



SOPER HILL CENTER

NWC Soper Hill Road & State Route 9
Marysville, Washington

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EXECUTIVE SUMMARY

Soper Hill Center
NWC Soper Hill Rd & SR 9, Marysville, WA



FIRST WESTERN PROPERTIES IS PLEASED TO ANNOUNCE THE SALE OF THE SOPER HILL CENTER COMMERCIAL LOTS

Soper Hill Center is a 15 acre commercial land development in Marysville, WA. Located on Highway 9 near the intersection of SR 92 this parcel is just minutes from Frontier Village in Lake Stevens and services Marysville, Lake Stevens and Granite Falls. Zoning has recently been changed to Community Business which allows for a variety of commercial uses. The immediate market area has quintupled in population since 2000 resulting in high demand for retail and medical services. A new 37-acre Costco is proposed three miles to the south on SR 9. Easy access, high visibility, flexible zoning and a variety of lot sizes make the Soper Hill Center an ideal location for any retail or medical demand.

SUMMARY

PROPERTY NAME	Soper Hill Center
OPPORTUNITY TYPE	Retail Development
ADDRESS	8833 Soper Hill Road
TOTAL LAND AREA	15 Acres (609,257 SF)
ZONING	Community Development
JURISDICTION	City of Marysville
DEVELOPMENT STATUS	Individual Lots for Sale
PURCHASE PRICE	\$35.00 PSF

Drive-Thru &
Gas Station
Opportunities
Available

At the
Intersection of
Lake Stevens &
Marysville!

