



Auburn Way Medical Office Space

Now for lease is 1,399 ft² of medical office or retail space at the Auburn Way Retail North center. The end-cap suite exudes professionalism with high-end finishes, newer paint and carpet throughout. The layout features a spacious reception area/waiting room, three treatment rooms, a private office, lab, staff lounge, accessible restroom, and x-ray room. Join fine tenants State Farm Insurance, One Stop Pantry, Fireside Home Solutions, and Subway at Auburn Way Retail North. Parking is ample in this retail center, with easy access from Auburn Way and minutes from SR-167.

Overview

- 3 exam rooms, 1 private office, lab and staff lounge
- Front entrance and rear exit
- 27,4100 VPD
- Ample parking
- Outstanding visibility
- Highly visible monument signage
- Excellent access
- Available: 1,399 ft²
- Lease rate: \$27.50 ft²/yr NNN
- NNN estimate: \$6.60/sf/yr
- Please do not disturb tenants
- Call broker for showing

DISCLAIMER: The above information 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.



EXTERIOR PHOTOS



INTERIOR PHOTOS



Timothy Johnson

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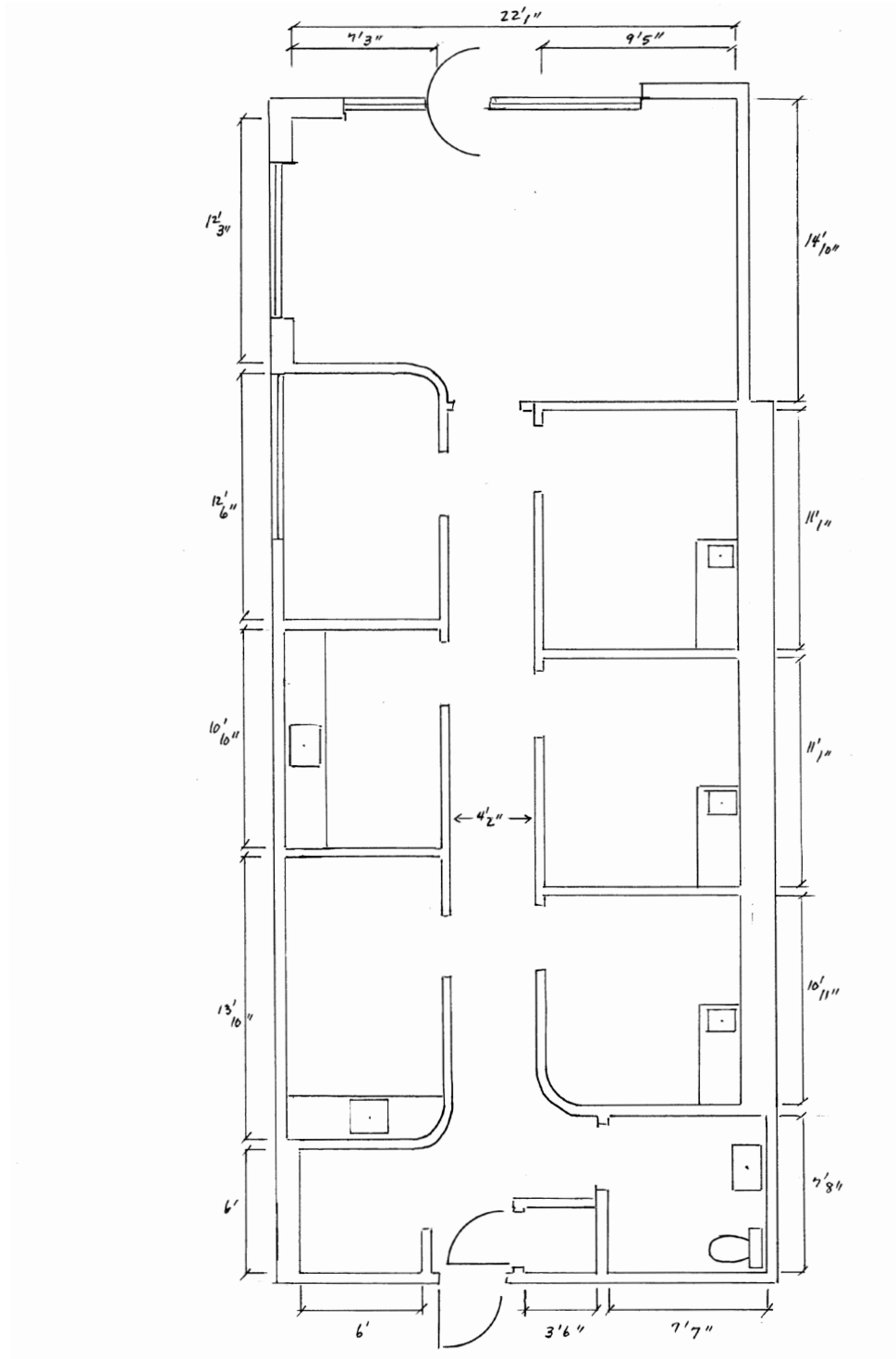
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SKETCH OF CURRENT FLOOR PLAN



