

JOHNSON
COMMERCIAL



NOW OFFERED FOR SALE

Vashon Island Commercial Building

9822 SW GORSUCH ROAD | VASHON ISLAND, WASHINGTON, 98070



728 Broadway 2B
Tacoma, WA 98402
johnson-commercial.com

Margot Johnson
margot@johnson-commercial.com
(253) 209-9998

Tim Johnson
timothy@johnson-commercial.com
(253) 209-9999



ABOUT THE PROPERTY

Offered for sale at 9822 SW Gorsuch Road on beautiful Vashon Island is a landmark commercial building of 3,977sf. One of the many benefits of this well-maintained property is its versatility. Over the years, it has served the community as a church, school, YMCA, veterinary clinic, as well as providing high-end space for professional and general office tenants. It is situated on a lush, one-acre (43,560sf) parcel at the corner of Vashon Highway and SW Gorsuch Road making it highly visible and accessible. An added benefit is its proximity to “Downtown” Vashon and the Southworth / Fauntleroy ferry terminal with a drive-time of about seven minutes. The property’s welcoming Neighborhood Business (NB) zoning and its vast park-like setting make it suitable for both commercial and mixed uses. The additional land provides excellent development potential for multifamily or general commercial projects.

The two-story building has approximately 2,000sf on each floor with stairway and ADA compliant access from the generous parking lots. There are two short-term tenants, one on each floor. The reception area on the upper / main floor opens into a spacious and creatively designed open space waiting room or event room which includes a refreshment bar. Several private offices line this grand room, and its flexible floor plan could accommodate additional private offices or treatment rooms. The lower floor features an equally bright and spacious atmosphere with a lobby, additional private offices as well as a large kitchenette or break room, laundry room, ADA restroom, and access to the parking lots.

PROPERTY OVERVIEW

Tax ID	2923039127
Address	9822 SW Gorsuch Rd., Vashon, WA 98070
Lot Size	43,560sf (1 acre)
Building Size	3,977sf
Tenants	2
Year Built	1972
Renovations	New Roof
Zoning	NB
Offering Price	\$1,200,000.00

PEACEFUL, RURAL SETTING

Rare opportunity to purchase in peaceful Vashon Island

IDEAL OPPORTUNITY FOR OWNER USER OR DEVELOPER

Highly desirable investment property

HIGH VISIBILITY LOCATION

Conveniently located on the corner of Vashon Hwy and SW Gorsuch Rd.

The information contained herein has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.



728 Broadway 2B
Tacoma, WA 98402
johnson-commercial.com

Margot Johnson
margot@johnson-commercial.com
(253) 209-9998

Tim Johnson
timothy@johnson-commercial.com
(253) 209-9999



The information contained herein has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.



728 Broadway 2B
Tacoma, WA 98402
johnson-commercial.com

Margot Johnson
margot@johnson-commercial.com
(253) 209-9998

Tim Johnson
timothy@johnson-commercial.com
(253) 209-9999

JOHNSON COMMERCIAL



Interior Photos



The information contained herein has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.