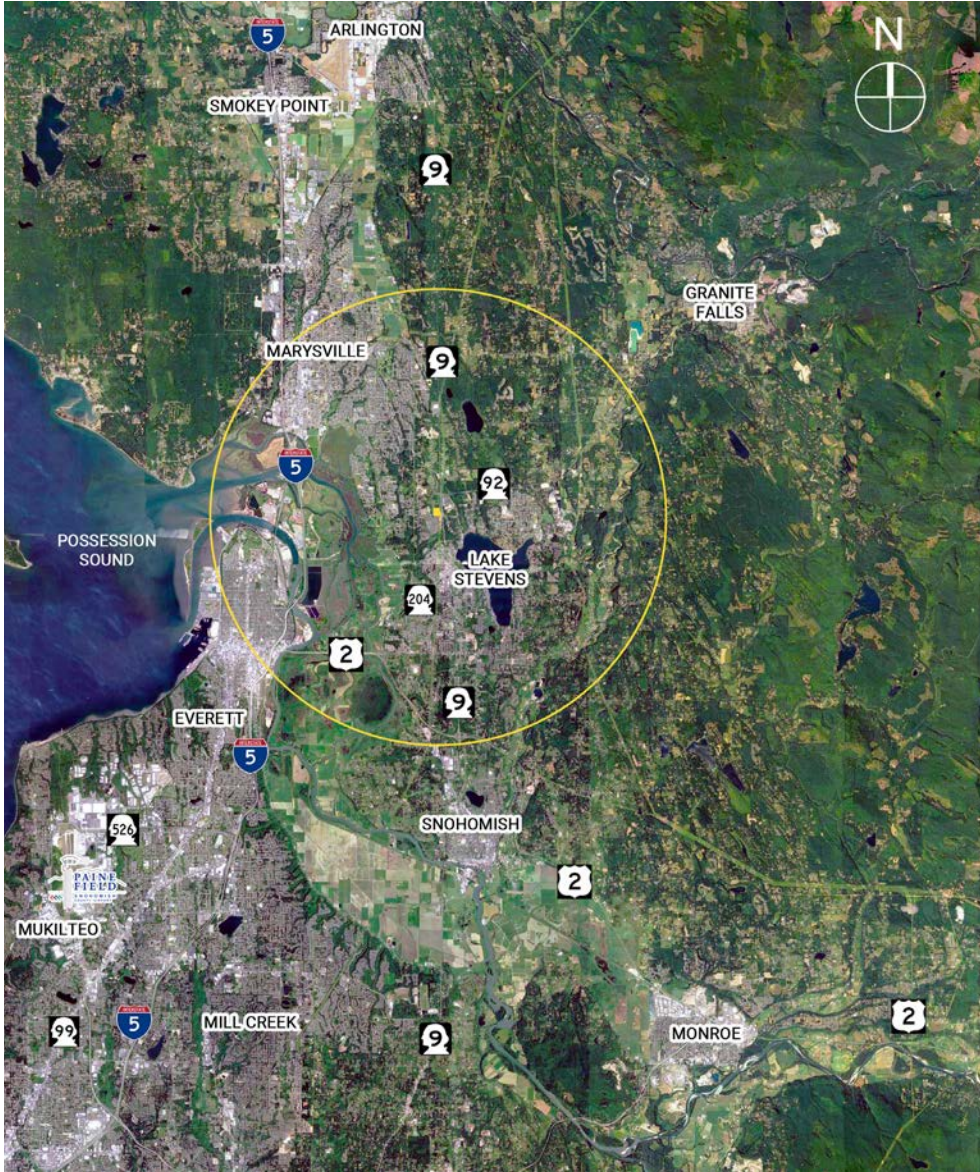
Flexible Lot Size

SITE AREA SUMMARY

PROFILE

Soper Hill Center
 NWC Soper Hill Rd & SR 9, Marysville, WA

5 Mile Radius



POPULATION

121,902



HOUSEHOLDS

43,392



TOTAL NON-RETAIL
 ANNUAL CONSUMER
 EXPENDITURE
 \$1.71B



AVERAGE
 HOUSEHOLD INCOME

\$109,035



DAYTIME POPULATION

21,190



AT INTERSECTION

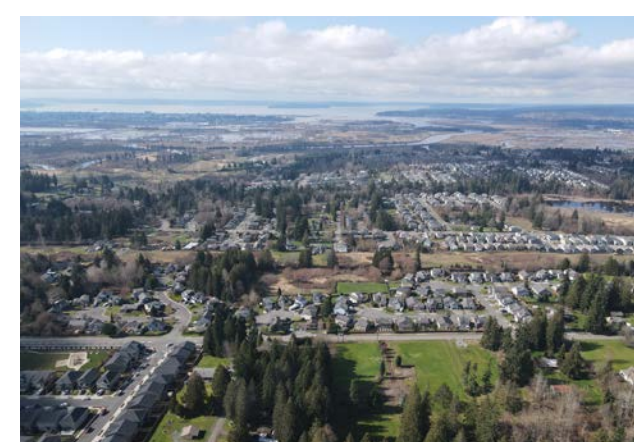
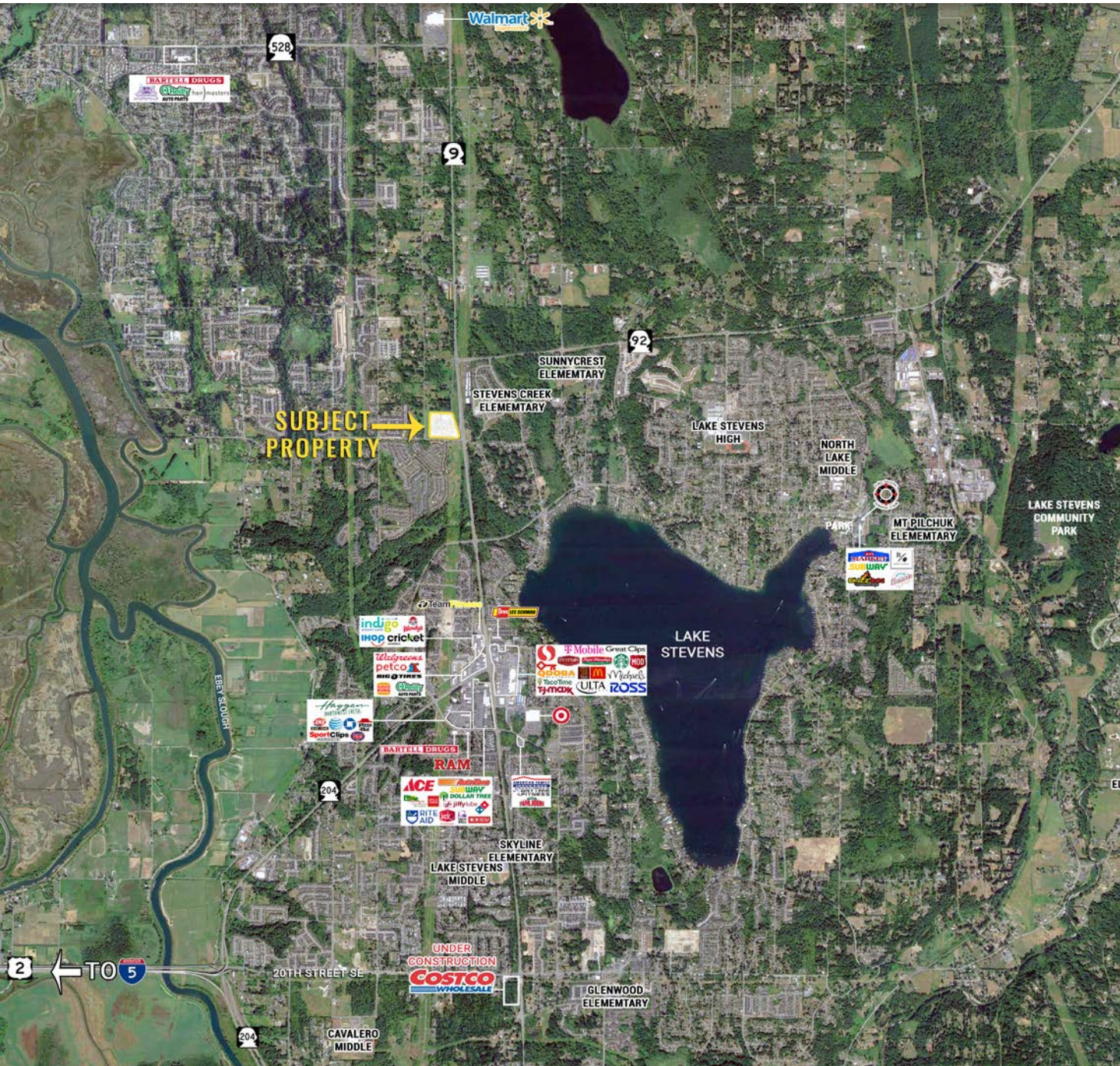
37,845 ADT



