

For Sale

# 722 40th Street NE

AUBURN, WA 98003



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**NAI** Puget Sound  
Properties

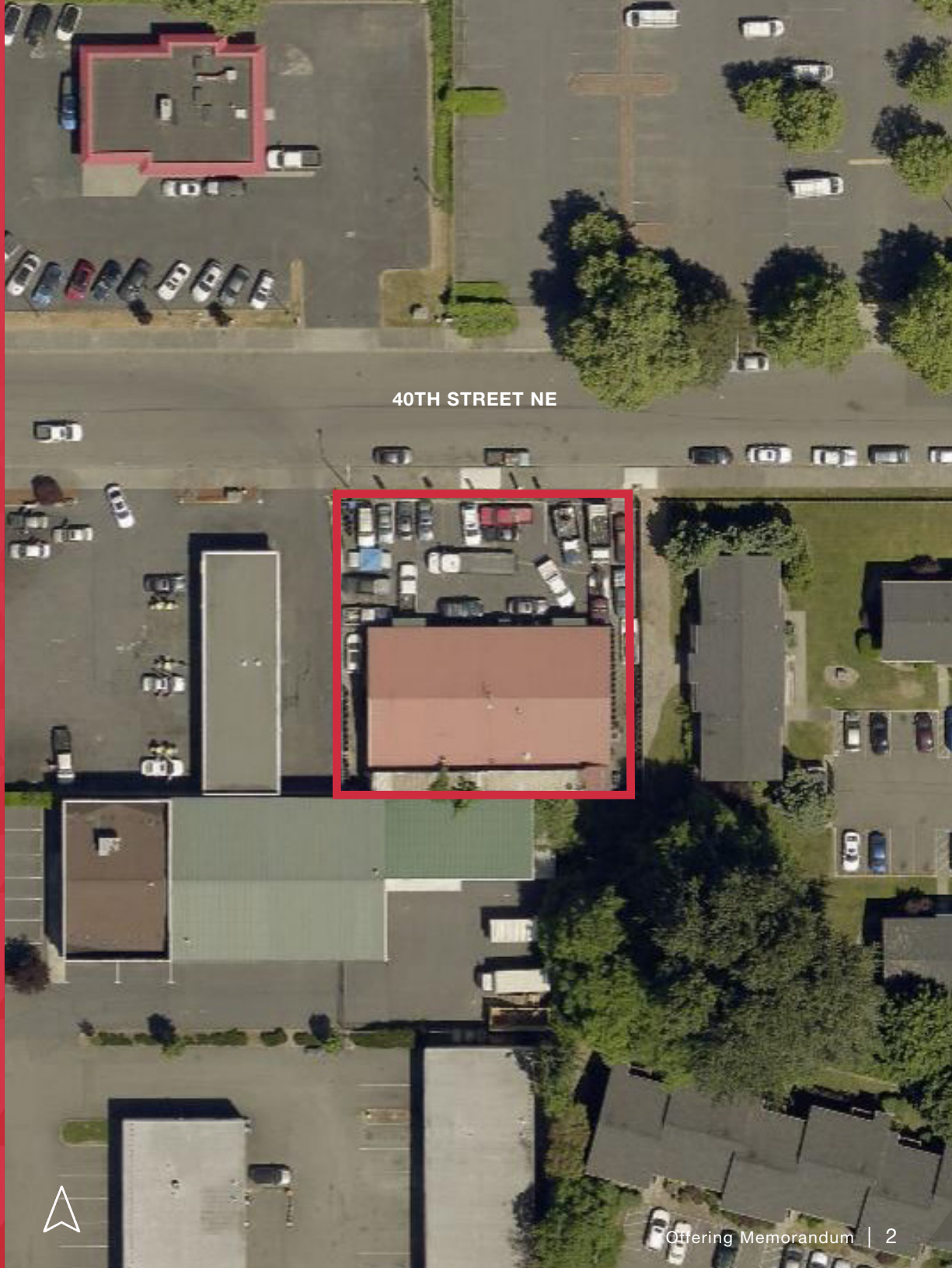


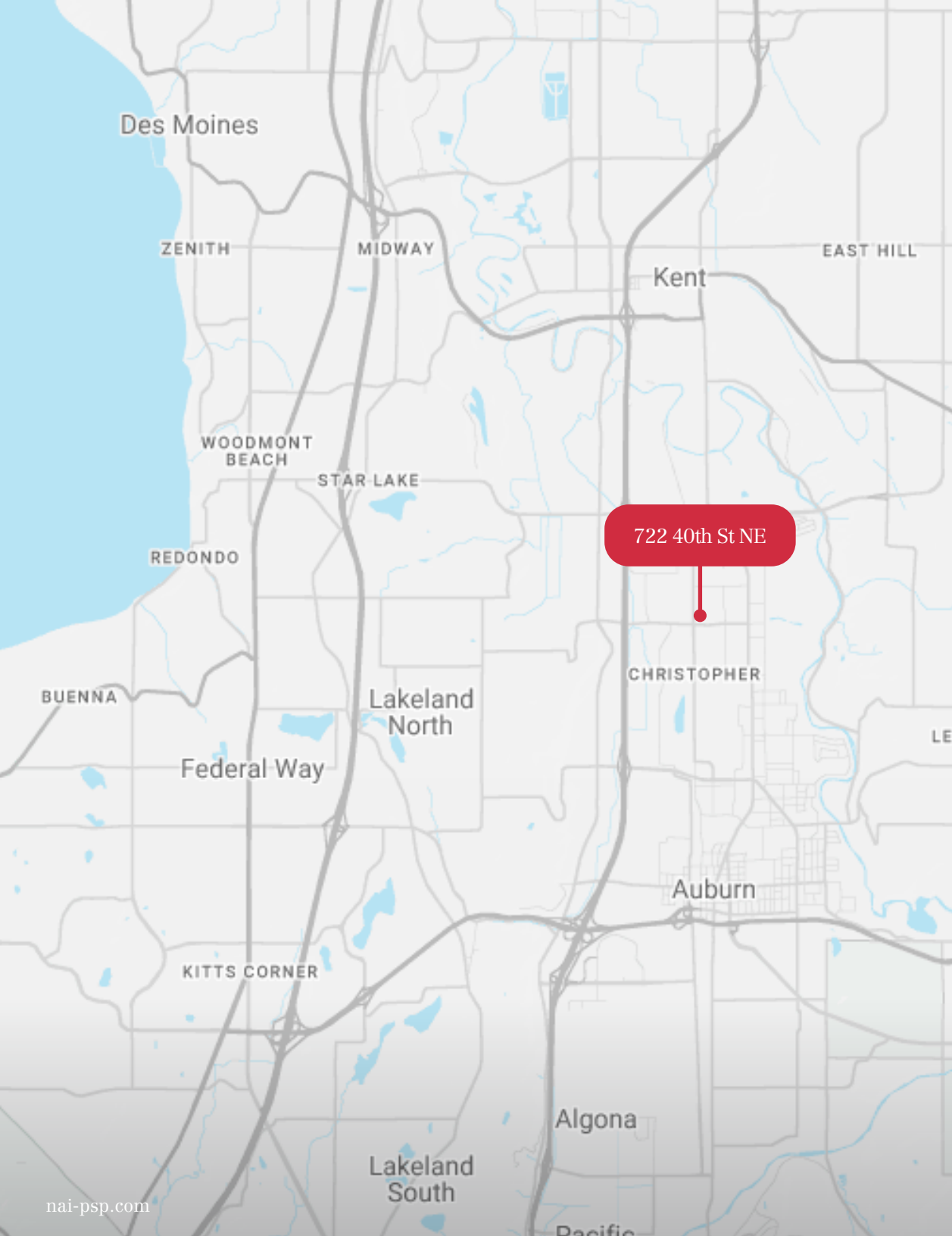
# Offering Summary

NAI Puget Sound Properties is pleased to present for sale a single-tenant, standalone automotive building in Auburn, WA. The 4,680 square-foot automotive building is currently occupied on a month-to-month basis, presenting an excellent prospect for an owner-user. The building is equipped with two 10-foot, grade level roll-up doors, upstairs storage, and four 40' storage containers included with the property. This offering provides a rare opportunity to own a standalone automotive property in a fantastic Auburn location.

