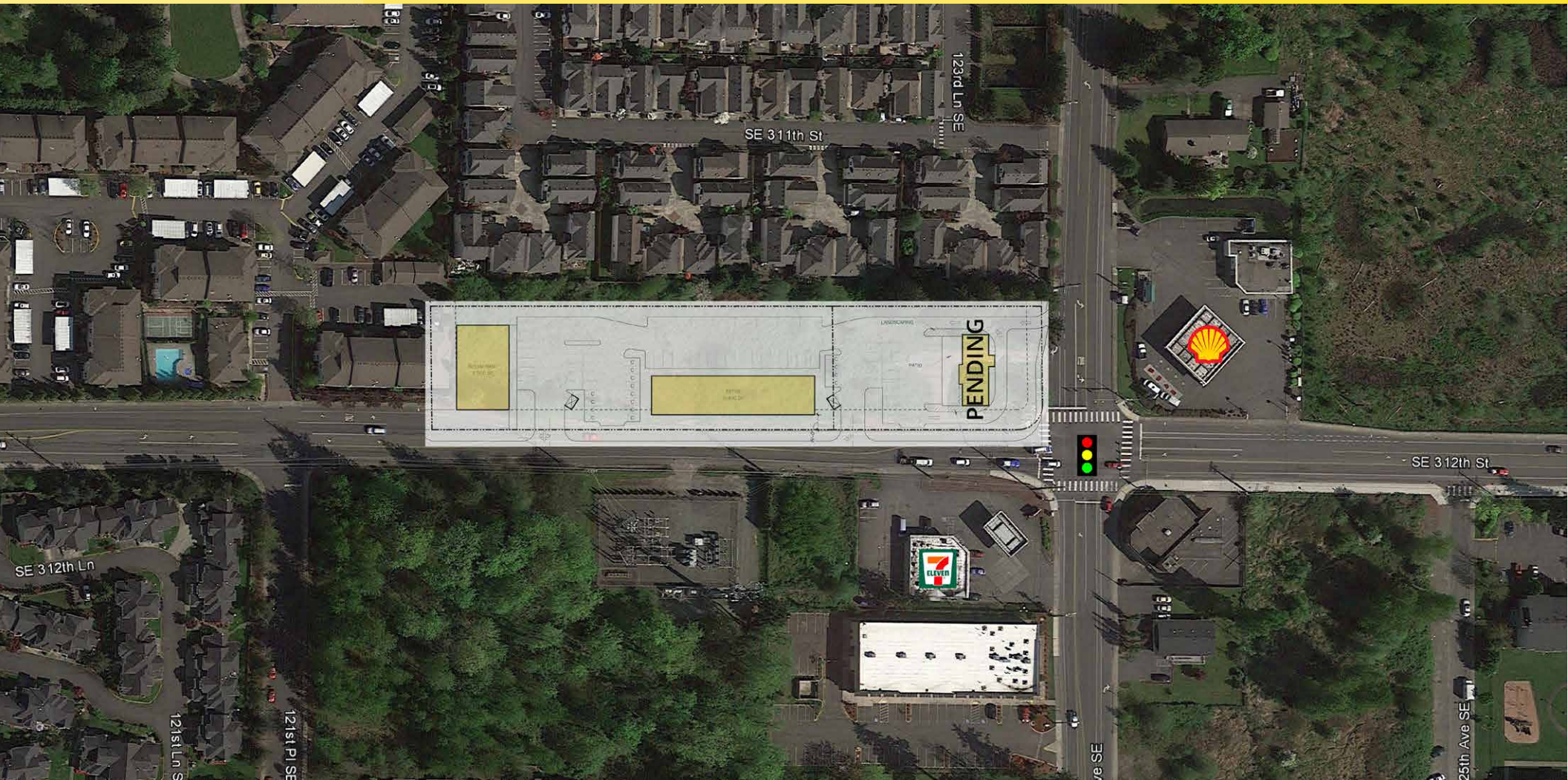




LEA HILL RETAIL

SE 312th Street & 124th Ave SE, Auburn, WA 98092

FOR
LEASE



TIM WEBER

(253) 471-5502

tweber@firstwesternproperties.com

BLAKE WEBER

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First Western Properties - Tacoma, Inc.