SITE AREA SUMMARY

MARKET AERIALS

Soper Hill Center
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CITY SUMMARY

MARYSVILLE, WA

Soper Hill Center
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MARYSVILLE, WA is Snohomish County's 2nd largest city committed to improving the community's prosperity & livability through fostering an economic climate conducive to business. Great neighborhoods; year-round recreational opportunities & events; active, engaged community members who enjoy the great outdoors that epitomizes the Pacific Northwest lifestyle. Marysville also has a lively economic business climate that blends small business, corporate headquarters, aero space companies, light industrial & manufacturing.

LAKE STEVENS, WA is a growing community whose vision is to become the region's favorite family-friendly community. A great place to live, shop, do business, and visit. Lake Stevens aims to continue being fiscally strong, able to provide top-quality infrastructure and services, with excellent access to the outdoors.

STATE SUMMARY

WASHINGTON STATE, BY THE NUMBERS

Soper Hill Center
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#1 Washington State's ranking Best Overall State 2021, USN

#3 Washington State's ranking on the Best States overall Ranking based on Infrastructure 2021, USN

#3 Washington State's ranking on the Best States overall Ranking based on Business Environment 2021, USN

#4 Washington State's ranking on the Best States overall Ranking based on Economy & Education 2021, USN

#4 Seattle rank in the US for Labor Supply, #6 for Economic Climate, #8 for Regulatory Environment 2021, and #8 Overall Best States for Businesses 2021, Forbes

#5 Washington State's rank in the latest "State New Economy Index" published by the Information Technology and Innovation Foundation, based on Strong aviation and software exports; Puget Sound entrepreneurialism; widespread adoption of digital technologies.

REGIONAL SUMMARY

PACIFIC NORTHWEST

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THE NORTHWEST REGION IS BUILT ON THE STRENGTH OF INDUSTRIES

Competing in the knowledge-and international-based economy. In fact, foreign investment accounts for 4.1% of the state's private industry employment with foreign-controlled businesses employing over 105,600 Washington workers. Combine that with the superb quality of life in the Pacific Northwest, a world-class arts scene, professional sports teams, and culinary delights from some of the country's top chefs, and you've got a great place to do business where your employees will be happy to call "home."

- » Strategic location w/regard to the Pacific Rim
- » Nonstop international flights
- » Deep-water ports
- » Reliable transportation connection to the rest of the U.S.
- » Well-educated population
- » Strong business climate
- » Vibrant international communities
- » Vast experience in international trade



KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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