

FOR LEASE

124th & 312th Street
Auburn, WA 98092



LEA HILL RETAIL

Tim Weber | Don Whittles | Blake Weber



First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

LEA HILL RETAIL is an excellent retail location in a growing captive market. Close proximity to Lea Hill and Hazelwood Elementary Schools, Rainier Middle School, and Busy Bee Preschool along with Green River Community College which continues to expand with aviation school in Downtown Auburn!

AVAILABLE:

5,900 SF RETAIL/OFFICE/MEDICAL
CALL FOR DETAILS

3,960 SF RETAIL/OFFICE/MEDICAL
CAN BE DEMISED - CALL FOR DETAILS

2,000 SF DRIVE THRU PENDING



Population



Average HH Income



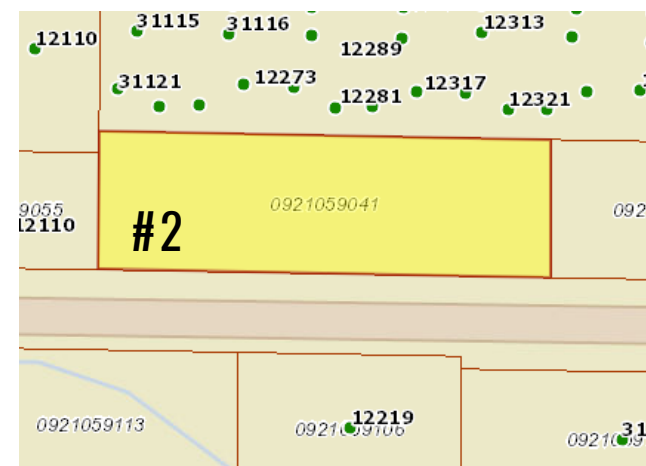
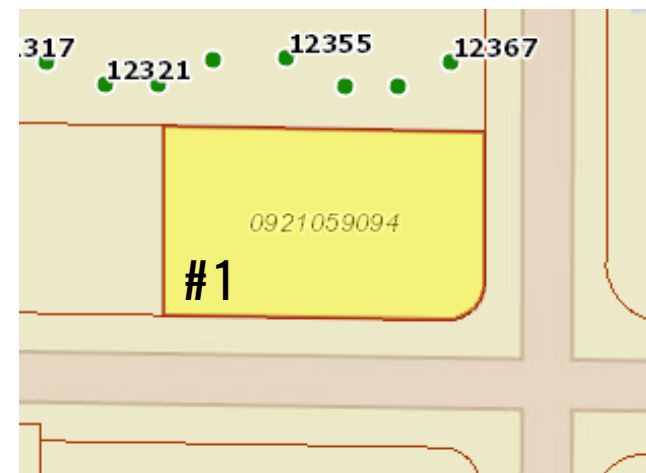
Daytime Population

