

Offering Memorandum

Duvall Village Mixed-Use Development Site

14241 Main St NE, Duvall, WA

Colliers Bellevue
11225 SE 6th St., Suite 240
Bellevue, WA 98004
colliers.com

Ryan Olson
Senior Vice President
+1 425 468 0704
Ryan.Olson@colliers.com



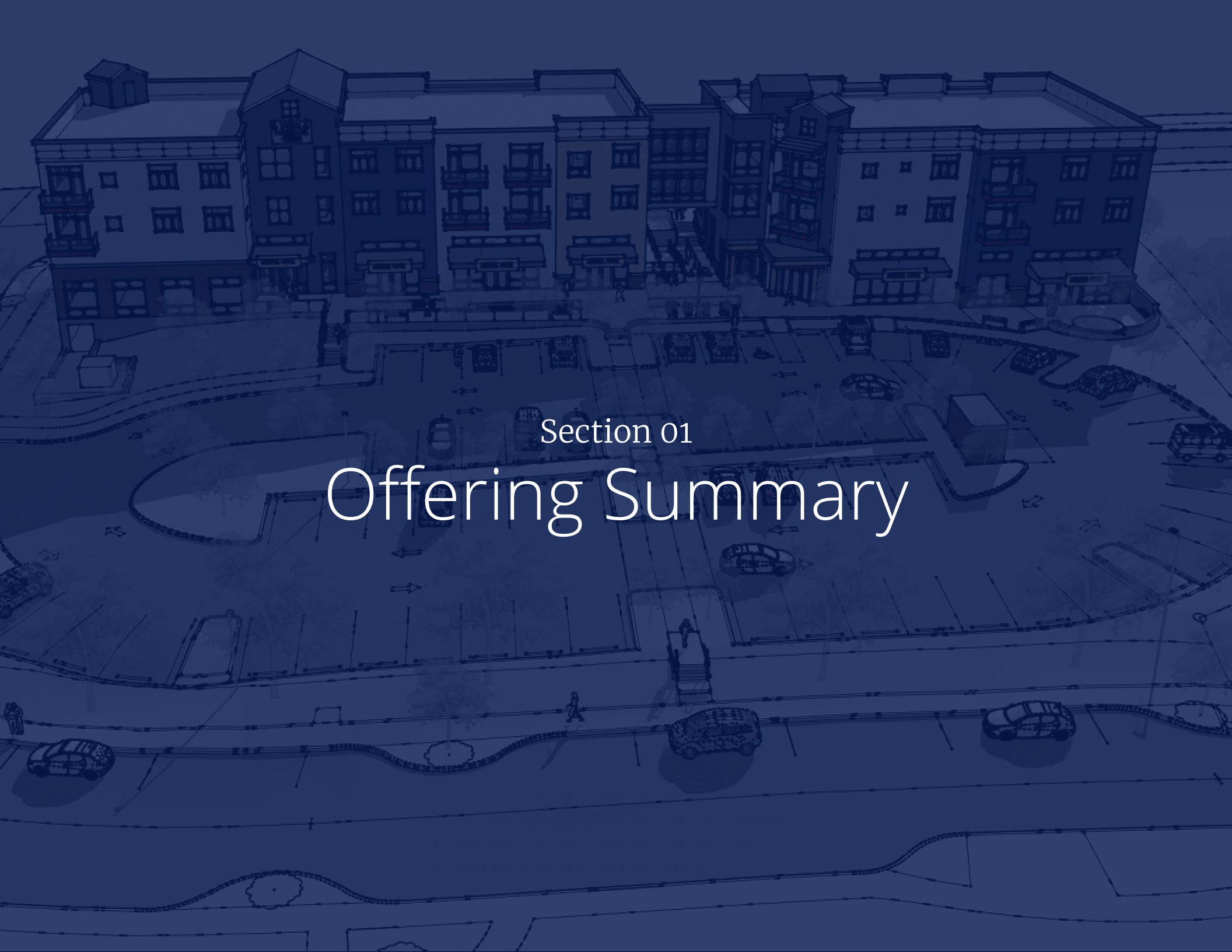
Table of Contents

01 Offering Summary

02 Site Aerials

03 Location Overview

04 Offering Terms



Section 01

Offering Summary

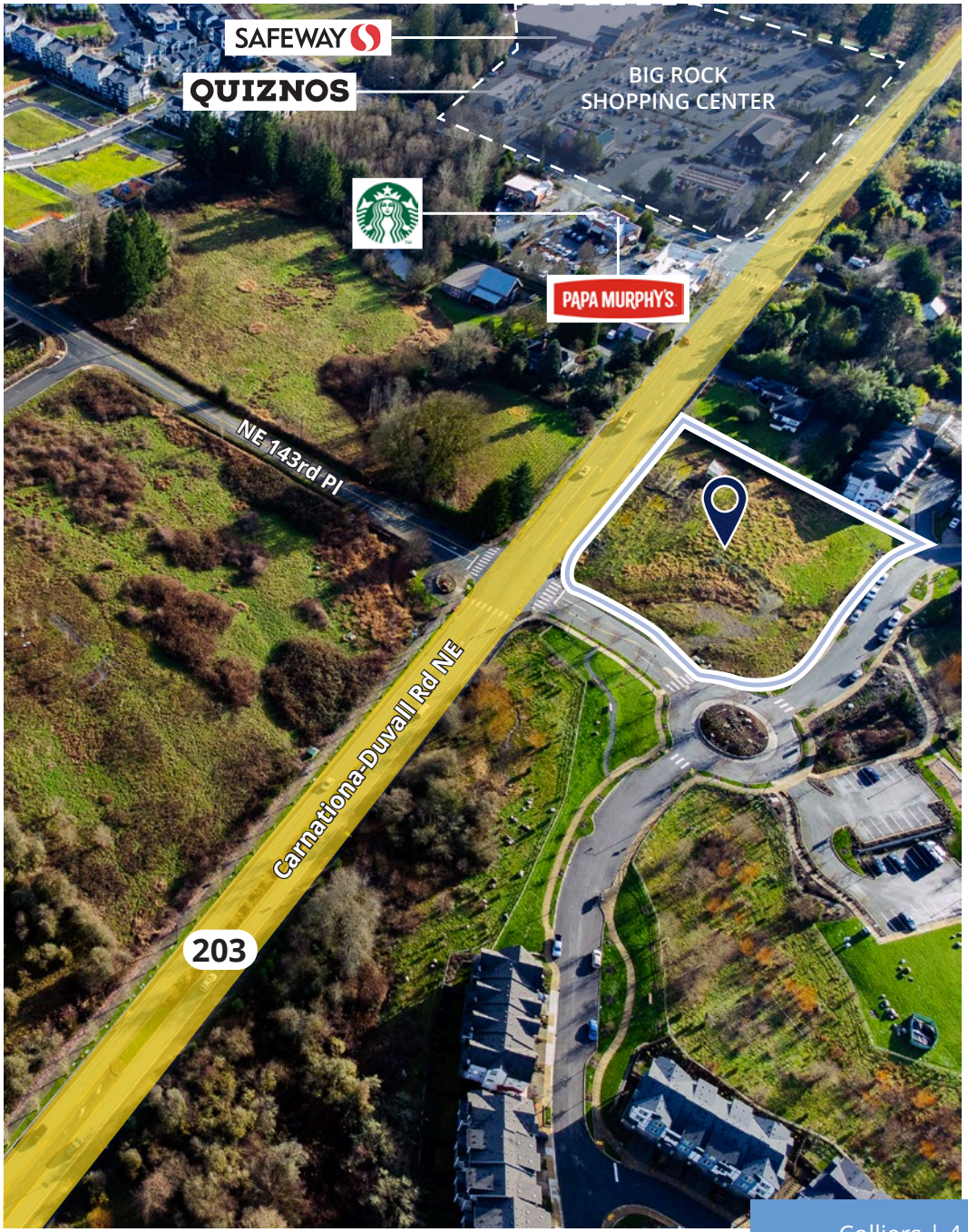
Property Overview

Main Street Development offers an exceptional mixed-use commercial and residential investment opportunity strategically located in the growing community of Duvall, Washington.

The Main Street Development project features a modern, single-building design combining vibrant ground-floor retail and office spaces with premium residential apartments above. Situated on a highly visible 1.46-acre (63,450 sq. ft.) vacant commercial parcel, this pedestrian-oriented project is meticulously designed to foster community engagement and economic growth.

Total Square Footage & Project Breakdown

Total Project/ Building Size	35,515 sq. ft. total gross area
Commercial (Retail & Office)	12,721 sq. ft. of highly adaptable ground-floor space
Residential Apartments	22,794 sq. ft. spanning the 2nd and 3rd floors
Total Land/ Site Area	63,450 sq. ft. (1.46 Acres)





Premium Property Features & Project Attributes

Current Pre-Leased/Planned Tenants

Current Pre-Leased/Planned Tenants: The ground floor is designed to accommodate neighborhood favorites, with current space allocated for The Wizard of Paws Pet Salon (1,750 sq. ft.), a flooring sales showroom (3,080 sq. ft.), a dental office (4,080 sq. ft.), and a credit union (3,061 sq. ft.).

Residential Living

24 modern apartments consisting of 10 spacious two-bedroom units and 14 comfortable one-bedroom units.

Pedestrian-Oriented Plaza

Features an expansive 4,247 sq. ft. outdoor community plaza equipped with over 120 linear feet of bench seating and beautifully integrated planters.

