

FRED MEYER - 801 AUBURN WAY NORTH | AUBURN, WASHINGTON



ACRES:
±0.51

SQUARE FEET:
±22,400

ZONING:
C-1

ADDRESS:
801 AUBURN WAY NORTH, AUBURN, WASHINGTON, 98002

SUMMARY:
This pad sits at the entrance of two bustling shopping centers, anchored by Fred Meyer and Lowe's. It's positioned at the intersection of Auburn Way North and 9th Street NE, experiencing daily traffic counts exceeding 35,000 vehicles. The trade area encompasses a population of over 80,000 residents and nearly 83,000 workers, boasting an average annual household income of more than \$90,000.



BARCLAY
GROUP

2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Brett Sheets
Senior Vice President Leasing
602.224.4147 Direct
602.908.8837 Cell
bsheets@barclaygroup.com

Kristin Walrod
Senior Leasing Manager
602.224.4171 Direct
480.521.4822 Cell
kwalrod@barclaygroup.com

Matthew Archer
Leasing Associate
602.224.4160 Direct
602.908.8680 Cell
marcher@barclaygroup.com

OVERVIEW - 801 AUBURN WAY NORTH | AUBURN, WASHINGTON

TRAFFIC COUNTS

9th Street NE: ±11,890 VPD
Auburn Way: ±23,390 VPD
Total Traffic: ±35,280 VPD

DEMOGRAPHICS

Average Household Income

1 Mile	3 Miles	5 Miles
\$69,182	\$92,645	\$95,616

Total Population

1 Mile	3 Miles	5 Miles
10,826	81,054	231,126

Daytime Population

1 Mile	3 Miles	5 Miles
15,357	82,392	218,319

Total Households

1 Mile	3 Miles	5 Miles
4,561	28,761	82,478

AVAILABLE

- **PAD ±22,400 SF, 0.51 AC**



BARCLAY
GROUP

2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Brett Sheets

Senior Vice President Leasing
602.224.4147 Direct
602.908.8837 Cell
bsheets@barclaygroup.com

