

# 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 Fred Meyers anchored center is located at the intersection of Auburn Way North and 9th Street NE with a daily traffic count of over 35,000 vehicles per day. The surrounding trade area boasts a population of over 80,000 residents and nearly 83,000 workers with an average annual household income more than \$90,000.



2415 E Camelback Rd, Suite 900  
Phoenix, Arizona, 85016  
[www.BarclayGroup.com](http://www.BarclayGroup.com)

**Brett Sheets**  
Senior Vice President Leasing  
602.224.4147 Direct  
480.596.9399 Office  
[bsheets@barclaygroup.com](mailto:bsheets@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



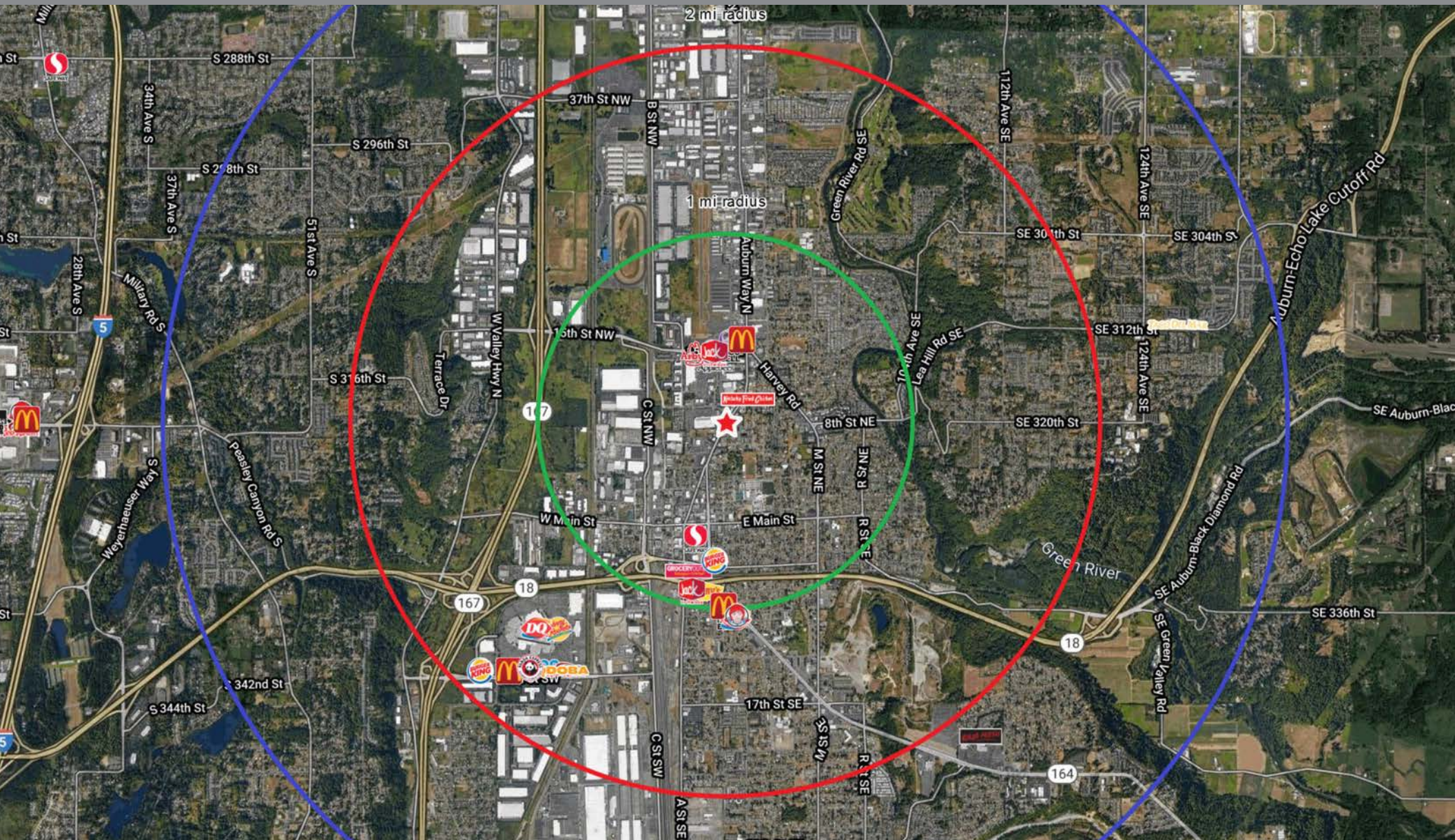
2415 E Camelback Rd, Suite 900  
Phoenix, Arizona, 85016  
[www.BarclayGroup.com](http://www.BarclayGroup.com)

### Brett Sheets

Senior Vice President Leasing  
602.224.4147 Direct  
480.596.9399 Office  
[bsheets@barclaygroup.com](mailto:bsheets@barclaygroup.com)



# AERIAL - 801 AUBURN WAY NORTH | AUBURN, WASHINGTON



2415 E Camelback Rd, Suite 900  
Phoenix, Arizona, 85016  
[www.BarclayGroup.com](http://www.BarclayGroup.com)

**Brett Sheets**  
Senior Vice President Leasing  
602.224.4147 Direct  
480.596.9399 Office  
[bsheets@barclaygroup.com](mailto:bsheets@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

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
APPROFFS	NF	0.3

Closest 6 locations

### KEY FACTS

81,054  
Population

28,761  
Households

36.6  
Median Age

\$58,120  
Median Disposable Income

Income Range	Count
\$0-\$9,999	~2,000
\$10,000-\$19,999	~2,500
\$20,000-\$29,999	~4,500
\$30,000-\$39,999	~4,000
\$40,000-\$49,999	~5,000
\$50,000-\$59,999	~5,500
\$60,000-\$69,999	~2,500
\$70,000-\$79,999	~2,000
\$80,000-\$89,999	~2,000
\$90,000-\$99,999	~2,500

### EDUCATION

12%  
No High School Diploma

29%  
High School Graduate

36%  
Some College

24%  
Bachelor's/Grad/Prof Degree

### EMPLOYMENT

57%

29%

14%

16.1%  
Unemployment Rate

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		

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.