Regis - 2022

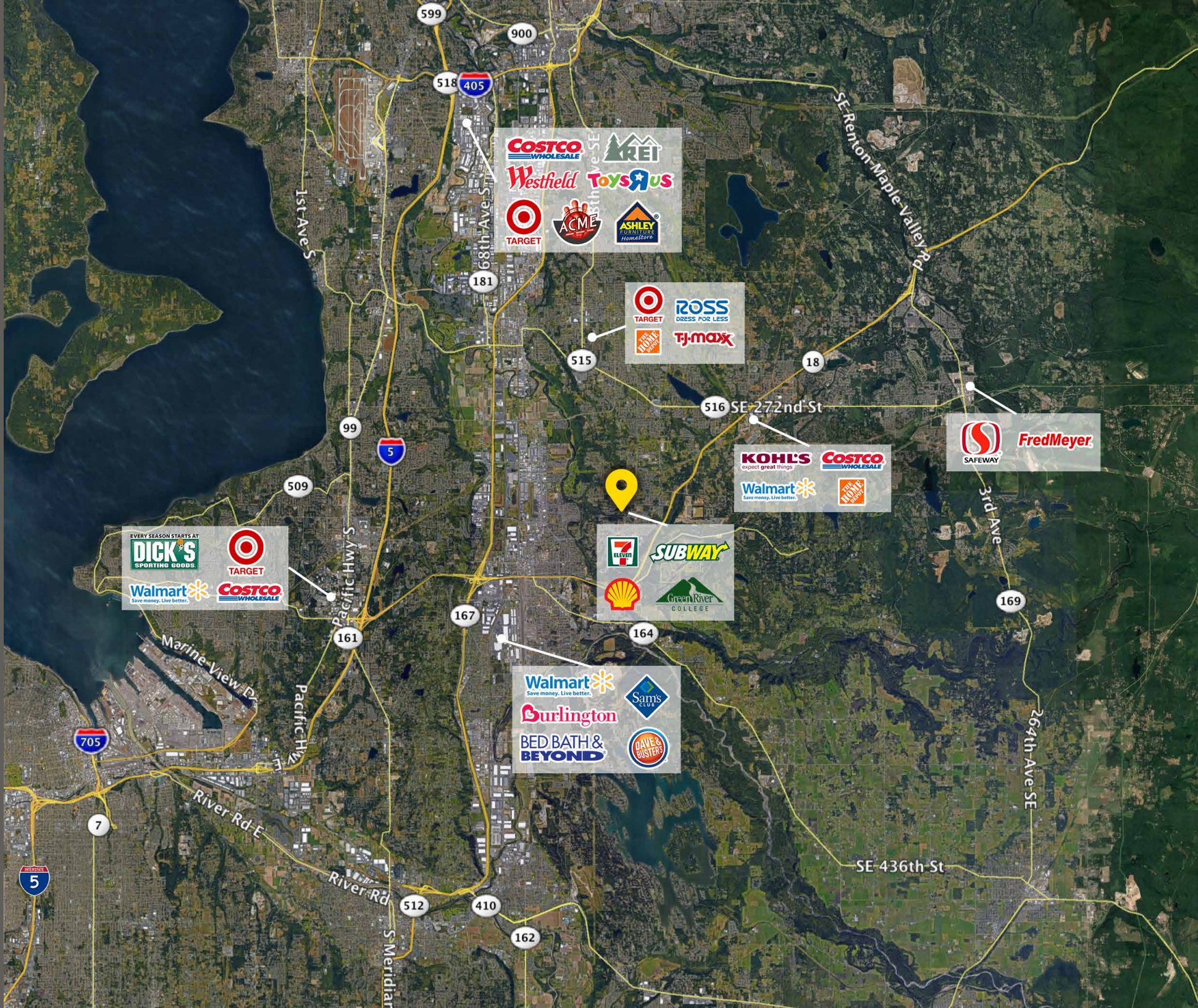
	Population	Average HH Income	Daytime Population
Mile 1	14,997	\$105,219	5,987
Mile 3	71,438	\$97,869	46,749
Mile 5	185,569	\$105,236	118,956

PARCEL INFO

- Parcel #s 0921059094 and 0921059041
- Zoned C-1 Light Commercial
- 104 parking spaces on site
- 1.75 acres (76,131 SF)



LOCATION AERIAL



EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS.

Walmart
Save money. Live better.

TARGET

COSTCO
WHOLESALE

COSTCO
WHOLESALE

KREI

Westfield Toys R Us

TARGET

ACME

ASHLEY
FURNITURE
HomeStore

TARGET

ROSS
DRESS FOR LESS

T.J. MAXX

KOHL'S
expect great things

COSTCO
WHOLESALE

Walmart
Save money. Live better.

THE HOME DEPOT

SAFEWAY

Fred Meyer

7 ELEVEN

SUBWAY

Shell

Green River
COLLEGE

Walmart
Save money. Live better.

