

# LEASE

### T O R

### 931 WASHINGTON AVE

Enumclaw, WA 98022

AVAILABLE SPACE 4,000 SF

AREA

Near SR 410 in Enumclaw.



### CONTACT

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### **OFFERING SUMMARY**

Available SF: 4,000 SF

Lease Rate: \$1.15 SF/month (NNN)

Lot Size: 1.07 Acres

Building Size: 4,000 SF

Zoning: Light Industrial (LI)

### **PROPERTY OVERVIEW**

1,600 SF office with 2,400 SF warehouse space and small yard. Zoned Light Industrial. Perfect for small contractor business. 3 large offices, 1 extra large reception area, kitchenette, and bathroom with shower.





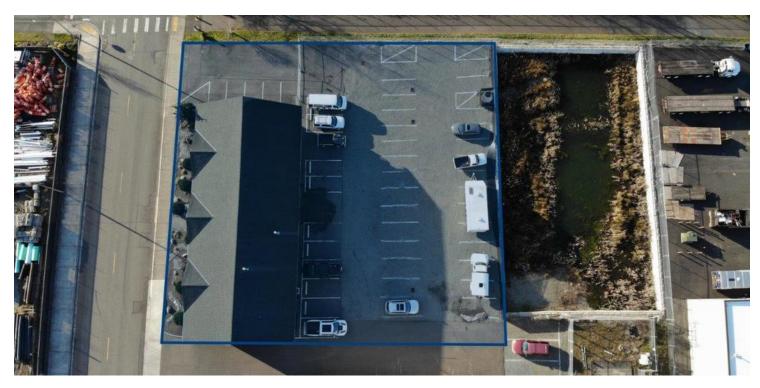
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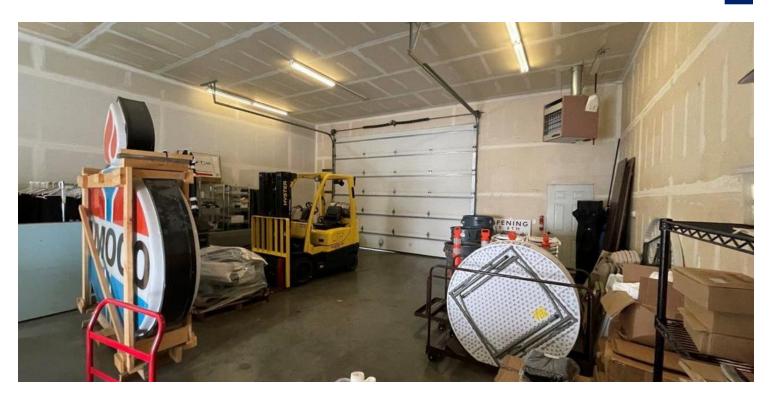
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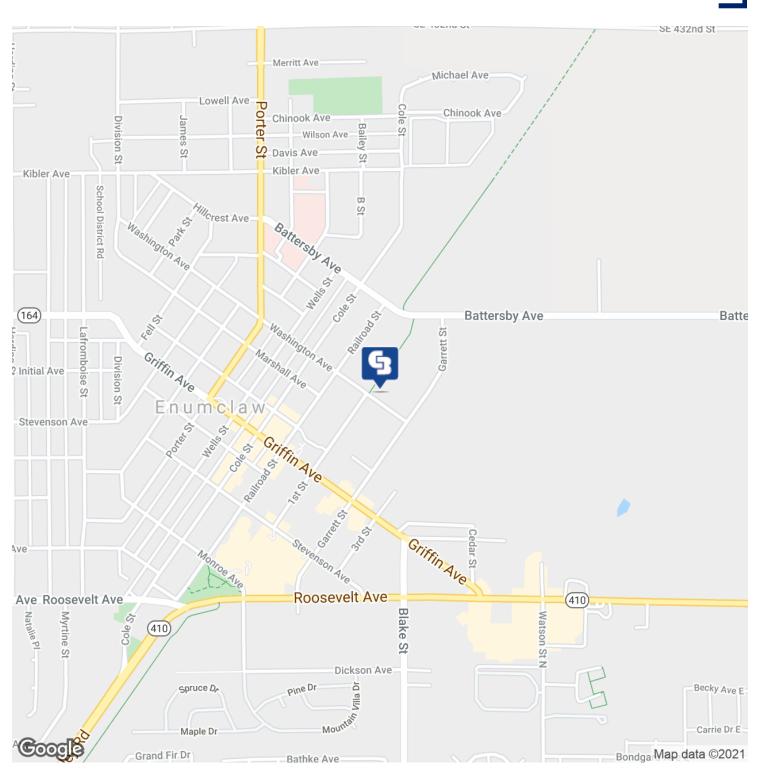




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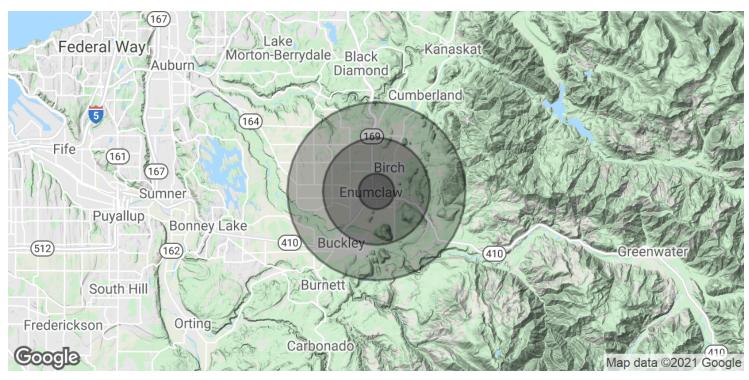




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| POPULATION                             | 1 MILE          | 3 MILES         | 5 MILES         |
|--|-----------------|-----------------|-----------------|
| Total Population                       | 5,043           | 15,230          | 25,615          |
| Average age                            | 42.1            | 41.4            | 42.6            |
| Average age (Male)                     | 40.2            | 39.8            | 41.1            |
| Average age (Female)                   | 44.2            | 43.4            | 44.2            |
|  |                 |                 |                 |
| HOUSEHOLDS & INCOME                    | 1 MILE          | 3 MILES         | 5 MILES         |
| Total households                       | 2,175           | 6,218           | 9,760           |
|  |                 |                 |                 |
| # of persons per HH                    | 2.3             | 2.4             | 2.6             |
| # of persons per HH  Average HH income | 2.3<br>\$67,250 | 2.4<br>\$72,200 | 2.6<br>\$74,292 |
|  |                 |                 |                 |

<sup>\*</sup> Demographic data derived from 2010 US Census

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