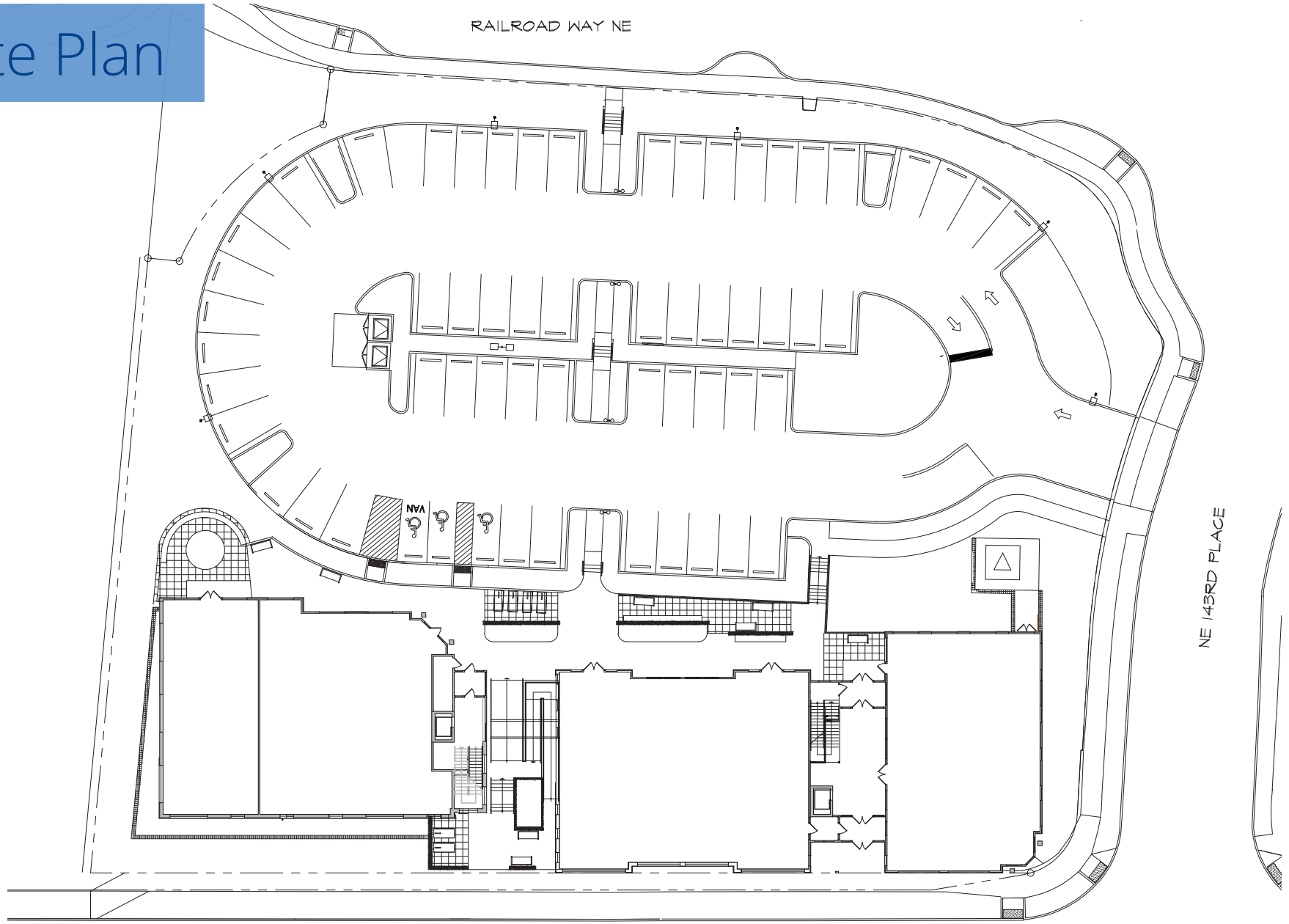
Parking & EV Infrastructure

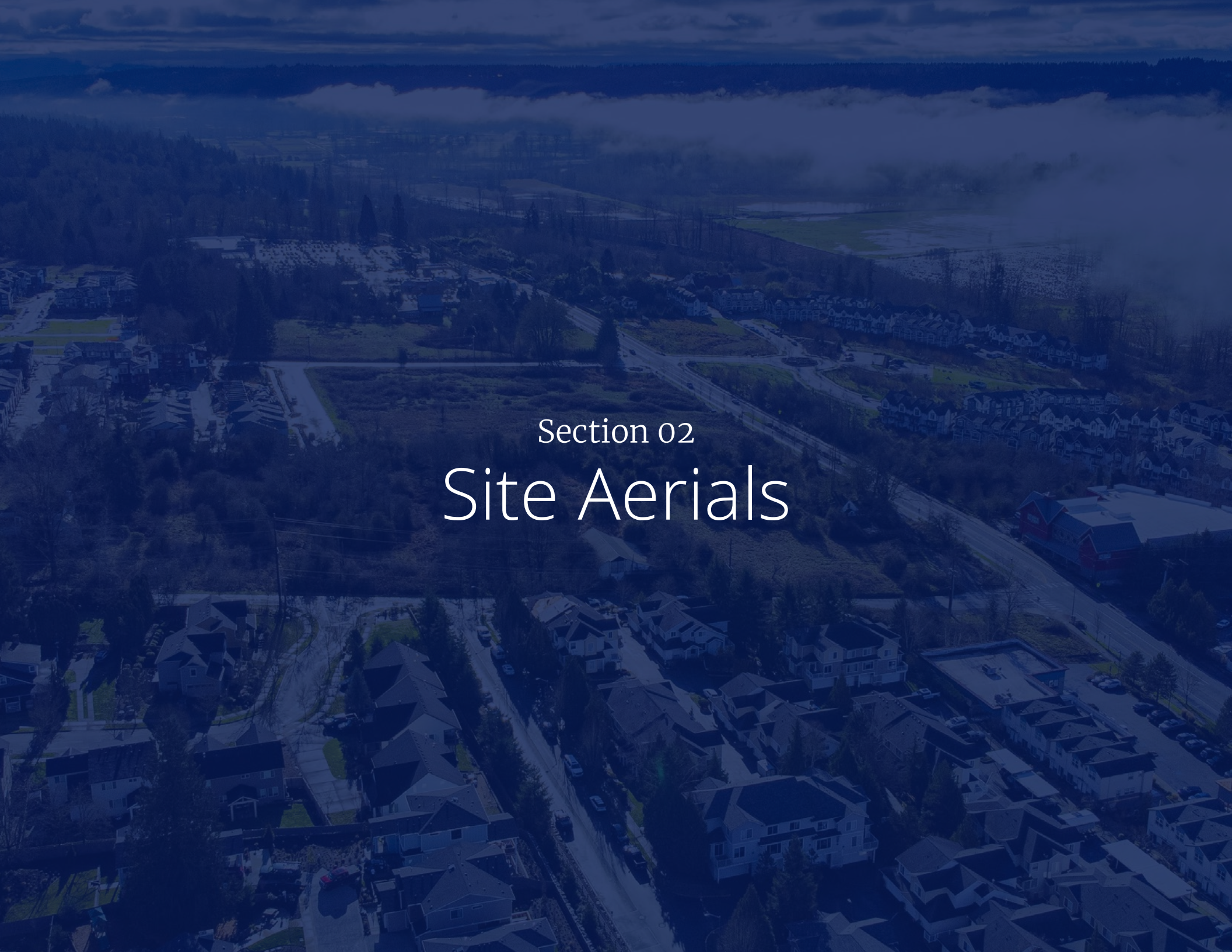
Proposes an efficient 84 shared parking stall scenario (61 on-site and 5 off-site physical spaces) fully equipped with 15 EV Ready stalls (including 8 active EV Charging stations) and dedicated bicycle parking.