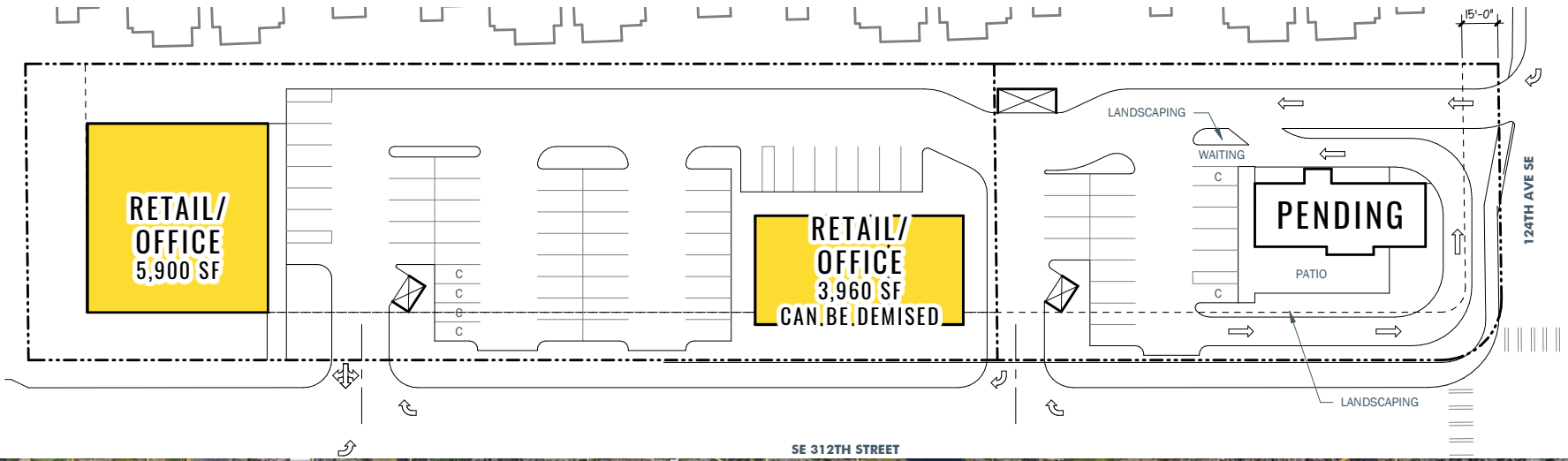
Burlington

BED BATH & BEYOND

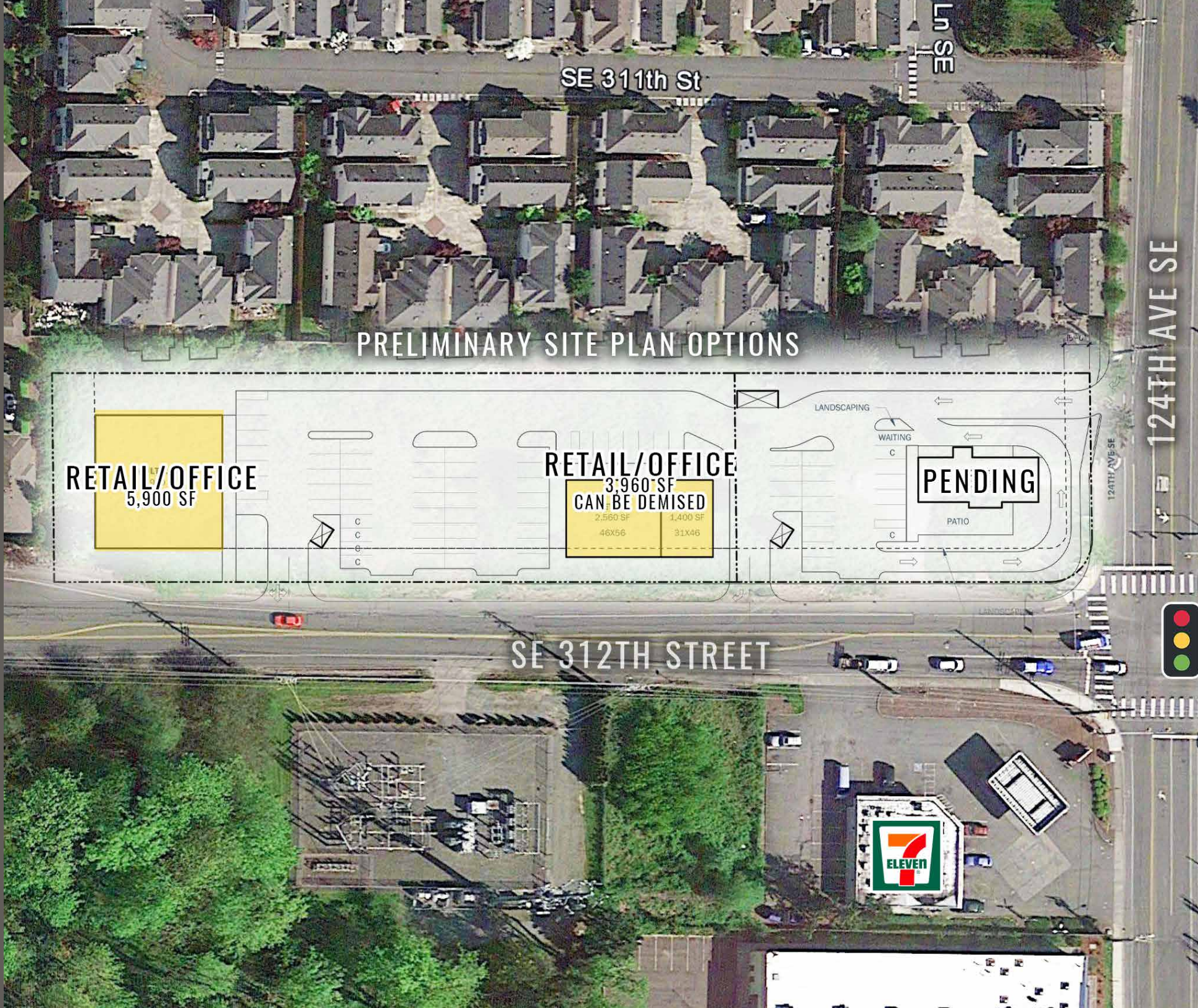
Sam's
CLUB

DAVE'S BUSTER'S

PRELIMINARY SITE PLAN OPTIONS



SITE PLAN



PRELIMINARY SITE PLAN OPTIONS

RETAIL/OFFICE
5,900 SF

RETAIL/OFFICE
3,960 SF
CAN BE DEMISED

2,560 SF	1,400 SF
46X56	31X46

PENDING