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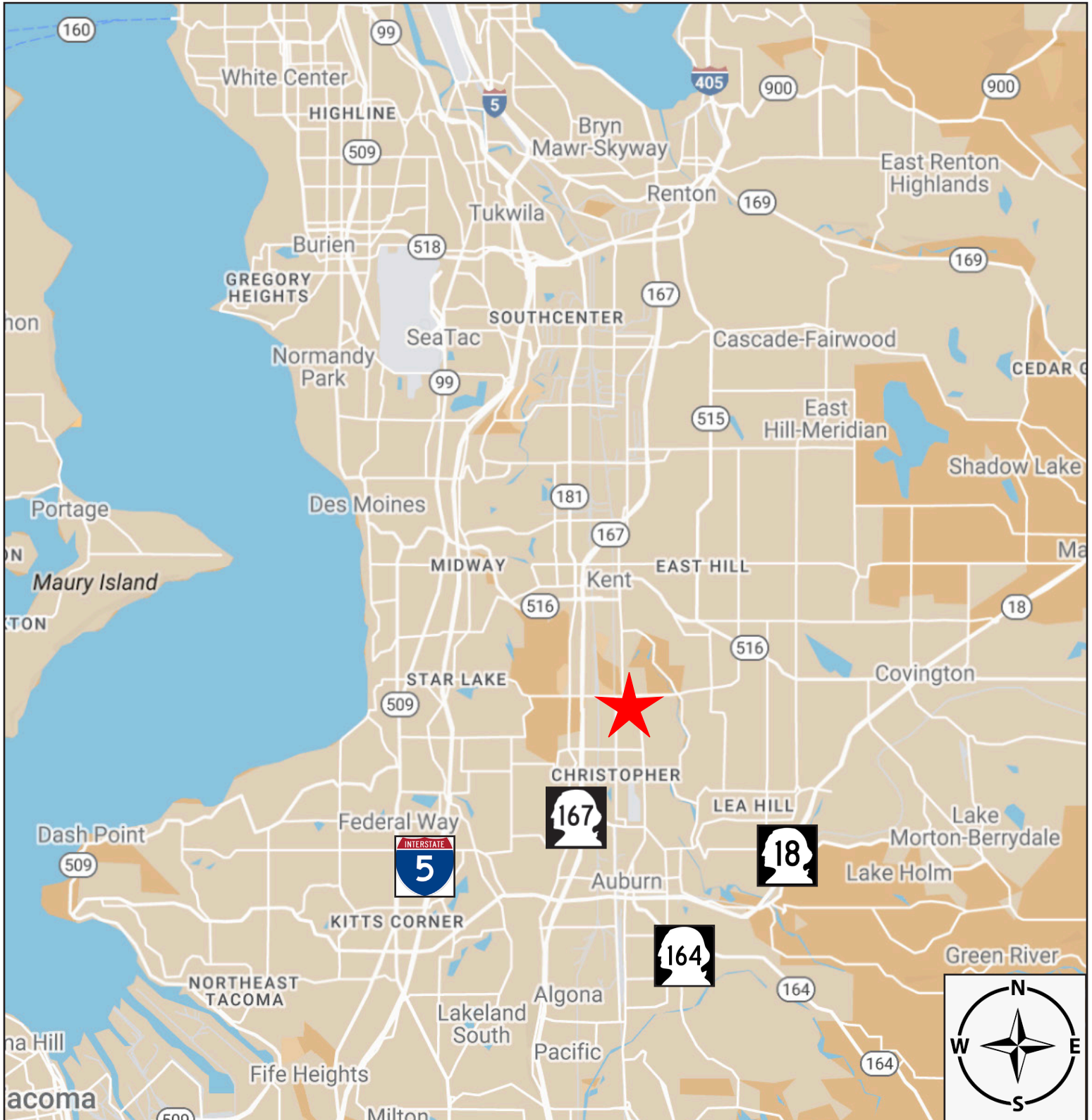
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AREA MAP



