NEWCASTLE VET HOSPITAL

FIRST WESTERN PROPERTIES

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

13018 Newcastle Way, Newcastle, WA

THE GOLF CLUB AT NEWCASTLE
37 LOT SHORT PLAT
Regency Newcastle
85 UNITS
樂齡之家
Aegis Gardens
131 UNITS
LAKE BOREN
B&E Meats and Seafood
QFC
HANSEN BROS. MOVING & STORAGE
COAL CREEK PARKWAY
NEWCASTLE WAY
WE valley
VALLEY MEDICAL CENTER
TRIA
76 UNITS

PROPERTY OVERVIEW | PROPERTY SUMMARY

VET/MEDICAL/DENTAL FOR SALE OR LEASE | 12,200 SF PRIME OWNER/USER OR INVESTMENT OPPORTUNITY

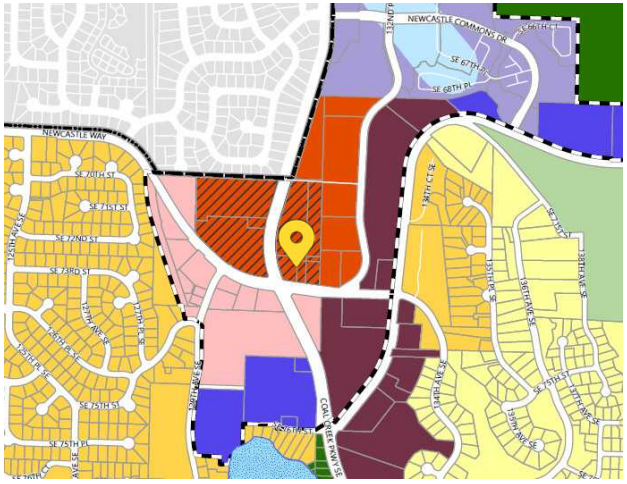
First Western Properties is pleased to present 13018 Newcastle Way, a prime single-story medical facility located in Newcastle's sought-after Downtown Core. Priced at $2,500,000, this 2,968 SF building on a 12,200 SF lot offers a turnkey solution perfect for veterinary specialists and is easily adaptable for medical or dental practices. Zoned DC (Downtown Core), the property supports diverse professional and commercial uses, promising long-term value and operational flexibility. The facility features four exam rooms (three wet), a dedicated operating room with surgical lighting, and specialized boarding and pet wash areas. Strategically positioned just off Coal Creek Parkway SE, the site includes 19 parking stalls and a recently repainted exterior, ensuring professional curb appeal and high accessibility. Located in an affluent community known for its strong demographics and proximity to major Eastside employers, this rare owner/user opportunity allows a specialist to acquire a prime asset and build equity in a thriving, supply-constrained market. Available August 1, 2026. Space is also available for lease. Contact Broker's for details.