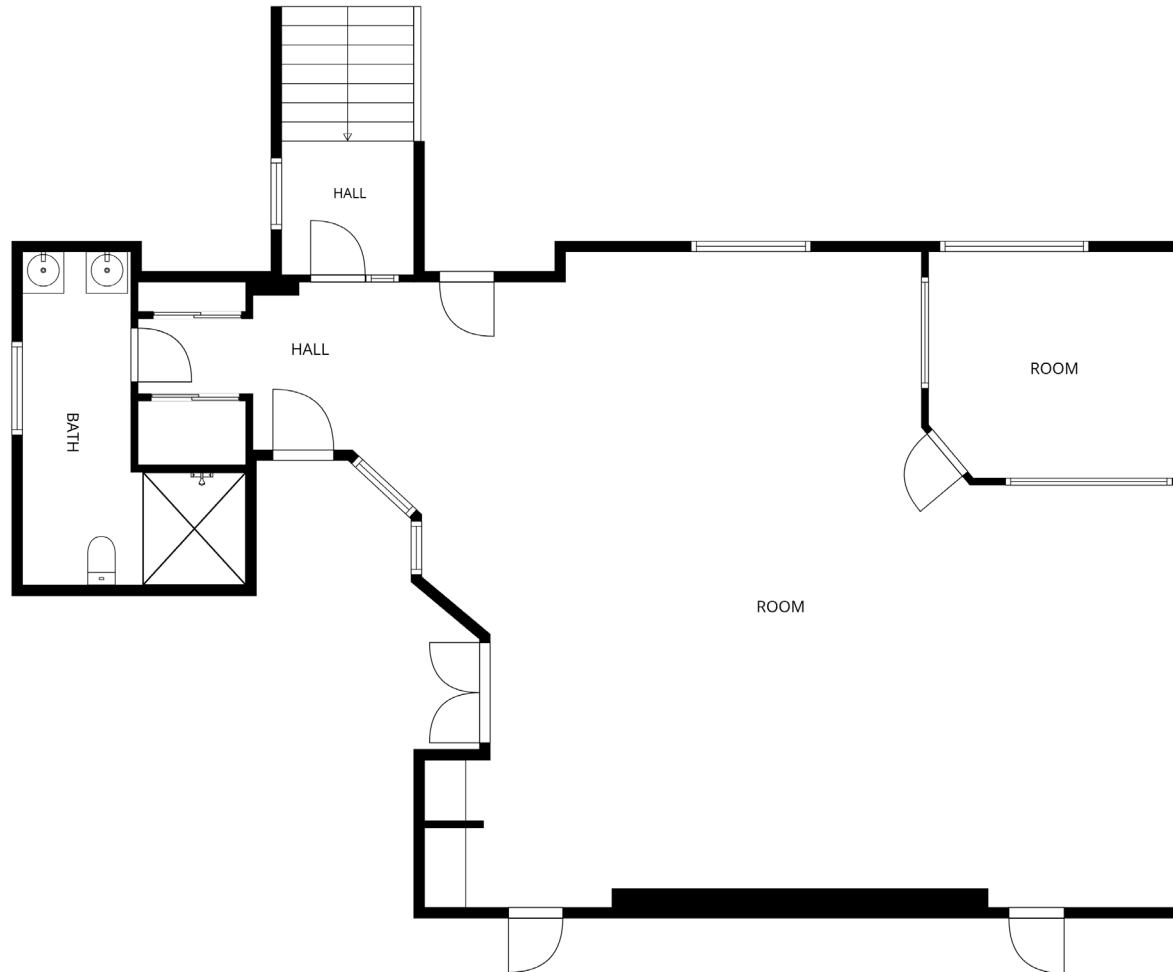
728 Broadway 2B
Tacoma, WA 98402
johnson-commercial.com

