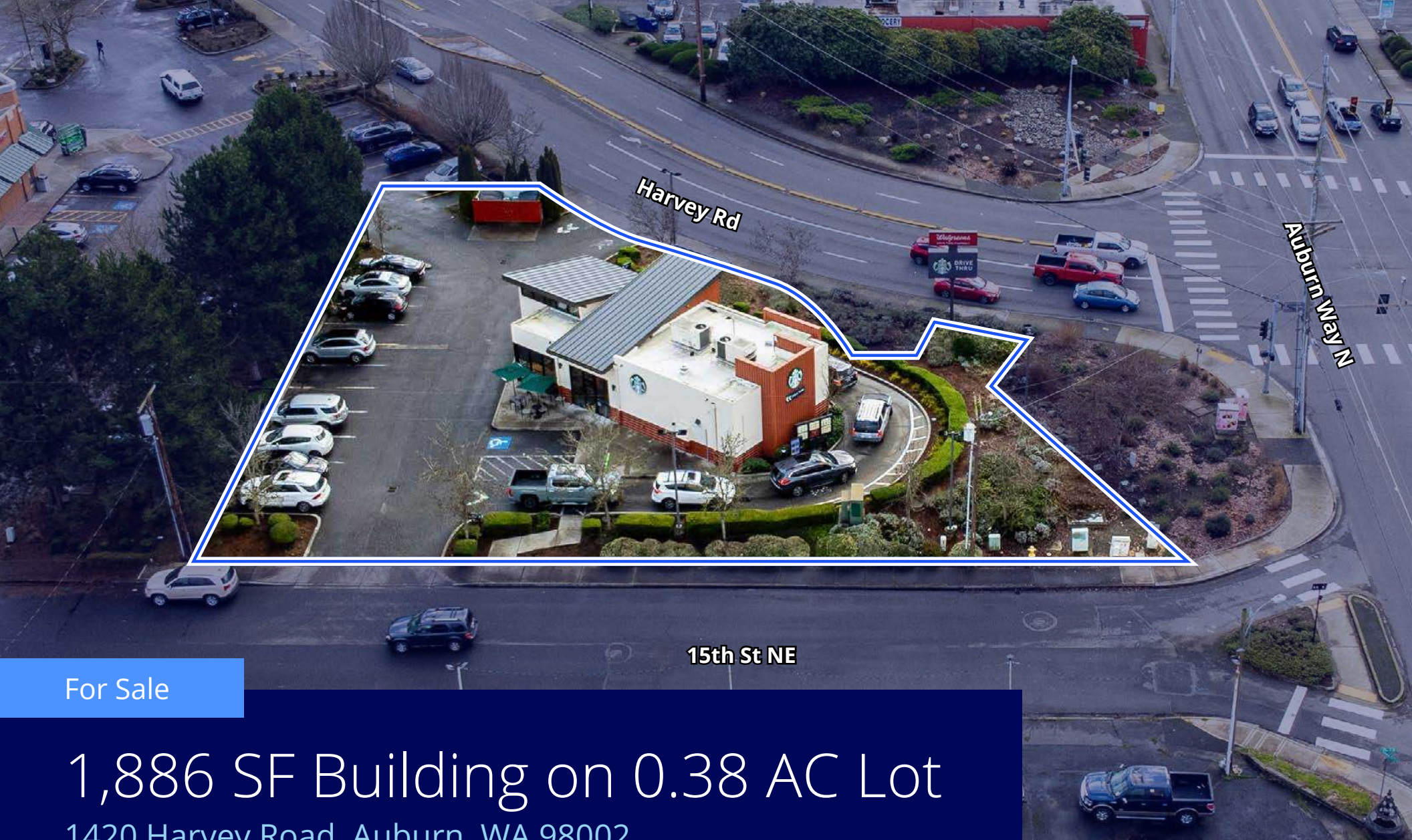




For Sale

15th St NE

1,886 SF Building on 0.38 AC Lot

1420 Harvey Road, Auburn, WA 98002



Colliers Bellevue
1225 SE 6th St, Suite 240
Bellevue, WA 98004
colliers.com

Ryan Olson
Senior Vice President
ryan.olson@colliers.com
Direct: +1 425 468 0704

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Executive Summary

Colliers is pleased to present the exclusive offering of The Starbucks building at 1420 Harvey Road. The property is situated adjacent to the companion subject property, Walgreens, and is currently in Year 18 of its tenancy, with four remaining five-year renewal options. The building sits on a 16,539-square-foot corner lot at the intersection of Harvey Road and Auburn Way North, offering excellent visibility and exposure to high traffic counts. The 1,886-square-foot building features a drive-thru window and was originally constructed in 2008 as a Starbucks.