6402 Tacoma Mall Blvd, Tacoma, WA 98409

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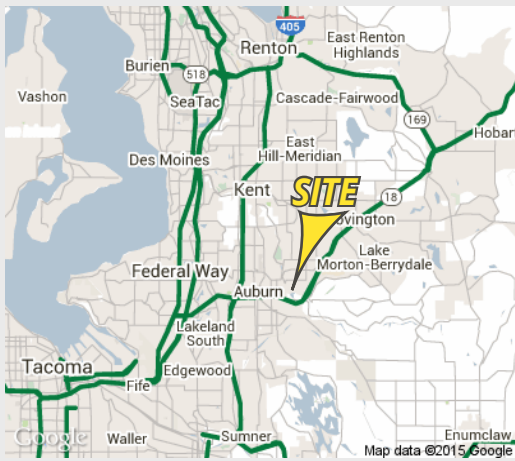
LEA HILL RETAIL

SE 312th Street & 124th Ave SE, Auburn, WA 98092

FOR
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LOCATION DETAILS

- Blocks away from Green River Community College
- Traffic counts on SE 312th Street: 11,000 cars per day
- Traffic counts on 124th Ave SE: 10,000 cars per day



AVAILABLE

- 4,500 square foot restaurant/office/medical space
- 6,400 square foot retail space (can be demised)
- 2,000 square foot drive thru end cap (pending drive thru coffee chain)
- \$28 - \$32 per square foot, plus NNN
- 104 parking spaces

PROPERTY DESCRIPTION

- 10,000+ students at nearby Green River Community College
- Excellent retail location with growing captive market
- Close proximity to Lea Hill and Hazelwood Elementary Schools, Rainier Middle School, and Busy Bee Preschool
- Green River Community College continues to expand with aviation school in Downtown Auburn!

DEMOGRAPHICS	Mile 1	Mile 3	Mile 5
Population	13,087	64,798	173,380
Average HH Income	\$91,236	\$80,976	\$83,099
Daytime Population	5,518	45,227	119,442

NEARBY TENANTS



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FOR LEASE

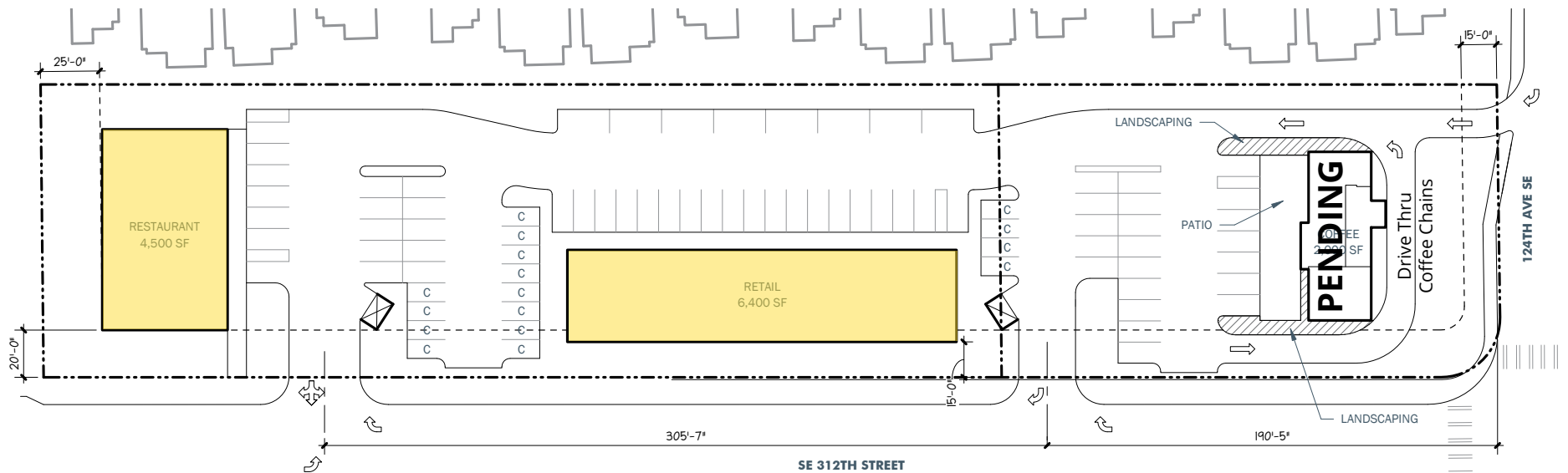
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LEA HILL RETAIL

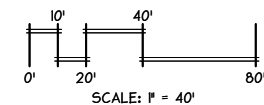
TOTAL PARKING REQUIRED : 81 STALLS

RESTAURANT, 10 STALLS/1000 SF
4,500 SF REST. = 45 STALLS
2,000 SF COFFEE = 20 STALLS
RETAIL (TOTAL SITE LESS THAN 15,000 SF), 2.5 STALLS/1000 SF
6,400 SF RETAIL = 16 STALLS

TOTAL PARKING PROVIDED : 81 STALLS (6.3/1000SF)



SITE PLAN 2018-01



HELIX DESIGN GROUP, INC.