Margot Johnson
margot@johnson-commercial.com
(253) 209-9998

Tim Johnson
timothy@johnson-commercial.com
(253) 209-9999

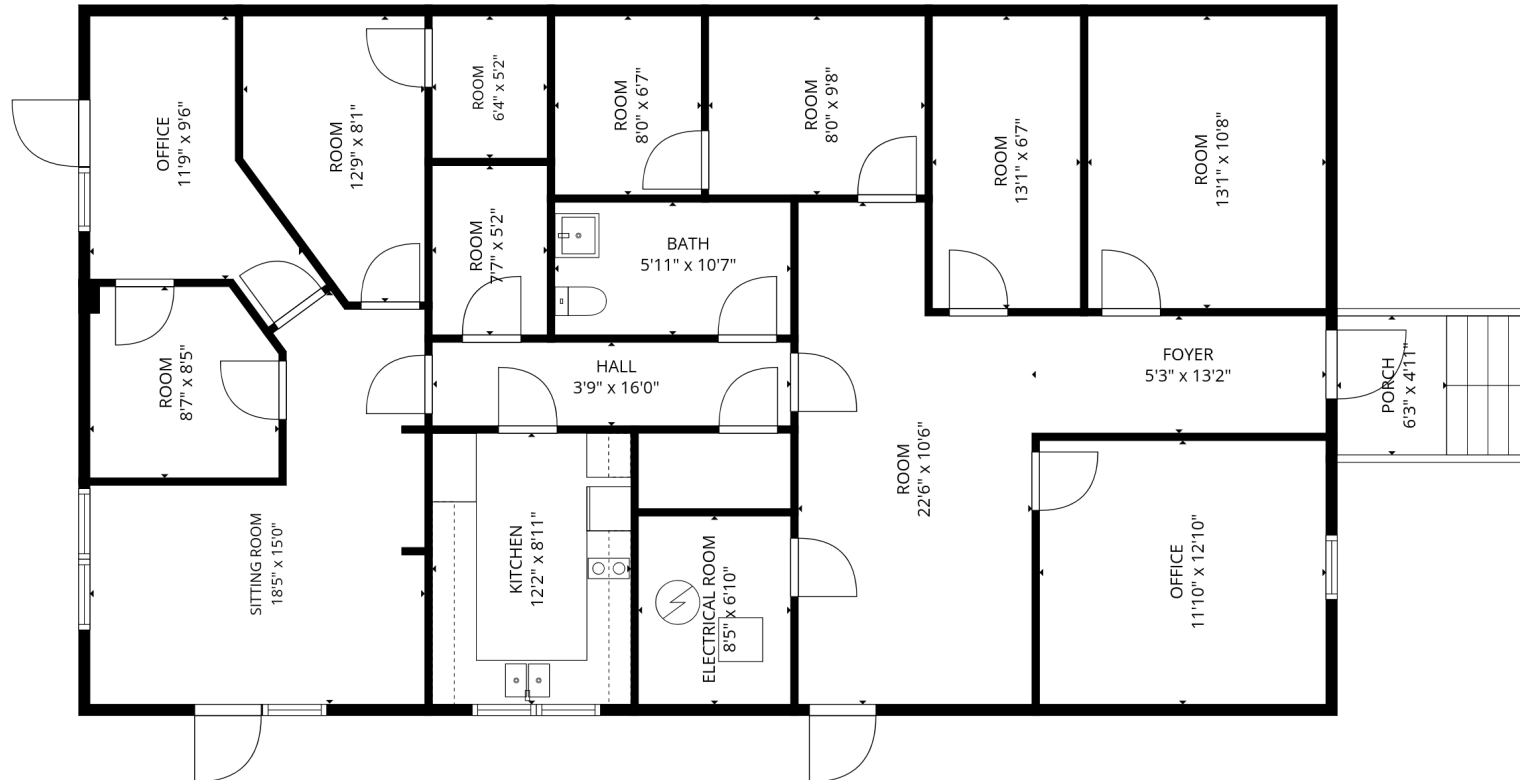


Floor Plan - Upper Floor





Floor Plan - Lower Floor





Property lines are approximate and for illustration purposes



728 Broadway 2B
Tacoma, WA 98402
johnson-commercial.com

Margot Johnson
margot@johnson-commercial.com
(253) 209-9998

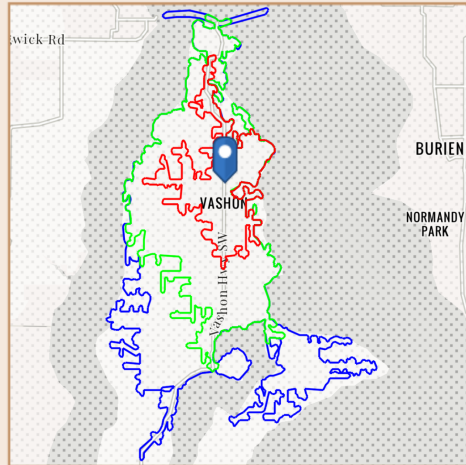
Tim Johnson
timothy@johnson-commercial.com
(253) 209-9999