Architectural Excellence

Designed with a striking rural-modern aesthetic. Features high-quality vertical metal siding, manufactured stone accents, and durable metal standing-seam pitched roofs.

Site Plan

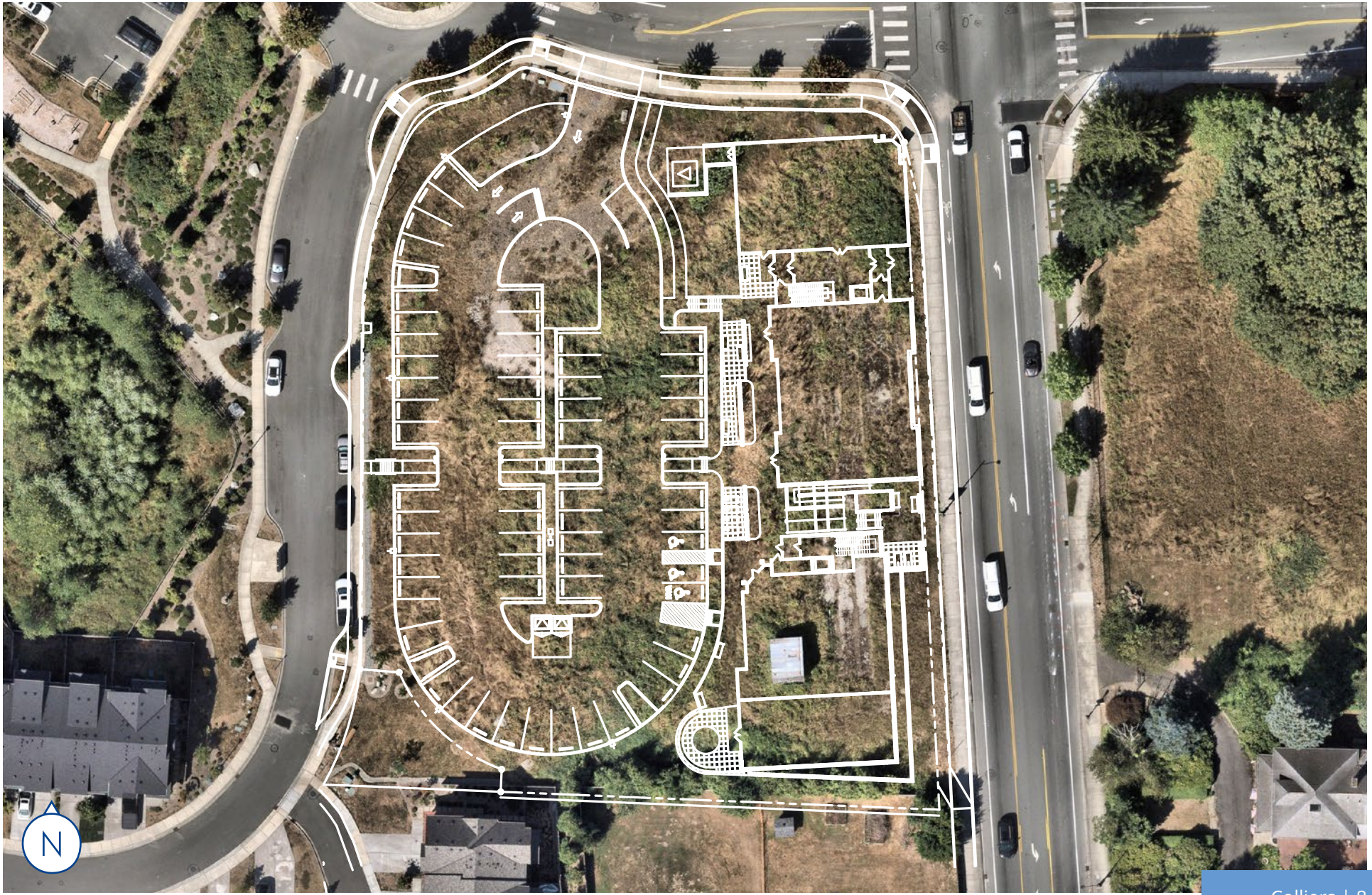

RAILROAD WAY NE
VAN
NE 143RD PLACE
MAIN STREET - CARNATION DUVAL ROAD (SR-203)