**\$** **\$1,125,000**

<b>LAND AREA</b>	12,057 SF
<b>BUILDING AREA</b>	4,680 SF
<b>YEAR BUILT</b>	1984
<b>ZONING</b>	C3 - Auburn





# Investment Highlights

## + RARE AUTOMOTIVE OPPORTUNITY

Opportunity to own a standalone automotive property, an asset type that rarely comes available for purchase.

## + EXCELLENT LOCATION

Located right off Auburn Way, the property is surrounded by major retailers and dealerships, with high average daily traffic counts.

## + OWNER-USER READY

The property is currently occupied on a month-to-month basis and is virtually move-in ready for a new automotive user upon tenant vacating.

## + FLEXIBLE ZONING (C3)

Zoned as heavy commercial, C3 has a wide range of uses that include Vehicle Services/Repair, Auto Sales, Equipment Rental, Outdoor Storage and many other general retail & light industrial uses.

## + CONVENIENT ACCESS

Less than 4 minutes from Highway 167, feeding into nearby cities and major state interchanges.



# NEARBY AMENITIES



Sumner

White River Buddhist Temple

Car Repair Shops

722 40th St NE

The River

40TH STREET NE

AUBURN WAY N





# Market Overview

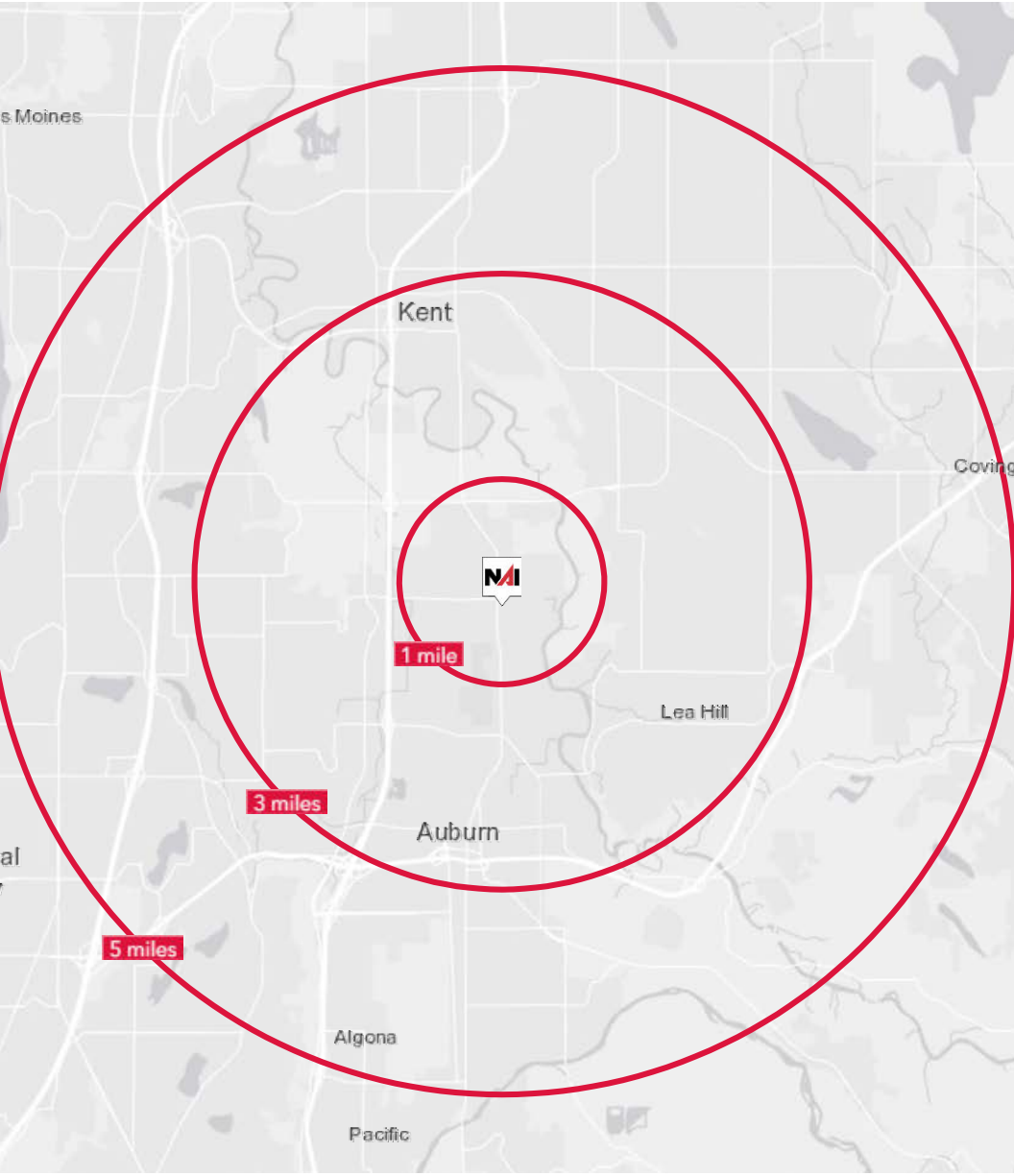
**The Puget Sound Region is considered one of the fastest growing markets in the United States** — home to innovative industry leaders Amazon, Microsoft, Costco, Starbucks, Boeing, Nordstrom, Expedia, Concur Technologies, UW Medicine, Nintendo, and T-Mobile. The presence of these global leaders has attracted companies from all over the country including tech giants Facebook, Google, Apple, Uber, and Salesforce. Exponential growth from these companies has allowed many cities within the Seattle submarket to flourish.