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DEMOGRAPHICS



Executive Summary

4798 Auburn Way N, Ste 106, Auburn, Washington, 98002
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 47.35053
Longitude: -122.22567

	1 mile	3 miles	5 miles
Population			
2010 Population	1,730	88,157	234,210
2020 Population	3,358	103,779	270,324
2023 Population	4,054	109,371	279,845
2028 Population	4,639	111,407	284,306
2010-2020 Annual Rate	6.86%	1.64%	1.44%
2020-2023 Annual Rate	5.97%	1.63%	1.07%
2023-2028 Annual Rate	2.73%	0.37%	0.32%
2023 Male Population	48.6%	50.0%	49.8%
2023 Female Population	51.4%	50.0%	50.2%
2023 Median Age	37.7	35.8	36.5

In the identified area, the current year population is 279,845. In 2020, the Census count in the area was 270,324. The rate of change since 2020 was 1.07% annually. The five-year projection for the population in the area is 284,306 representing a change of 0.32% annually from 2023 to 2028. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 36.5, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	32.9%	42.5%	41.3%
2023 Black Alone	11.3%	11.6%	12.1%
2023 American Indian/Alaska Native Alone	1.2%	1.1%	1.3%
2023 Asian Alone	31.3%	20.8%	20.2%
2023 Pacific Islander Alone	3.6%	3.1%	3.0%
2023 Other Race	9.1%	10.1%	11.0%
2023 Two or More Races	10.6%	10.8%	11.1%
2023 Hispanic Origin (Any Race)	15.6%	17.3%	18.6%

Persons of Hispanic origin represent 18.6% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 82.5 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	73	96	103
2010 Households	819	32,462	85,270
2020 Households	1,254	37,053	94,399
2023 Households	1,456	38,924	97,513
2028 Households	1,631	39,475	98,612
2010-2020 Annual Rate	4.35%	1.33%	1.02%
2020-2023 Annual Rate	4.70%	1.53%	1.00%
2023-2028 Annual Rate	2.30%	0.28%	0.22%
2023 Average Household Size	2.77	2.77	2.84

The household count in this area has changed from 94,399 in 2020 to 97,513 in the current year, a change of 1.00% annually. The five-year projection of households is 98,612, a change of 0.22% annually from the current year total. Average household size is currently 2.84, compared to 2.83 in the year 2020. The number of families in the current year is 65,532 in the specified area.

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Mortgage Income			
2023 Percent of Income for Mortgage	39.2%	37.3%	35.3%
Median Household Income			
2023 Median Household Income	\$65,983	\$78,079	\$81,556
2028 Median Household Income	\$81,930	\$96,029	\$100,800
2023-2028 Annual Rate	4.42%	4.23%	4.33%
Average Household Income			
2023 Average Household Income	\$95,718	\$109,569	\$112,986
2028 Average Household Income	\$128,668	\$132,957	\$136,165
2023-2028 Annual Rate	6.10%	3.95%	3.80%
Per Capita Income			
2023 Per Capita Income	\$33,104	\$38,973	\$39,394
2028 Per Capita Income	\$43,756	\$47,086	\$47,259
2023-2028 Annual Rate	5.74%	3.85%	3.71%
GINI Index			
2023 Gini Index	43.4	40.3	39.4

Households by Income

Current median household income is \$81,556 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$100,800 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$112,986 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$136,165 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$39,394 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$47,259 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	62	64	68
2010 Total Housing Units	878	34,707	90,818
2010 Owner Occupied Housing Units	359	16,377	48,383
2010 Renter Occupied Housing Units	461	16,099	36,884
2010 Vacant Housing Units	59	2,245	5,548
2020 Total Housing Units	1,299	38,784	98,518
2020 Vacant Housing Units	45	1,731	4,119
2023 Total Housing Units	1,501	40,602	101,399
2023 Owner Occupied Housing Units	930	19,417	55,927
2023 Renter Occupied Housing Units	526	19,507	41,586
2023 Vacant Housing Units	45	1,678	3,886
2028 Total Housing Units	1,656	41,295	102,914
2028 Owner Occupied Housing Units	1,084	20,260	57,982
2028 Renter Occupied Housing Units	548	19,215	40,630
2028 Vacant Housing Units	25	1,820	4,302
Socioeconomic Status Index			
2023 Socioeconomic Status Index	40.8	43.6	43.4

Currently, 55.2% of the 101,399 housing units in the area are owner occupied; 41.0%, renter occupied; and 3.8% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 98,518 housing units in the area and 4.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.89%. Median home value in the area is \$479,048, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 7.26% annually to \$560,111

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