Section 02

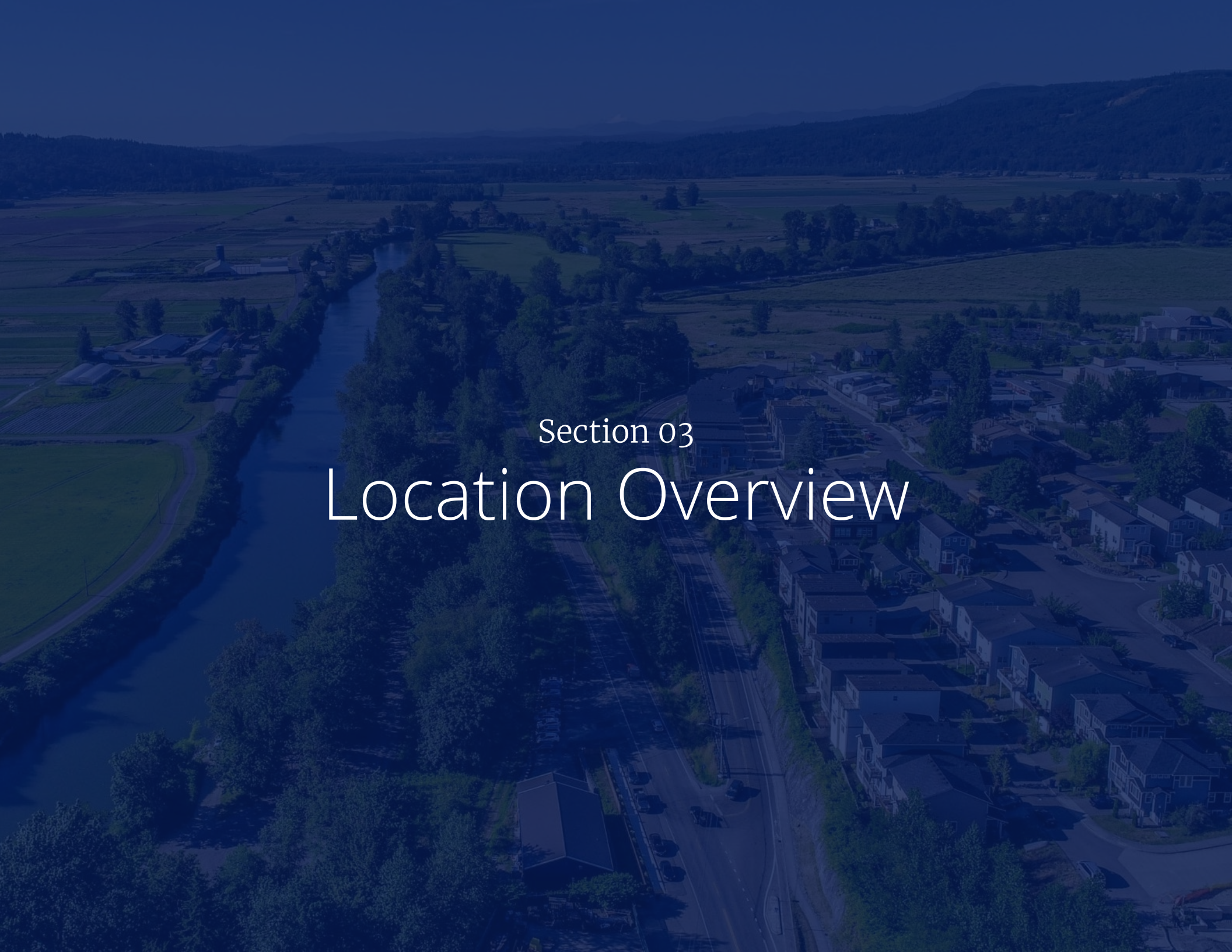
Site Aerials

Site Aerial



Site Aerial





Section 03

Location Overview

Duvall Overview

Duvall successfully balances its rich historic roots with strong, modern economic expansion. Positioned along the bustling Carnation-Duvall Road / State Route 203 corridor, the property benefits from steady regional commuter traffic and seamless connectivity to nearby King County urban and tech centers.

The local population demographics heavily support new business ownership and high-end rental housing:

High-Value Income Demographics

Duvall features a median household income and a rate of homeownership that are notably greater than state averages, ensuring a reliable, high-spending local customer base.

Family-Centric Growth

The community's growth is driven by families who prize outdoor recreation, access to national parks, and a vibrant downtown commercial core.

