



106th St SW, Suite 103
Mukilteo, WA 982758133

Harbour Pointe Medical Suite FOR SALE

2,366 SF
Mukilteo, WA



AVAILABLE:

2,366 SF Medical Office Condo

USES:

Medical/Office

ASKING PRICE:

\$1,380,000.00

NEAR BY:

Harbour Pointe Blvd, Paine Field, Boeing, Mukilteo Speedway, QFC, Walgreens, Optum, Mukilteo Smiles, dense residential neighborhoods, and strong household income demographics.

LOCATION:

4430 106th St SW, Suite 103, Mukilteo, WA 98275

SUMMARY:

Beautifully renovated modern medical office condo in Mukilteo, offering a fully improved, move in ready clinical suite in one of the tightest medical real estate markets in the Puget Sound region. The suite features multiple exam rooms, procedure/treatment spaces, reception, waiting room, private offices, cedar sauna, ceiling waterfall, sterilization, storage, and high quality finishes throughout. Ideal for medical aesthetics, dental, dermatology, primary care, or any office user.

The buildout is done. Save \$260 per sq. ft. and 7 months of permit and buildout costs/time. Plenty of open parking. Great access and visibility.

Omni Healthcare Real Estate

6141 NE Bothell Way #301

Kenmore, WA 98028

www.Omni-Hcre.com

Steve Kikikis

Vice President

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PROPERTY IDENTIFICATION

ADDRESS:

4430 106th St SW, Suite 103, Mukilteo, WA 98275

TAX PARCEL:

009514-000-003-00

LEGAL DESCRIPTION

SECTION 21 TOWNSHIP 28 RANGE 04 QUARTER NE HARBOUR POINTE PROFESSIONAL CENTRE CONDOMINIUM - UNIT 1 TGW
EQ & UND 50% INT IN COM AREAS & FAC AS DESC IN DECL REC AFN 200303280126

EXCLUSIVE REPRESENTATION

Omni Healthcare Real Estate is the exclusive Listing Brokerage Firm for this Offering. Steve Kikikis is exclusively representing the Seller in the sale of the property ("Exclusive Listing Broker").

PROPERTY TOURS

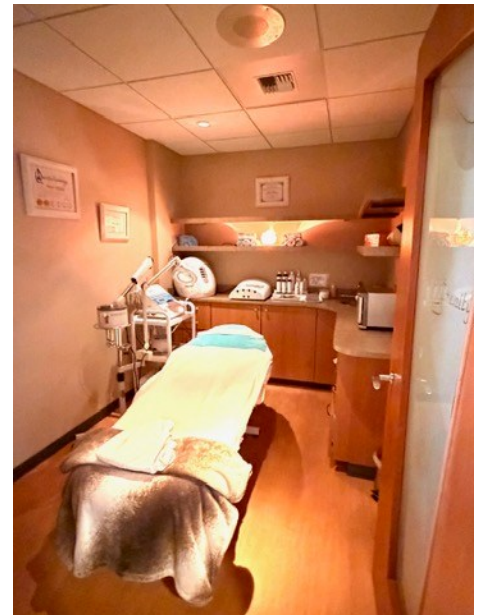
Please do not contact any on-site personnel, property management, or tenants for any reason whatsoever. To learn more about this opportunity and to schedule a tour, please contact the Listing Broker directly.