BENCHMARK DEMOGRAPHICS

9822 SW Gorsuch Rd, Vashon, Washington,
98070

Drive time of 5 mins, 10 mins, & 15 mins



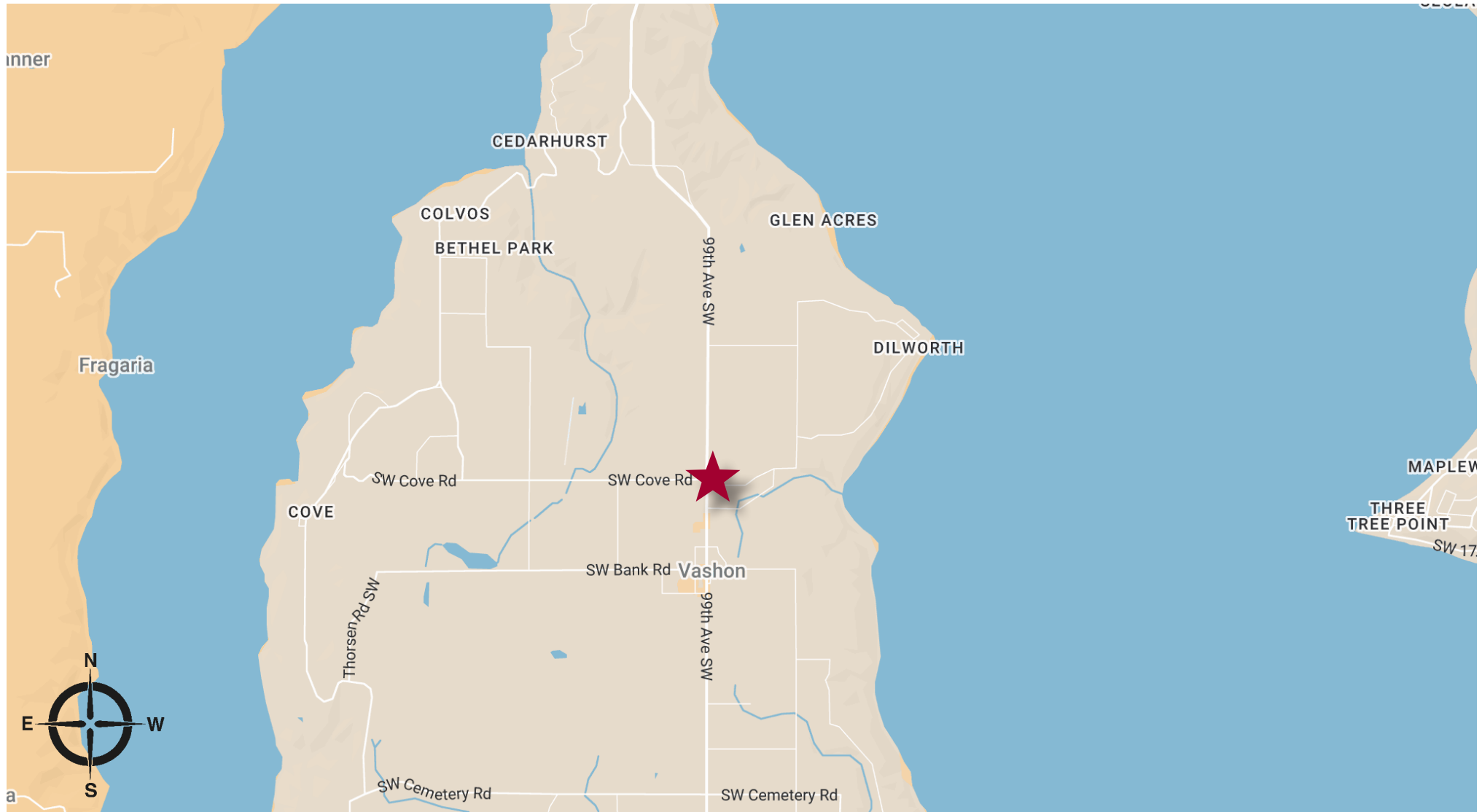
Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM,
CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri
(2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties King County	CBSAs Seattle-Tacoma-Bellevue, WA Metropolitan Statistical Area	States Washington	USA
0 - 4	3.35%	3.25%	3.19%	5.08%	5.43%	5.47%	5.39%
5 - 9	4.20%	3.94%	3.97%	5.49%	5.87%	5.86%	5.75%
10 - 14	5.07%	4.78%	4.78%	5.59%	5.89%	6.04%	5.98%
15 - 19	5.37%	5.26%	5.17%	5.61%	5.81%	6.09%	6.47%
20 - 34	11.19%	10.81%	10.49%	23.01%	21.62%	20.48%	20.33%
35 - 54	24.76%	24.06%	23.56%	28.98%	28.26%	26.46%	25.20%
55 - 74	32.83%	33.91%	34.38%	19.75%	20.54%	21.86%	22.82%
75+	13.29%	13.98%	14.47%	6.46%	6.57%	7.71%	8.05%
HOUSEHOLD INCOME							
<\$15,000	10.6%	12.4%	11.6%	6.2%	6.0%	6.9%	8.3%
\$15,000-\$24,999	7.6%	6.3%	5.6%	3.3%	3.5%	4.6%	5.9%
\$25,000-\$34,999	1.9%	2.5%	3.1%	3.4%	3.6%	4.6%	6.3%
\$35,000-\$49,999	8.7%	7.3%	6.3%	5.6%	6.2%	7.6%	9.8%
\$50,000-\$74,999	9.2%	9.1%	9.4%	10.4%	11.5%	13.7%	15.6%
\$75,000-\$99,999	7.6%	6.4%	6.0%	9.9%	11.0%	12.4%	12.5%
\$100,000-\$149,999	13.3%	15.9%	17.6%	16.2%	18.0%	18.6%	17.8%