Job Capacity & Diversification

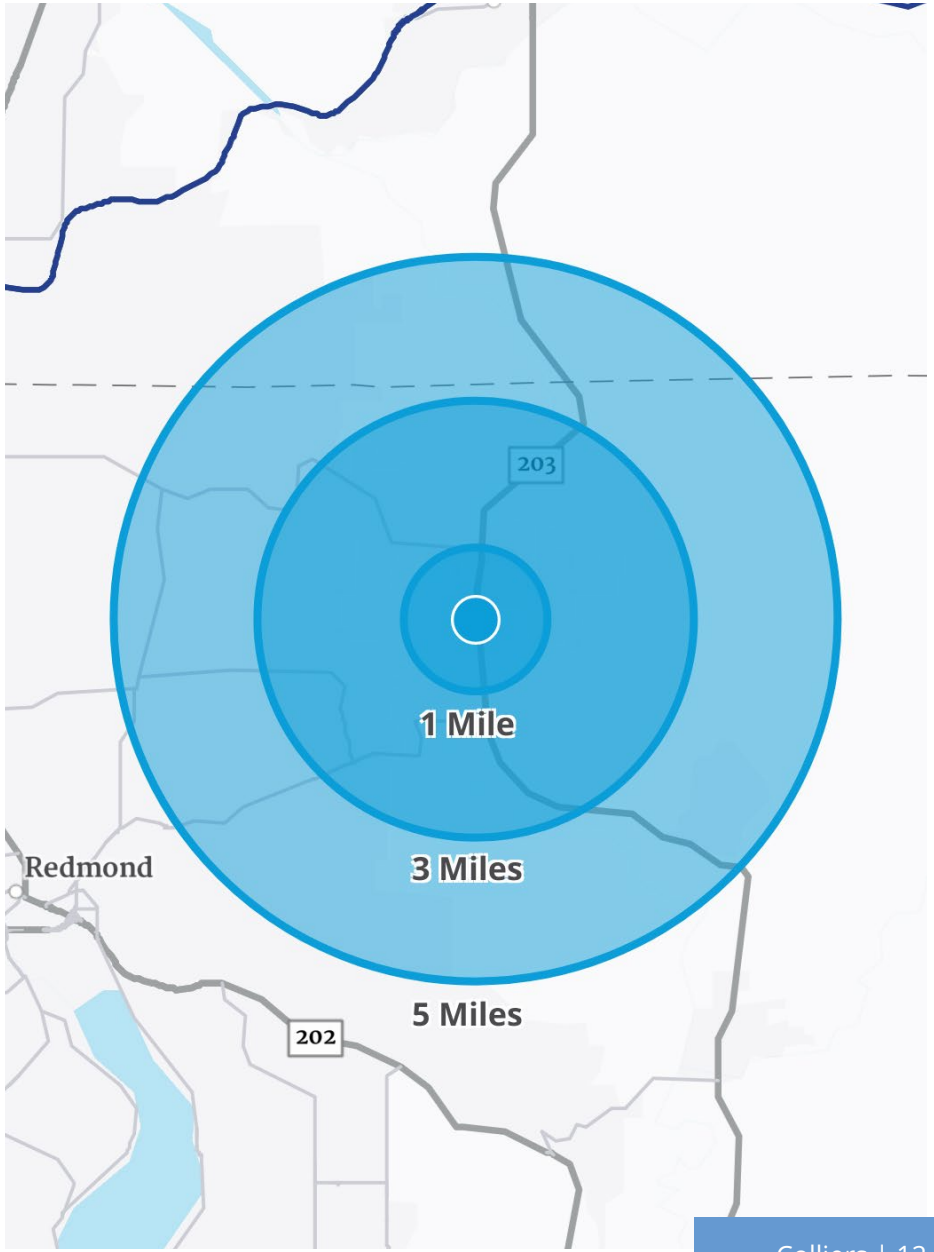
The city maintains substantial capacity for projected local employment growth (exceeding 3,100 new jobs), turning this development into a prime hub for incoming healthcare, tech, and professional service sectors.



