

CENTERVIEW PLACE

26425 NE VIRGINIA STREET, DUVALL, WA 98019

DOWNTOWN DUVALL DEVELOPMENT SITE FOR SALE



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Parcel ID: 213070-0405 & 213070-0425

LOT SIZE: 25,132 SF combined

ZONING: Uptown-1st Avenue (UT-1)

DESIGN/CONSTRUCTION:

- 7,500 SF on single level
- Quality heating/air conditioning
- HEPA filtration

INTERIORS:

- Flexible design to meet tenant requirements
- High ceilings & natural light

TYPES OF USES:

- Mixed-Use
- Pediatrics
- Medical / Dental
- Veterinary
- Professional services

PARKING:

- Two levels
- Total of 43 stalls
- 2 ADA stalls
- Parking ratio is 5.7 stall per 1,000 SF
- Direct walk-in



OVERVIEW:

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The opportunity, containing two city lots, provides developers the chance to build a commercial or mixed-use building in a fast growing and dynamic community with high street visibility. The proposed single-level design by TGB Architects offers the flexibility to attract a variety of commercial uses. Thoughtful use of lofted ceilings and natural light will attract and enhance the customer/client/patient experience. The floor-plate is designed to accommodate a single tenant or can be demised to accommodate up to three tenants.

All available surveys, geotechnical studies, critical area studies, arborist report, phase 1 & phase 2 environmental surveys, live/work pre-application documents and renderings, medical office pre-application documents, and all other available renderings to be made available upon mutual acceptance of Purchase and Sale Agreement.

RENDERINGS:

POTENTIAL LIVE/WORK BUILDING



POTENTIAL MEDICAL OFFICE BUILDING

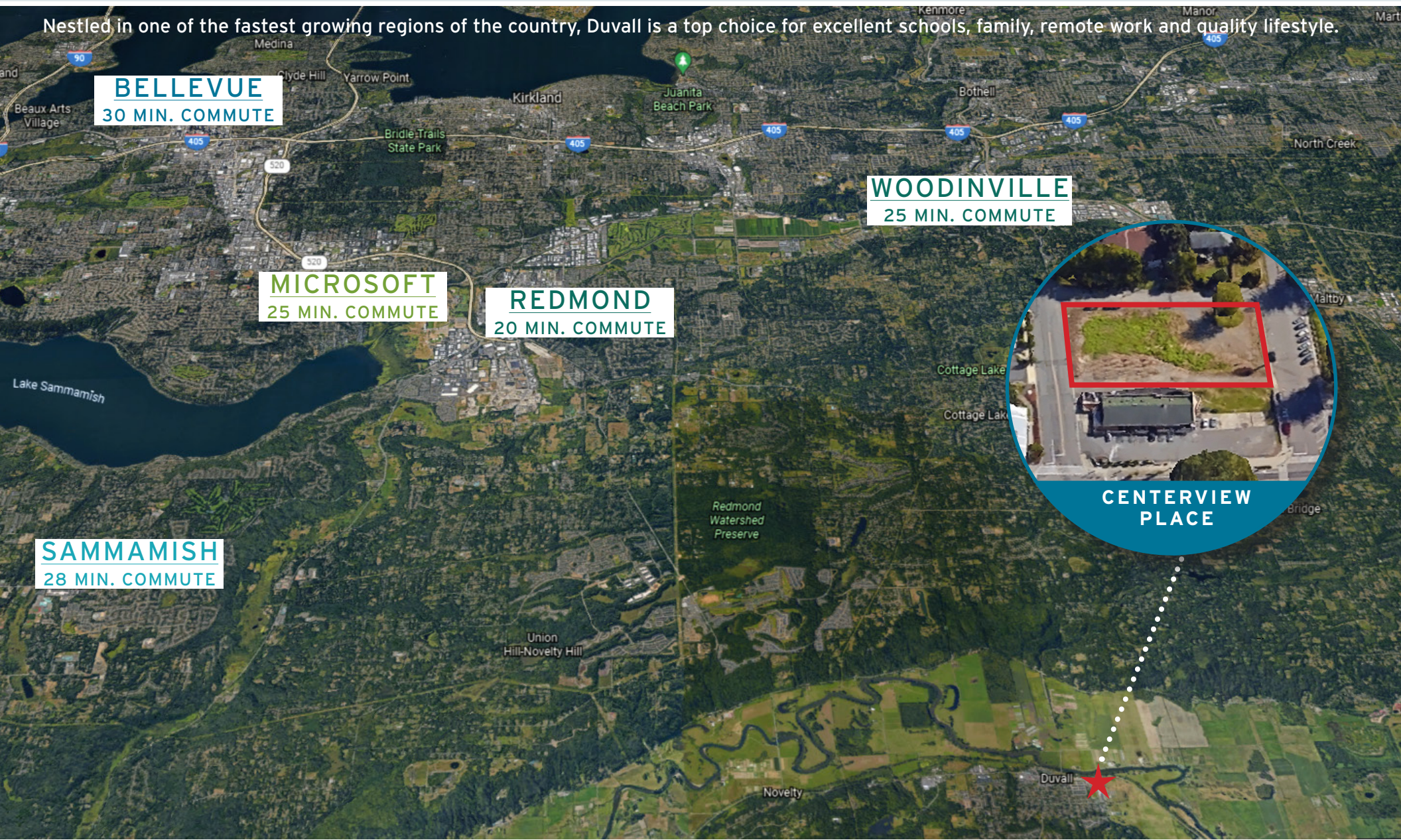


COMMUTE TIMES:

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Nestled in one of the fastest growing regions of the country, Duvall is a top choice for excellent schools, family, remote work and quality lifestyle.



BELLEVUE
30 MIN. COMMUTE

MICROSOFT
25 MIN. COMMUTE

REDMOND
20 MIN. COMMUTE

WOODINVILLE
25 MIN. COMMUTE

SAMMAMISH
28 MIN. COMMUTE

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DEMOGRAPHICS:

CITY, STATE

Duvall, WA

POPULATION

11,559

AVG. HHSIZE

2.83

MEDIAN HH INCOME

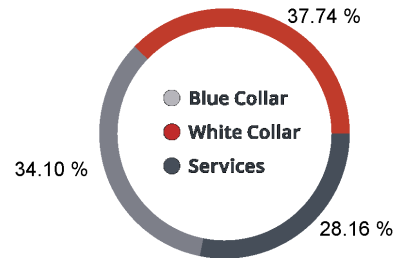
\$116,832

HOME OWNERSHIP

Renters: **622**

Owners: **3,498**

EMPLOYMENT



52.18 %
Employed

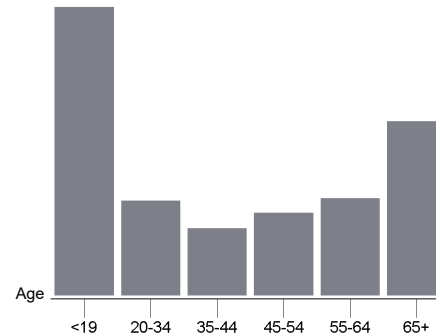
1.79 %
Unemployed

EDUCATION

High School Grad: **19.98 %**
Some College: **26.53 %**
Associates: **6.96 %**
Bachelors: **45.79 %**

GENDER & AGE

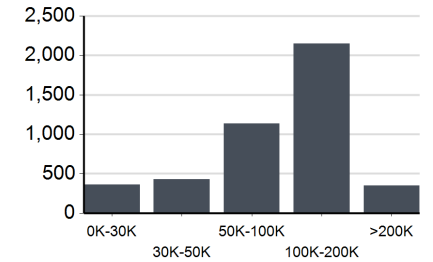
49.66 % **50.34 %**



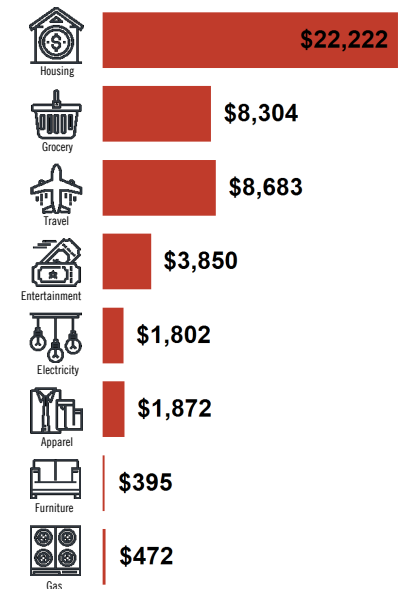
RACE & ETHNICITY

White: **88.17 %**
Asian: **1.22 %**
Native American: **0.01 %**
Pacific Islanders: **0.00 %**
African-American: **0.06 %**
Hispanic: **5.54 %**
Two or More Races: **5.01 %**

INCOME BY HOUSEHOLD



HH SPENDING



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