PROPERTY OVERVIEW | PROPERTY SUMMARY

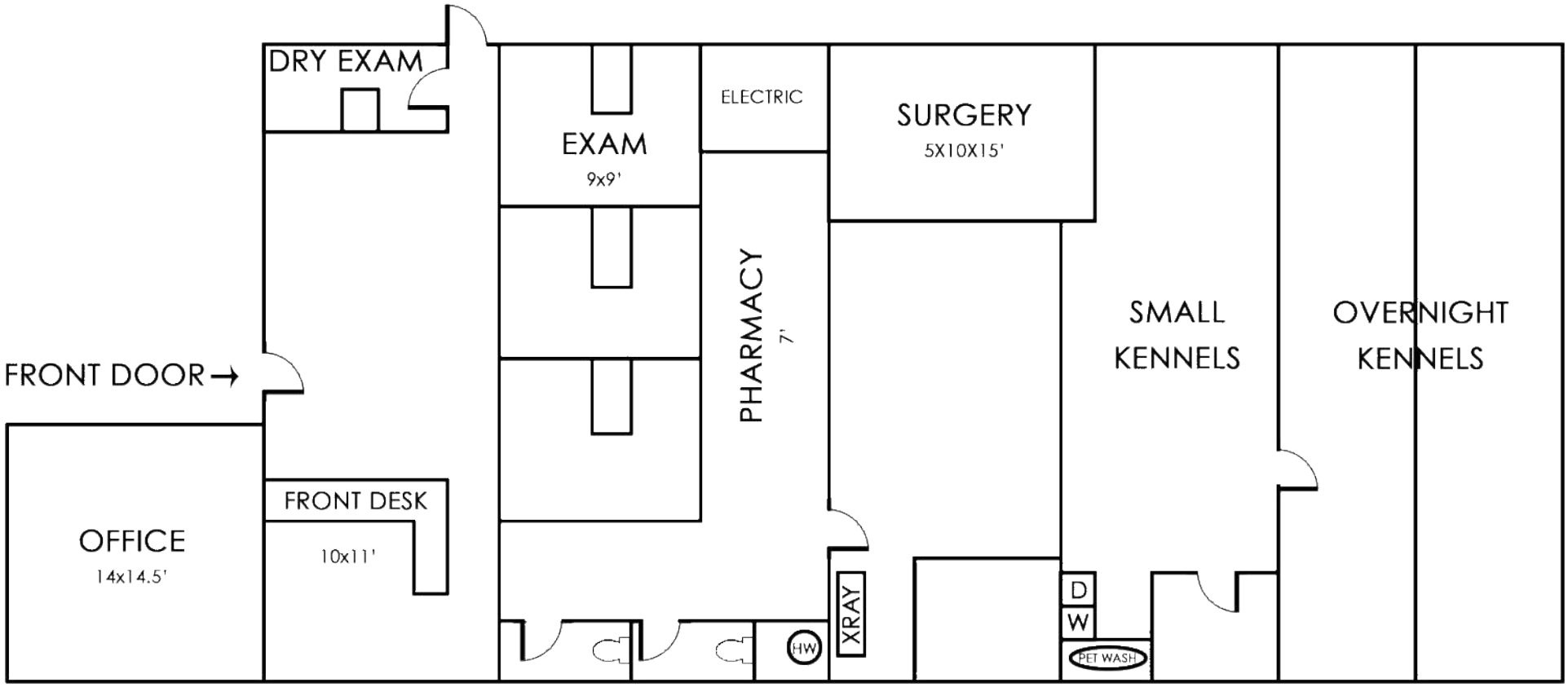
PROPERTY DETAIL

PROPERTY NAME	Newcastle Vet Hospital
OPPORTUNITY TYPE	For Sale | For Lease
ADDRESS	13018 Newcastle Way
LOT SIZE	12,200 SF (0.28 Acres)
TOTAL BLDG. AREA	2,968 SF
YEAR BUILT	1974
ZONING	DC (Downtown Core) with Shopping Center Subdistrict Overlay (SCS)
PARKING	19 Stalls
CONFIGURATION	4 Exam Rooms (3 Wet), Operating Room, Boarding Area, Pet Wash Area
PARCEL	2824059130
PRICE	Sale: $2,500,00 Lease: $45 PSF, NNN
AVAILABLE	August 1, 2026