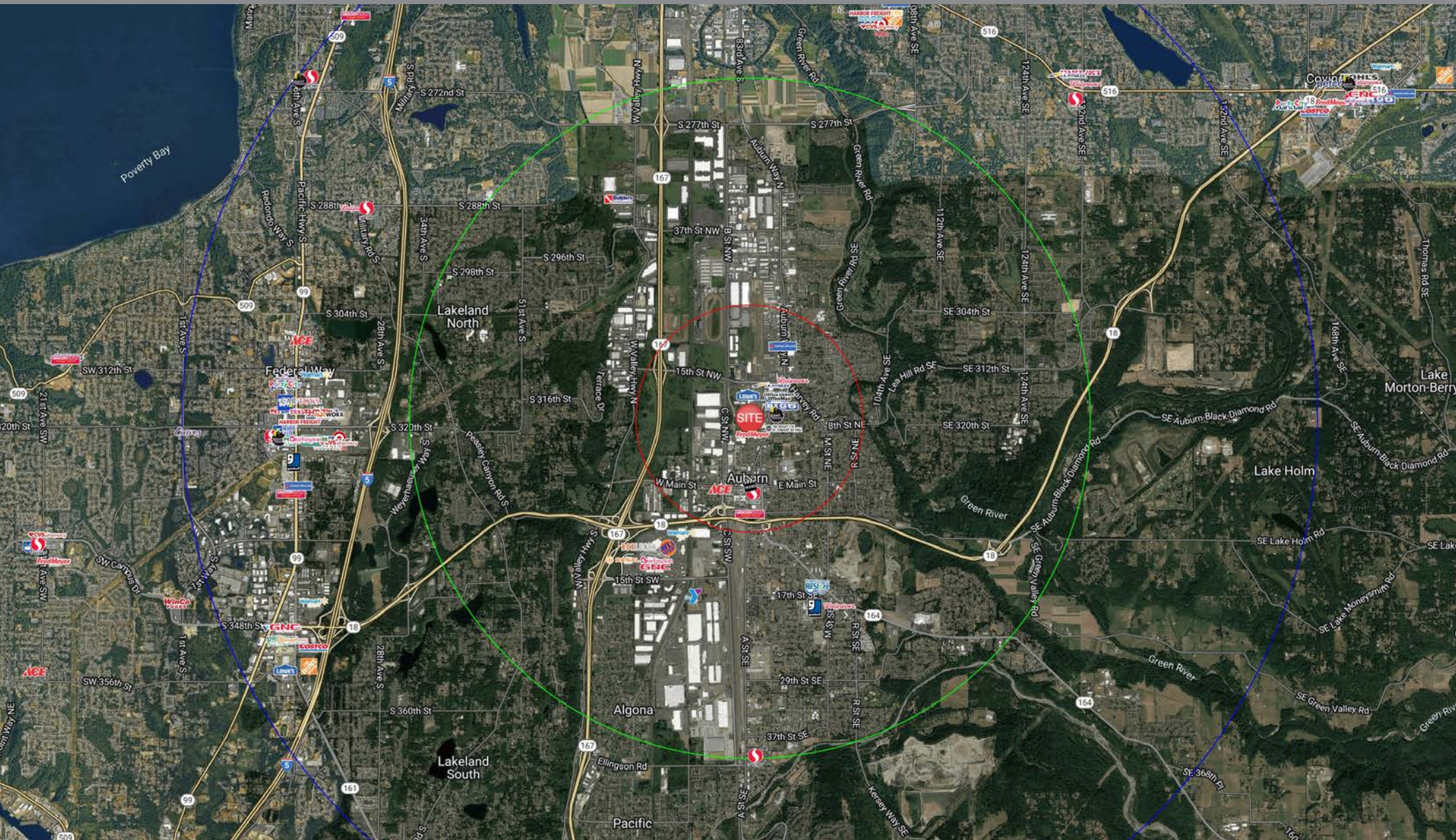
Kristin Walrod

Senior Leasing Manager
602.224.4171 Direct
480.521.4822 Cell
kwalrod@barclaygroup.com

Matthew Archer

Leasing Associate
602.224.4160 Direct
602.908.8680 Cell
marcher@barclaygroup.com

AERIAL - 801 AUBURN WAY NORTH | AUBURN, WASHINGTON



BARCLAY
GROUP

2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Brett Sheets
Senior Vice President Leasing
602.224.4147 Direct
602.908.8837 Cell
bsheets@barclaygroup.com

Kristin Walrod
Senior Leasing Manager
602.224.4171 Direct
480.521.4822 Cell
kwalrod@barclaygroup.com

Matthew Archer
Leasing Associate
602.224.4160 Direct
602.908.8680 Cell
marcher@barclaygroup.com

DEMOGRAPHICS (3 MILES) - 801 AUBURN WAY NORTH | AUBURN, WASHINGTON

ANNUAL HOUSEHOLD SPENDING

\$2,229
Apparel & Services

\$171
Computers & Hardware

\$3,912
Eating Out

\$5,539
Groceries

\$5,837
Health Care

INCOME

\$70,995
Median Household Income

\$32,991
Per Capita Income

\$98,941
Median Net Worth

KEY FACTS

81,054
Population

28,761
Households

36.6
Median Age

\$58,120
Median Disposable Income

EDUCATION

12%
No High School Diploma

29%
High School Graduate

36%
Some College

24%
Bachelor's/Grad/Prof Degree

A horizontal bar chart showing the distribution of household income. The x-axis represents the number of households, ranging from 0 to 6,000. The y-axis lists income brackets. The distribution is as follows:

Income Bracket	Households (Approx.)
\$0-\$9,999	2,200
\$10,000-\$14,999	2,000
\$15,000-\$19,999	2,000
\$20,000-\$24,999	2,000
\$25,000-\$29,999	2,000
\$30,000-\$34,999	2,000
\$35,000-\$39,999	2,000
\$40,000-\$44,999	2,000
\$45,000-\$49,999	2,000
\$50,000-\$54,999	2,000
\$55,000-\$59,999	2,000
\$60,000-\$64,999	2,000
\$65,000-\$69,999	2,000
\$70,000-\$74,999	2,000
\$75,000-\$79,999	2,000
\$80,000-\$84,999	2,000
\$85,000-\$89,999	2,000
\$90,000-\$94,999	2,000
\$95,000-\$99,999	2,000
\$100,000+	2,000

Closest 6 locations

Company/Business Name	Direction	Distance
SUNNY TERRACE	NL	0.1
PILOT	NL	0.2
RED LOTUS RESTAURANT	SL	0.2
STARTING GAIL RESTAURANT	SL	0.3
KFC	NL	0.3
APPROX	NF	0.3

Average Household Size for this area

2.80 which is more than the average for United States

Area	Value	0.00	4.00
This area	2.80		
United States	2.58		
Washington	2.53		
King County	2.41		

EMPLOYMENT

57%

29%

14%

16.1%
Unemployment Rate

BARCLAY
GROUP

2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Brett Sheets
Senior Vice President Leasing
602.224.4147 Direct
602.908.8837 Cell
bsheets@barclaygroup.com

Kristin Walrod
Senior Leasing Manager
602.224.4171 Direct
480.521.4822 Cell
kwalrod@barclaygroup.com

Matthew Archer
Leasing Associate
602.224.4160 Direct
602.908.8680 Cell
marcher@barclaygroup.com

The information presented was obtained from sources deemed reliable; however, Barclay Group makes no warranty or representation, expressed or implied, as to the accuracy of the information contained herein, and the same is submitted to errors, omissions, change of price, rental or conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.