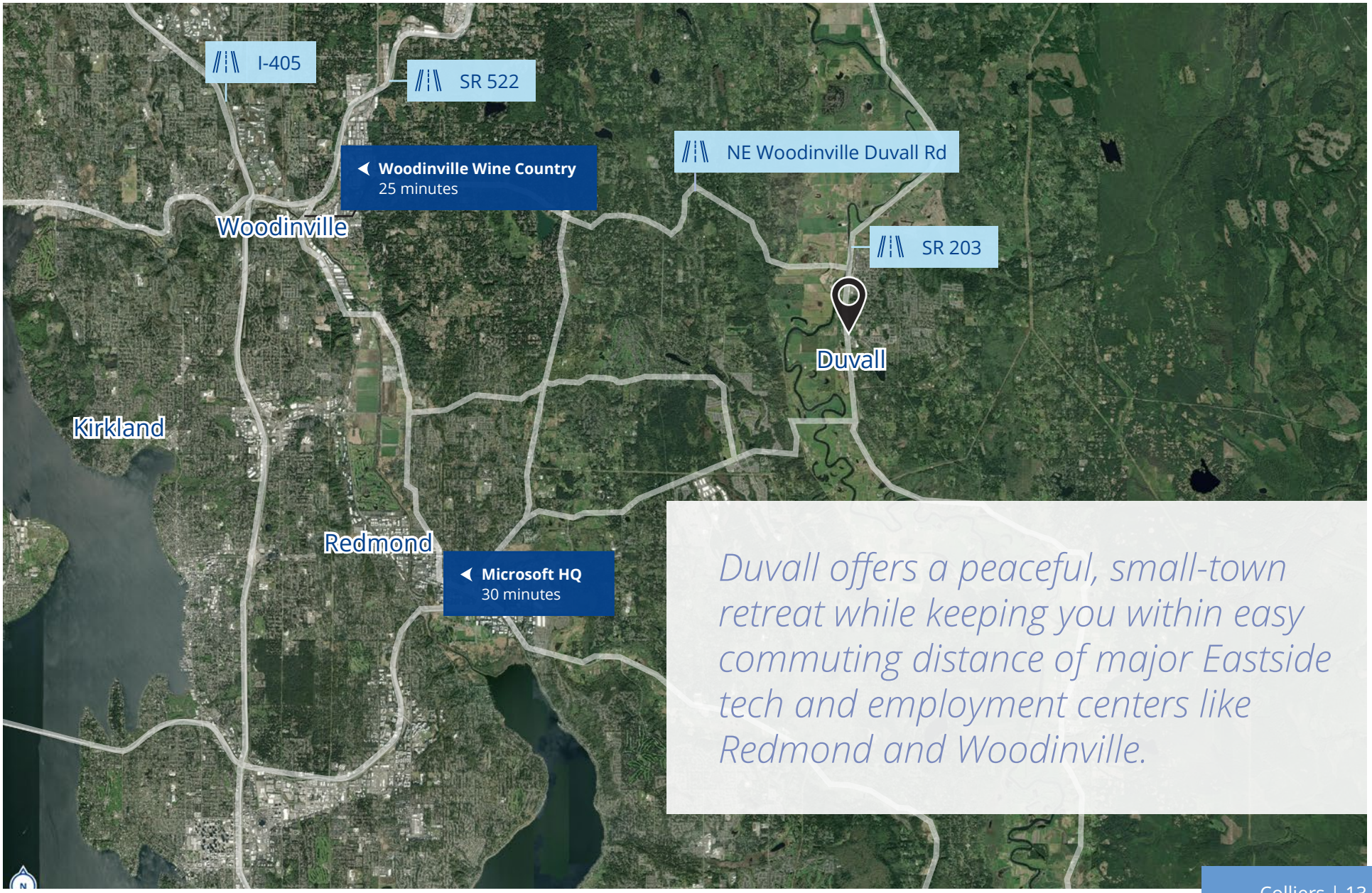
Demographics

Duvall is experiencing robust demographic expansion along the State Route 203 corridor, anchored by a thriving population with a median household income approaching $200,000 and homeownership rates exceeding 86%. This impressive growth is heavily driven by families and professionals seeking an appealing blend of small-town character, active outdoor recreation, and seamless proximity to major King County tech and employment hubs. The community's high educational attainment, with over 60% holding a bachelor's or graduate degree, combined with projected local employment growth, continues to fuel strong regional demand for upscale neighborhood retail and modern, well-appointed multi-family housing. Positioned within this highly desirable submarket, the property benefits directly from steady commuter traffic and a customer base with significant disposable income. Furthermore, the limited availability of new mixed-use inventory in the Snoqualmie Valley ensures that future residents and commercial tenants will face an exclusive, supply-constrained market.

	1 mile	3 miles	5 miles
Total Population	4,978	19,496	45,939
5 Year Projected Population	5,126	19,625	46,035
Owner Occupied Median Home Value	$862,257	$1,007,562	$1,140,284
Median Household Income	$199,879	$184,887	$209,055
Average Household Income	$264,132	$253,305	$270,780