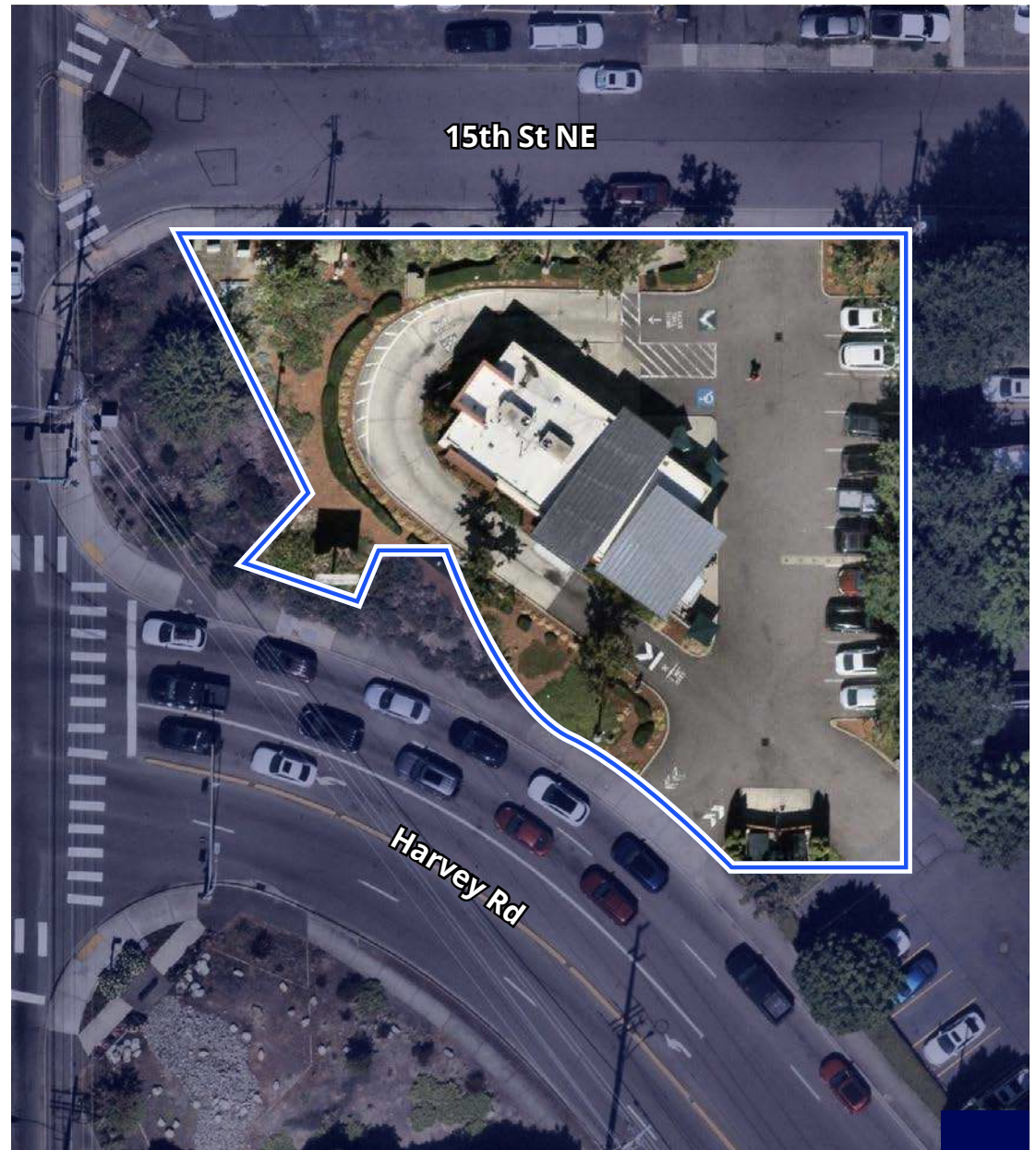
The property is of wood-frame construction with stucco and plank siding and is zoned C-3, with the current use fully compliant.