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LEA HILL RETAIL

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FOR
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30,000 POPULATION
IN TRADE AREA



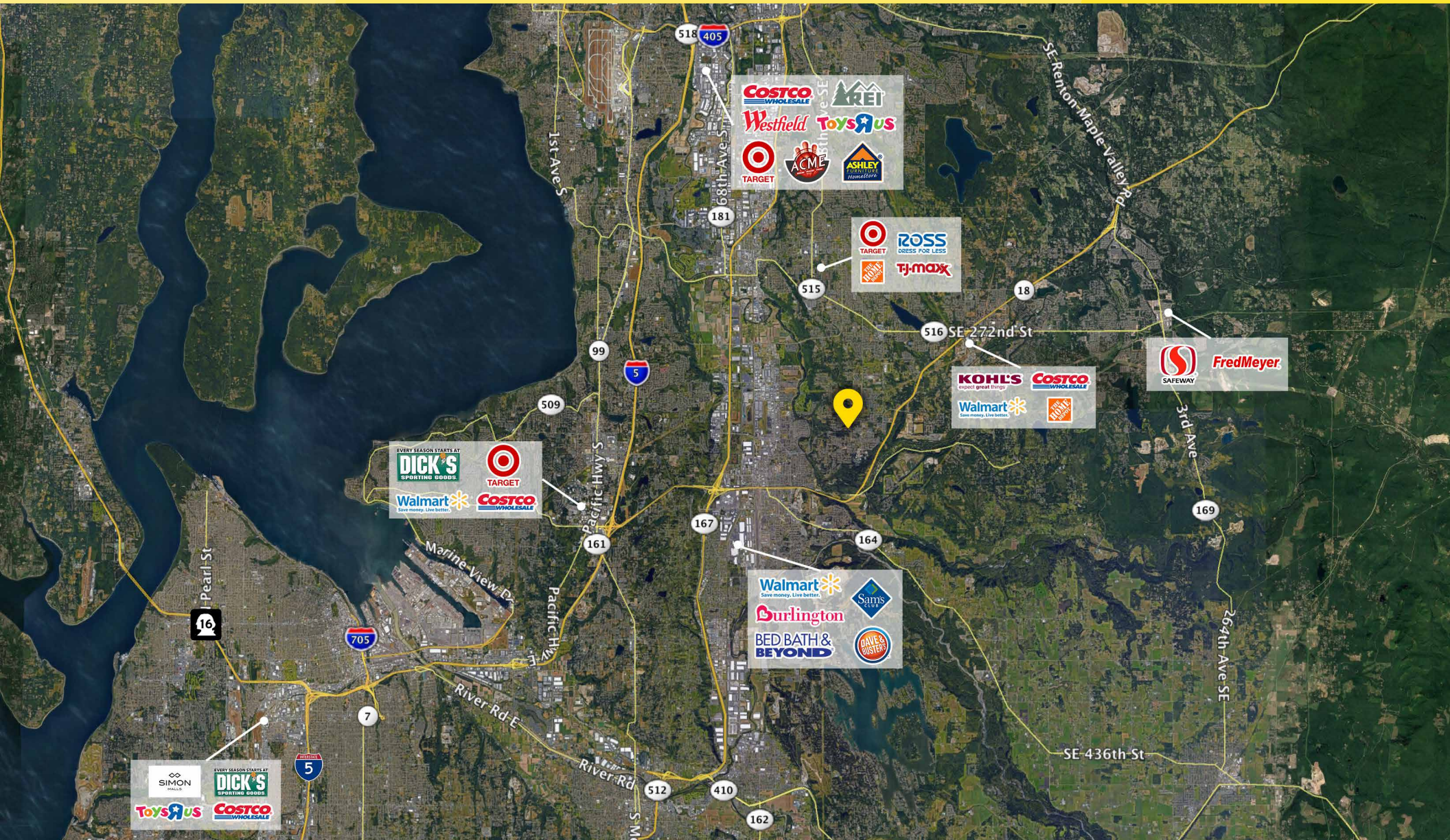
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