-4739 W Marginal Way SW	Industrial Sold		0.48 Acres	5,880 SF		\$2,125,000.00
6915 S 196th St	Industrial Sold		2.85 Acres	44,400 SF		\$8,000,000.00
15415 Ambaum Blvd SW	Industrial Sold		0.70 Acres	9,275 SF		\$1,000,000.00
10903 26th Ave S	Industrial Sold		0.44 Acres	5,400 SF		\$835,000.00
2102 109th Street S	Industrial Sold		1.54 Acres	2,400 SF		\$2,000,000.00
7730 S 202nd St	Land Sold		12.05 Acres		524,898 SF	\$8,510,000.00
1419 20th St NW	Industrial Sold		0.24 Acres	3,534 SF		\$670,000.00
1001 S Jackson St	Industrial Sold		0.38 Acres	17,250 SF		\$6,400,000.00
1721 West Valley Highway North	Industrial Sold	Suite 5	0.97 Acres	16,320 SF	2,160 SF	\$650,000.00
2752 6th Ave S	Industrial Sold		0.66 Acres	22,972 SF	22,972 SF	\$4,500,000.00



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