Due Diligence



Offering Details

Address	1420 Harvey Road
City, State	Auburn, WA 98002
Parcel Number	257840-0050
Zoning	C-3 (Heavy Commercial Zone)
Current Use	Restaurant (Fast Food)
Land Area	0.38 AC / 16,539 SF
Building NRA	1,886 SF
Heating System	Complete HVAC
Sprinklers	Yes
Construction Class	Wood frame construction with stucco and plank siding
Year Built	2008
Current NOI	\$119,022.75
Asking Price	\$2,000,000



Property Photos



Property Photos



Property Aerial



Property Aerial



Property Aerial



Property Aerial



Property Aerial



Neighborhood Map



City of Auburn Overview

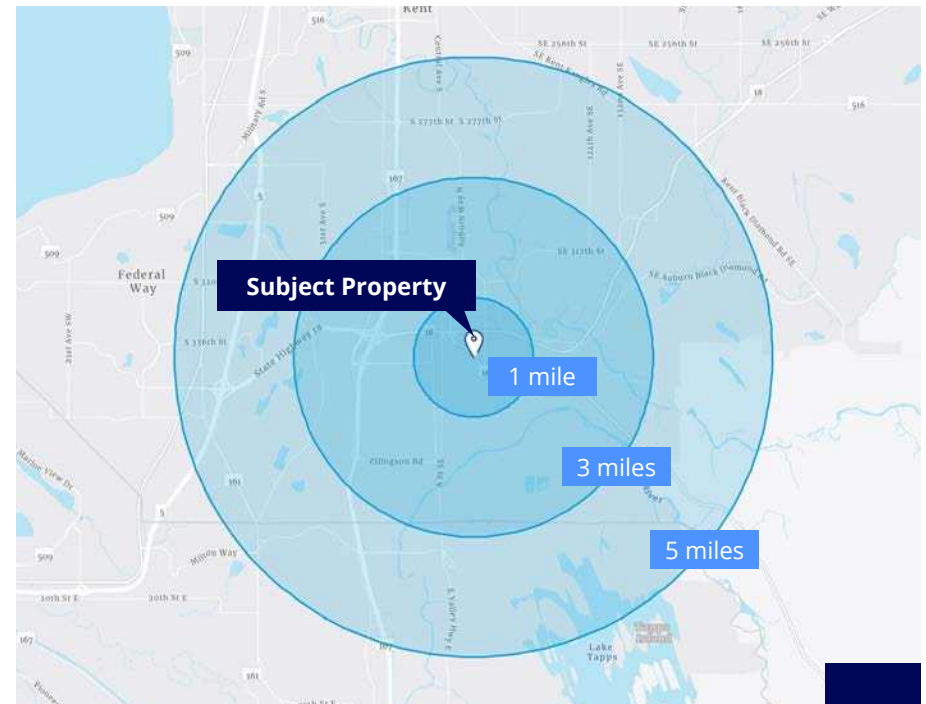
Auburn is ideally located in Western Washington between Seattle and Tacoma—just a 20-minute Sounder train ride to either city and 14 miles from Seattle-Tacoma International Airport. Getting here is easy, and once in town, visitors can choose from car shares, rentals, shuttles, city buses, and ample free parking.

The city offers 33 developed parks, nearly 387 acres of open space, and more than 26 miles of trails, including Auburn's 4.5-mile stretch of the Interurban Trail for walkers, runners, bikers, and skaters.

While agriculture remains part of the local economy, the area is now driven by manufacturing, health care, and retail. Major employers include the Auburn School District, Boeing, MultiCare Health System, the Muckleshoot Indian Tribe, Oak Harbor Freight Lines, Oldcastle Infrastructure, Orion Industries, Icon Materials, Emerald Aire, The Outlet Collection, and Waste Management.

Development is growing as Auburn's population continues to rise, and local businesses are expanding to meet future demand. With the Auburn Transit Center offering quick access to Seattle and Tacoma for everything from Seahawks games to Tacoma Rainiers matchups, exploring the Auburn Area has never been easier.

	1 mile	3 miles	5 miles
Current Total Population	15,366	81,954	184,872
5 Year Total Population	15,649	82,555	189,031
Current Total Households	5,645	28,758	63,119
5 Year Total Households	5,712	28,707	63,947
Median HH Income	\$74,266	\$88,327	\$98,084
Median Home Value	\$484,037	\$557,604	\$601,731
Total Businesses	653	2,346	5,491
Total Employees	9,934	36,981	74,966



Comparable Sales

Property Address	Land Area	Building NRA	Year Built	Sale Price	Sold Date	Actual Cap Rate
1780-1800 22nd Ave SW Minot, ND 58701	0.75 AC / 32,670 SF	4,896 SF	1991	\$1,225,000 (\$250.20/SF)	4/23/2022	6.29%
SEC of N Randall Rd @ McKee St Batavia, IL 60510	1.00 AC / 43,560 SF	2,225 SF	2022	\$2,050,000 (\$921.35/SF)	2/17/2023	5.36%
916 Van Ave Daphne, AL 36526	0.31 AC / 13,433 SF	2,500 SF	2024	\$3,668,000 (\$1,467.20/SF)	5/12/2025	6.13%



1420 Harvey Road
Auburn, WA 98002

Ryan Olson
Senior Vice President
ryan.olson@colliers.com
Direct: +1 425 468 0704

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.