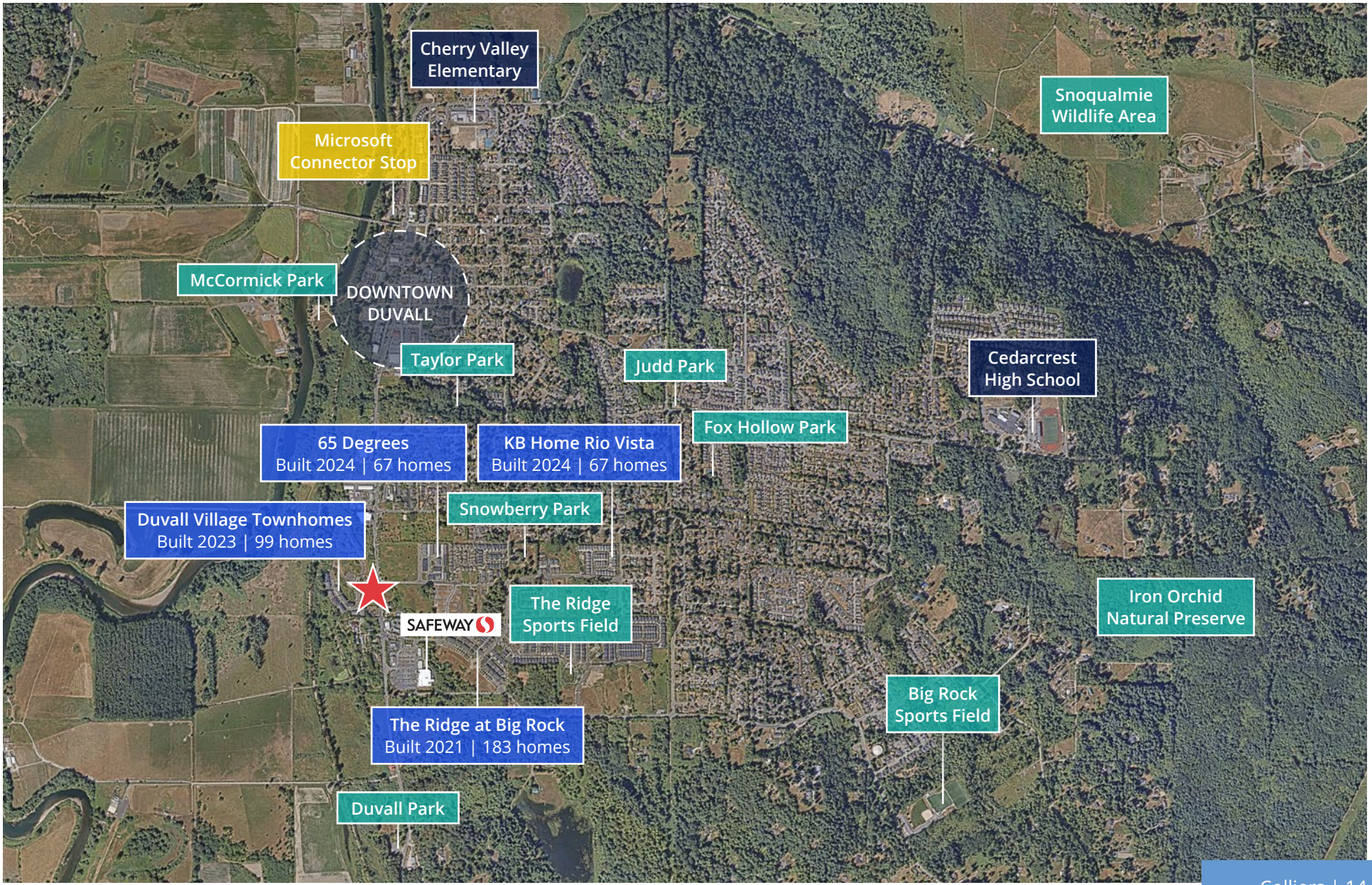


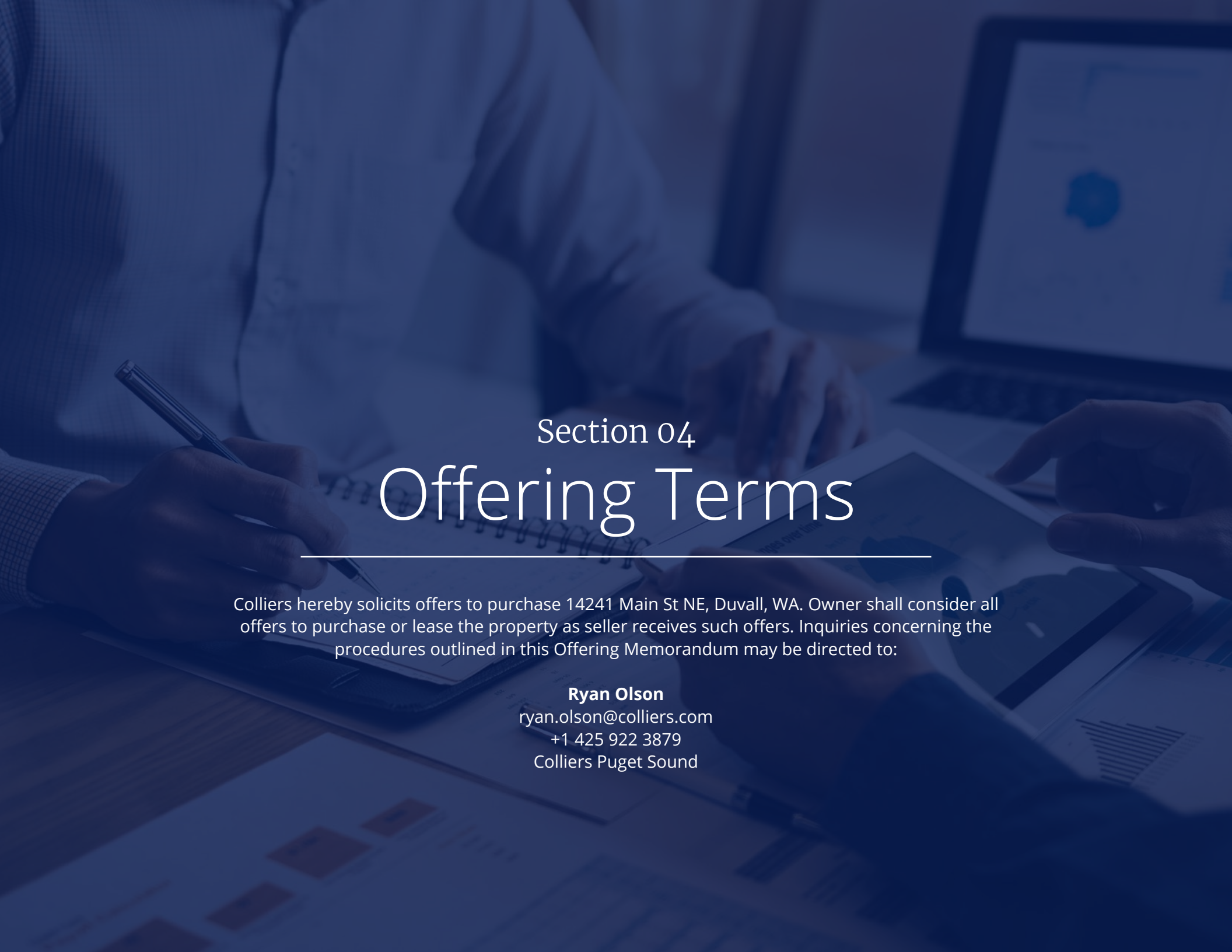
Area Amenities



Duvall offers a peaceful, small-town retreat while keeping you within easy commuting distance of major Eastside tech and employment centers like Redmond and Woodinville.

Duvall Aerial





Section 04

Offering Terms

Colliers hereby solicits offers to purchase 14241 Main St NE, Duvall, WA. Owner shall consider all offers to purchase or lease the property as seller receives such offers. Inquiries concerning the procedures outlined in this Offering Memorandum may be directed to:

Ryan Olson
ryan.olson@colliers.com
+1 425 922 3879
Colliers Puget Sound



Colliers Puget Sound

11225 SE 6th St, Suite 240
Bellevue, WA 98004
colliers.com

Ryan Olson

Senior Vice President
ryan.olson@colliers.com
+1 425 922 3879

This document 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). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.