Auburn is the fifteenth largest city in Washington and is affectionately known as the “gateway to Mt. Rainier.” Bordered by Federal Way to the West and Kent to the North, the city’s central location in the I-5 corridor offers convenient access to Seattle, Tacoma, and SeaTac International Airport. **Auburn’s proximity to Tacoma (14 miles) and Seattle (28 miles) makes it a desirable location for commercial tenants.** Incorporated in 1891, Auburn is home to more than 80,000 residents and counts Boeing, Muckleshoot Tribal Enterprises, MultiCare Auburn, Green River College, and Emerald Downs Racetrack among its Top-10 employers.

Auburn is also a community known for its rich history and outdoor opportunities. The city is home to the White River Valley Museum and features an extensive parks and trails system. **In addition to Auburn’s commercial amenities and natural beauty, Sound Transit is expanding its link light rail extension in South King County with stops in neighboring Kent and Federal Way.** The link extension is anticipated to increase the overall commercial traffic in the region, providing higher demand and appeal for local businesses.

Sources: Explore Auburn, <https://exploreauburn.com/> and City of Auburn, Washington, <https://www.auburnwa.gov/>.





## Demographic Overview

	1 MILE	3 MILES	5 MILES
Population	5,942	95,630	260,332
Households	2,292	33,323	90,513
Median Age	37.0	35.7	36.1
Median HH Income	\$60,812	\$81,011	\$80,889
Avg. HH Income	\$92,458	\$111,972	\$112,051
Renter Occupied Housing Units	1,207	15,518	40,729



# 722 40th Street NE

AUBURN, WA, 98002

EXCLUSIVELY LISTED BY:

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