\$150,000-\$199,999	16.4%	14.3%	12.4%	12.6%	13.2%	11.9%	9.8%
\$200,000+	24.5%	25.8%	28.0%	32.4%	27.0%	19.7%	14.0%
KEY FACTS							
Population	1,640	5,478	7,600	2,366,841	4,199,399	8,076,991	339,887,819
Daytime Population	2,819	6,390	8,090	2,556,086	4,246,700	8,025,313	338,218,372
Employees	841	2,809	3,941	1,357,242	2,259,959	3,947,037	167,630,539
Households	682	2,322	3,167	956,092	1,637,664	3,133,765	132,422,916
Average HH Size	2.38	2.34	2.38	2.43	2.52	2.53	2.50
Median Age	52.1	53.5	54.2	38.1	38.4	39.1	39.6
HOUSING FACTS							
Median Home Value	994,919	1,006,168	993,492	935,473	788,310	641,336	370,578
Owner Occupied %	76.4%	78.8%	80.6%	54.3%	59.1%	63.2%	64.2%
Renter Occupied %	23.6%	21.2%	19.4%	45.7%	40.9%	36.8%	35.8%
Total Housing Units	753	2,571	3,616	1,011,562	1,726,619	3,366,909	146,800,552
INCOME FACTS							
Median HH Income	\$113,621	\$114,917	\$119,439	\$132,429	\$120,000	\$100,361	\$81,624
Per Capita Income	\$64,744	\$64,677	\$67,528	\$75,636	\$64,919	\$54,146	\$45,360
Median Net Worth	\$562,567	\$617,710	\$724,990	\$340,875	\$340,544	\$295,022	\$228,144



728 Broadway 2B
Tacoma, WA 98402
johnson-commercial.com

Margot Johnson
margot@johnson-commercial.com
(253) 209-9998

Tim Johnson
timothy@johnson-commercial.com
(253) 209-9999