SE 312TH STREET

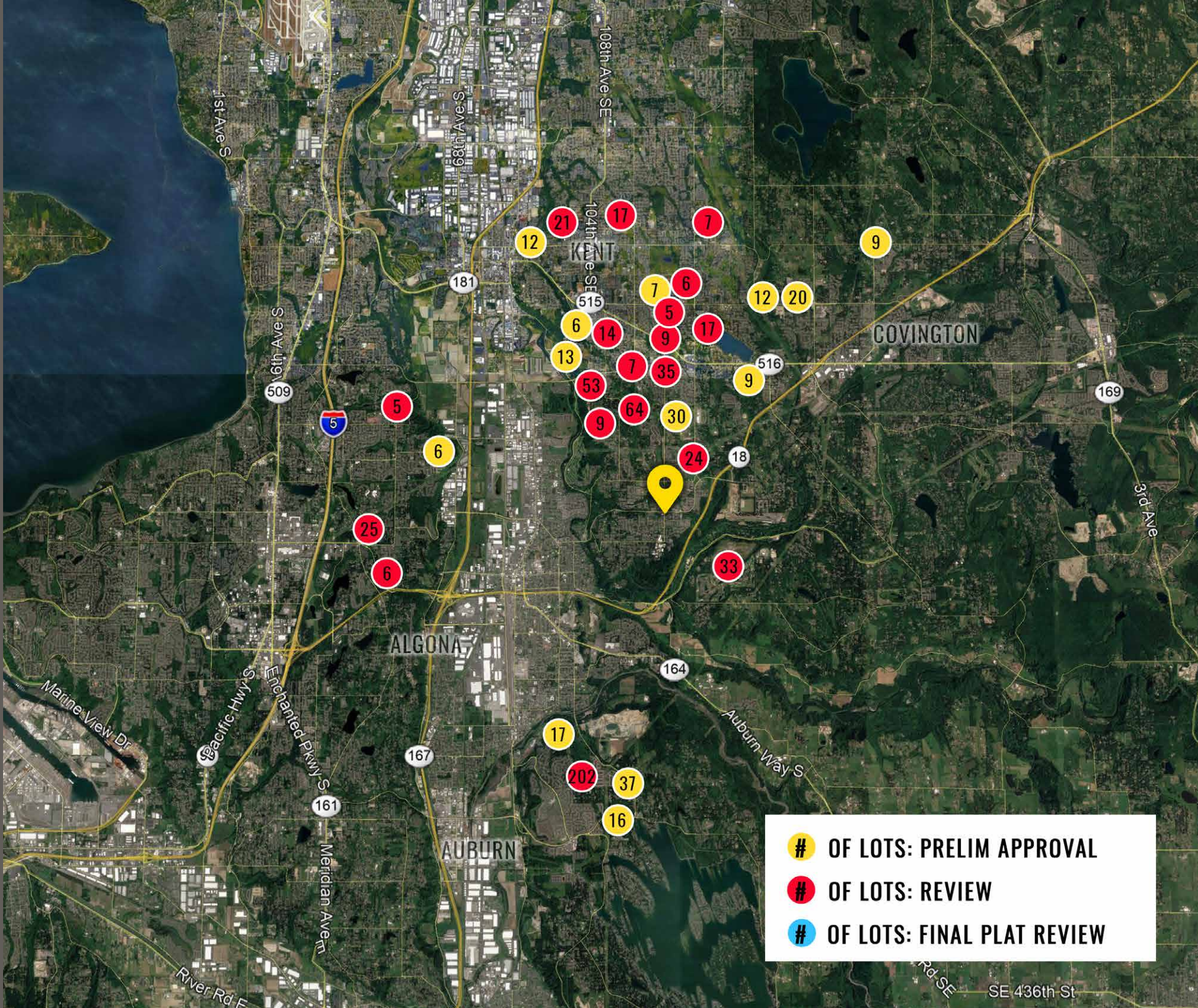
SE 311th St

LN SE

124TH AVE SE



HOUSING AERIAL



- # OF LOTS: PRELIM APPROVAL**
- # OF LOTS: REVIEW**
- # OF LOTS: FINAL PLAT REVIEW**

TACOMA | KIRKLAND | PORTLAND



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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