CLICK FOR **DC** USE



PROPERTY OVERVIEW | CURRENT FLOOR PLAN

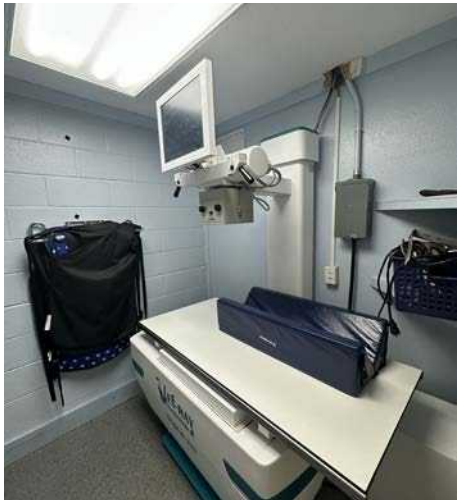


NOT TO SCALE

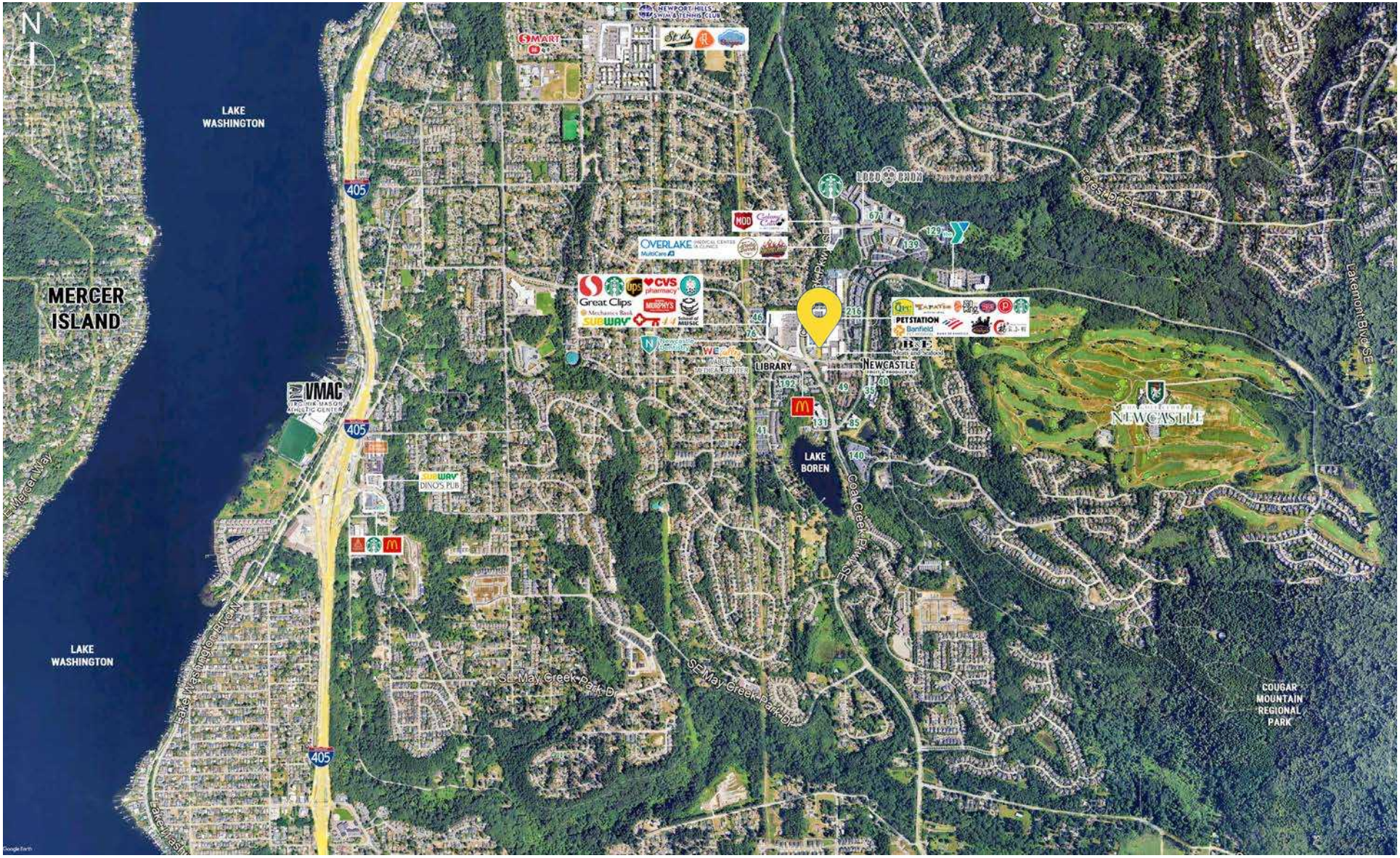
THE MARKETPLACE AT FACTORIA
LAKE UNION
LAKE WASHINGTON
LAKE WASHINGTON
OVERLAKE MultiCare
Blazing Onion
MOD
Galaxy Eats
CVS pharmacy
QFC
HANSEN BROS. MOVING & STORAGE
WE are valley
VALLEY MEDICAL CENTER
52 CONDOS OVER RETAIL
27,199 ADT
COAL CREEK PARKWAY
NEWCASTLE WAY
NEWCASTLE FRUIT & PRODUCE CO.
76
46
105
192
216
40
49

