



**NEW DEVELOPMENT**  
 206 N Granite Avenue  
 Granite Falls, WA 98252

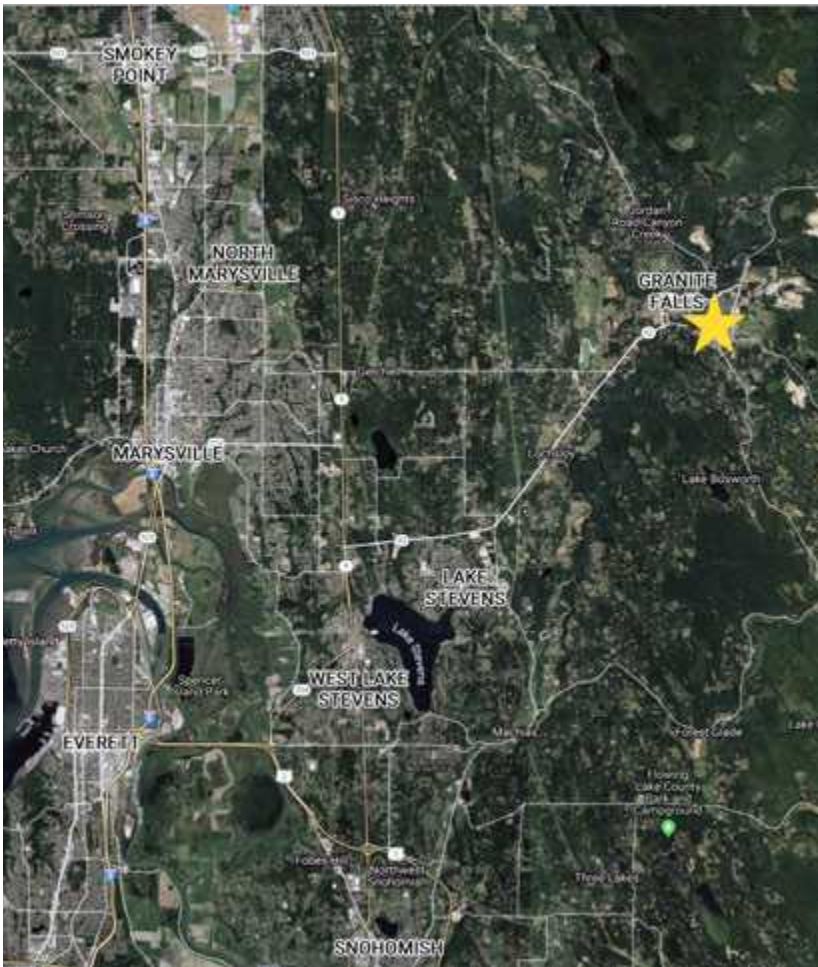


**BUILD-TO-SUIT | GROUND LEASE**

Connor McMahon | Angela Oliveri

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 11621 97th Lane NE, Kirkland, Washington 98034

## 206 N GRANITE AVENUE:



**GRANITE FALLS RETAIL DEVELOPMENT** is a new shopping center development in the heart of Granite Falls. Current proposed plan has flexible shop space sizes, 3 drive-thru pad spaces and up to 19,000+- SF for Junior Anchor space available. Adjacent to IGA Marketplace and surrounded by 5 schools with student counts of over 2,000, the site is truly well suited to meet the needs of the community as well as those traveling through along the only entrance to the North Cascades Route. Granite Falls is a growing community with over 400+ residential homes being developed within the immediate area currently further bolstering the need for additional amenities in town. The new development provides an exciting opportunity for all types of users, from food to services. Please contact agents to help create space configurations that may meet your tenants needs and for pricing information.

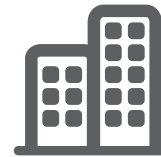
- Approximately 7.5 Acres Available for Development
- Build-to-Suit or Ground Lease Available: Up to 50,000 SF of Retail
- Drive-thru Opportunities
- Great site for Food, Grocery, & Medical



Population



Average HH Income



Daytime Population

Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	4,288	\$99,463	1,008
Mile 3	10,959	\$107,292	1,402
Mile 5	17,279	\$108,360	1,648





UNDER  
CONSTRUCTION  
300+  
RESIDENTIAL  
DEVELOPMENT

GRANITE FALLS  
HIGH SCHOOL  
520 STUDENTS

MONTE CRISTO  
ELEMENTARY  
455 STUDENTS

MOUNTAIN WAY  
ELEMENTARY  
484 STUDENTS

GRANITE FALLS  
MIDDLE SCHOOL  
424 STUDENTS

PROPOSED  
98+  
RESIDENTIAL  
DEVELOPMENT

CROSSROADS  
HIGH SCHOOL  
123 STUDENTS

# SITE

Alf's

IGR MARKET  
*fresh*

PHARM-A-SAVE

O'Reilly AUTO PARTS

SUBWAY

ACE

KeyBank

McDonald's

RITE  
AID  
PHARMACY

92

92

92

N





**GRANITE FALLS, WA** located in the central point of Snohomish County, lies approximately 17 miles northeast of Everett and I-5. State Route 92 meets the main thoroughfare in town and passes on to the beautiful Mountain Loop Highway, which is Snohomish County's only access to the North Cascade Loop. The town is in a growth area in the county with five new housing subdivisions and a growing number and variety of businesses. Despite the fast growth, Granite Falls retains a country atmosphere, with a neighborly attitude and friendly people.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



**RETAIL FOCUSED. RESULTS DRIVEN.**

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