Harbour Pointe
2,366 SF Medical
Office Condo

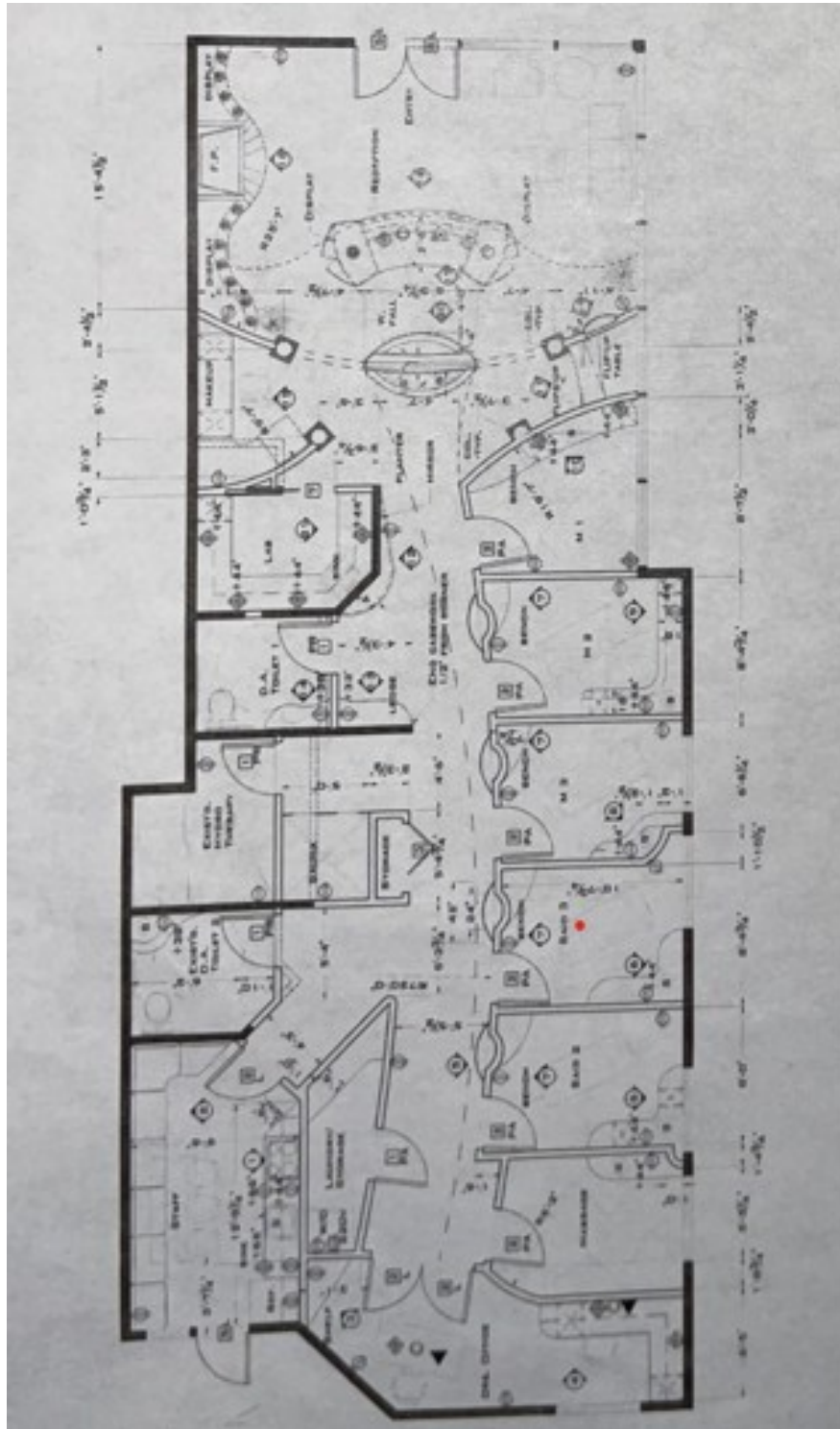
PROPERTY PHOTOS

Harbour Pointe
2,366 SF Medical
Office Condo



FLOOR PLAN

Harbour Pointe
2,366 SF Medical
Office Condo



AERIAL MAP

Harbour Pointe
2,366 SF Medical
Office Condo



DEMOGRAPHICS

Harbour Pointe
2,366 SF Medical
Office Condo

Demographic Summary Report

Harbour Pointe Prof. Center									
4430 106th St SW, Mukilteo, WA 98275									
Building Type: Class B Office			Total Available: 0 SF						
Class: B			% Leased: 100%						
RBA: 8,669 SF			Rent/SF/Yr: -						
Typical Floor: 8,669 SF									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2030 Projection		8,116		99,276		251,831			
2025 Estimate		7,756		95,298		241,911			
2020 Census		7,170		90,126		229,384			
Growth 2025 - 2030		4.64%		4.17%		4.10%			
Growth 2020 - 2025		8.17%		5.74%		5.46%			
2025 Population by Hispanic Origin		813		17,259		38,975			
2025 Population		7,756		95,298		241,911			
White		4,540	58.54%	47,436	49.78%	126,728	52.39%		
Black		281	3.62%	7,232	7.59%	16,438	6.80%		
Am. Indian & Alaskan		32	0.41%	1,077	1.13%	2,312	0.96%		
Asian		1,802	23.23%	19,443	20.40%	48,733	20.15%		
Hawaiian & Pacific Island		18	0.23%	872	0.92%	2,134	0.88%		
Other		1,083	13.96%	19,237	20.19%	45,564	18.84%		
U.S. Armed Forces		1		222		748			
Households									
2030 Projection		3,247		37,973		96,676			
2025 Estimate		3,097		36,424		92,762			
2020 Census		2,845		34,434		87,749			
Growth 2025 - 2030		4.84%		4.25%		4.22%			
Growth 2020 - 2025		8.86%		5.78%		5.71%			
Owner Occupied		1,614	52.11%	18,549	50.93%	49,789	53.67%		
Renter Occupied		1,483	47.89%	17,875	49.07%	42,973	46.33%		
2025 Households by HH Income		3,099		36,426		92,765			
Income: <\$25,000		323	10.42%	4,098	11.25%	10,485	11.30%		
Income: \$25,000 - \$50,000		187	6.03%	4,961	13.62%	11,796	12.72%		
Income: \$50,000 - \$75,000		564	18.20%	6,603	18.13%	14,114	15.21%		
Income: \$75,000 - \$100,000		378	12.20%	4,401	12.08%	11,063	11.93%		
Income: \$100,000 - \$125,000		442	14.26%	4,053	11.13%	10,689	11.52%		
Income: \$125,000 - \$150,000		178	5.74%	2,773	7.61%	8,757	9.44%		
Income: \$150,000 - \$200,000		349	11.26%	3,963	10.88%	10,996	11.85%		
Income: \$200,000+		678	21.88%	5,574	15.30%	14,865	16.02%		
2025 Avg Household Income		\$137,970		\$117,857		\$122,586			
2025 Med Household Income		\$105,514		\$89,490		\$97,569			

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