PROPERTY OVERVIEW | EXTERIOR IMAGES

PROPERTY OVERVIEW | INTERIOR IMAGES

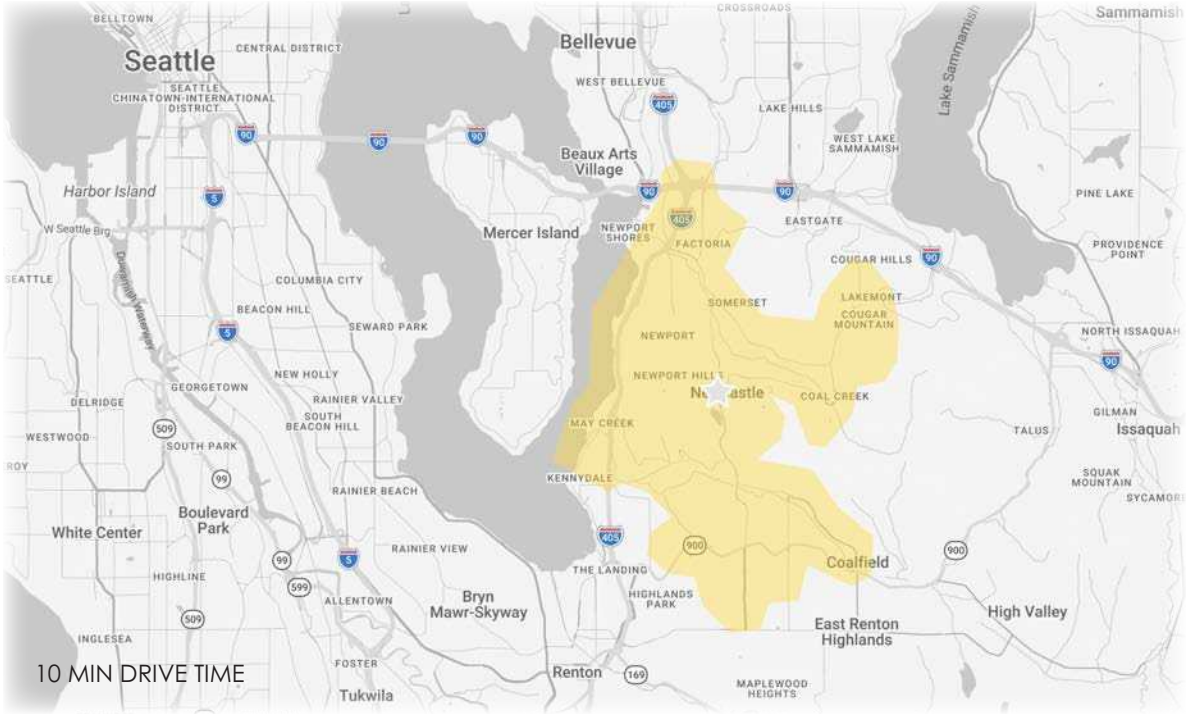


LOCATION OVERVIEW | VICINITY AERIAL



LOCATION OVERVIEW | DEMOGRAPHICS

NEWCASTLE, WA, a premier hilltop community perched between Bellevue and Renton, seamlessly blends residential tranquility with strategic Eastside connectivity. Originally a historic coal-mining town, modern Newcastle has evolved into one of the region's most affluent enclaves, serving as a vital residential hub within the "Tech Coast." Its elevated position provides panoramic views of the Seattle skyline and Lake Washington, offering a serene retreat just minutes from the Pacific Northwest's primary economic engines. The city's economy is anchored by a high-income professional demographic and proximity to global tech giants and I-405 positioning makes it a "commuter's dream." With top-tier schools and access to Cougar Mountain trails, Newcastle stands as a polished player in the Seattle metro area, offering a unique combination of prestige, innovation, and community charm.



63,239
POPULATION
10 MIN DT

23,422
NO OF HOUSEHOLDS
10 MIN DT

$244,747
AVERAGE HH INCOME
10 MIN DT

$1.16M
MEDIAN PROPERTY VALUE
10 MIN DT

39.1
YEARS OLD
MEDIAN AGE

$1.98B
TOTAL NON-RETAIL
EXPENDITURE

33,775
DAYTIME ADJ. POPULATION
10 MIN DT

31,781
ADT
AT INTERSECTION

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

For more information, please contact one of the following individuals:

INQUIRE:

TEJ ASHER
Vice President
D: 425.320.8834
tasher@fwp-inc.com

ANGELA OLIVERI
Executive Vice President
D: 206.853.1330
aoliveri@fwp-inc.com

FIRST WESTERN PROPERTIES

11621 NE 97th Lane NE | Kirkland, WA 98304 | O 425.822.5522 | fwp-inc.com

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