



SOPER HILL CENTER

NWC Soper Hill Road & State Route 9 Marysville, Washington

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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



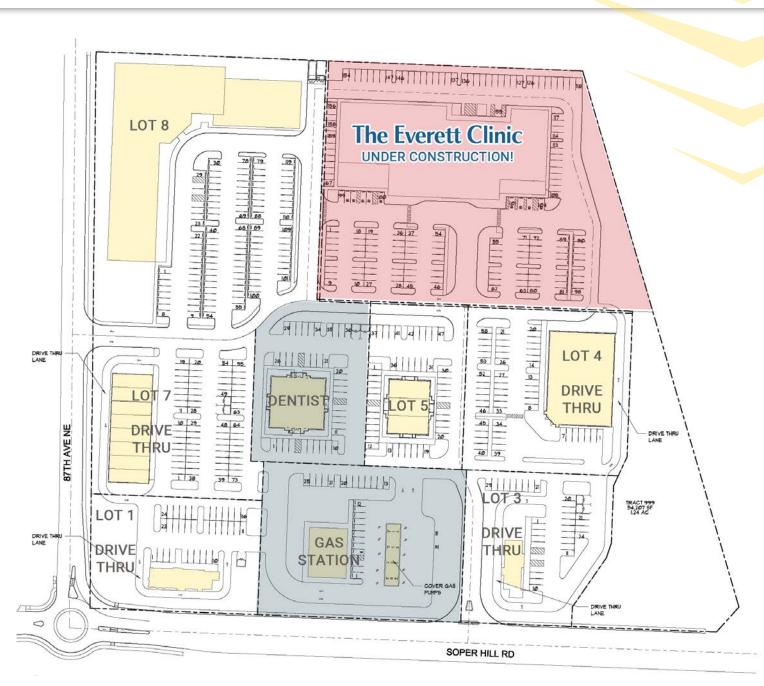
EXECUTIVE SUMMARY COMMERCIAL | RETAIL LOT PLAN

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



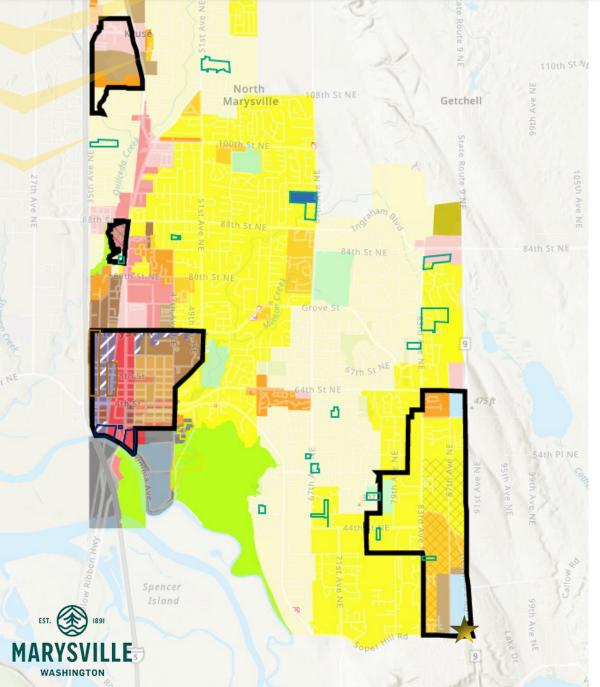
Lot#	Lot SF	Building SF	Parking
1	35,617 SF	2,796 SF	36
2	61,853 SF	4,088 SF	25
3	41,929 SF	2,191 SF	29
4	58,228 SF	13,319 SF	58
5	37,608 SF	5,641 SF	47
6	36,006 SF	6,871 SF	36
7	54,986 SF	9,601 SF	73
8	131,407 SF	36,919 SF	119





SITE AREA SUMMARY

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



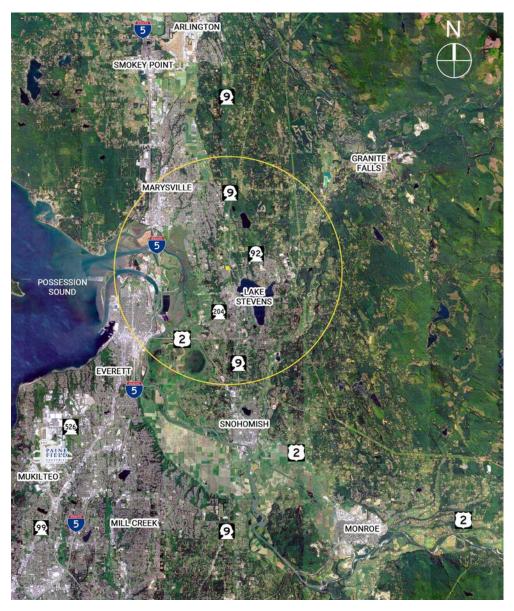
22C.070.010 East Sunnyside/Whiskey Ridge Master Plan Area

The purpose of this chapter is to apply the design standards and guidelines in the East Sunnyside/Whiskey Ridge Design Standards and Guidelines and the East Sunnyside/Whiskey Ridge Streetscape Design Plan, as adopted by Ordinance No. 2762, as legally required standards for all new construction in the East Sunnyside/Whiskey Ridge master plan area (MPA). It is also the purpose of this chapter to:

- (1) Encourage the realization and creation of a desirable and aesthetic environment in the East Sunnyside/Whiskey Ridge MPA;
- (2) Encourage and promote development which features amenities and excellence in site planning, streetscape, building design and contribution to community aesthetic appeal;
- (3) Encourage creative approaches to the use of land and related physical developments;
- (4) Minimize incompatible and unsightly surroundings and visual blight which prevent orderly community development;
- (5) Allow a mixture of complementary land uses that may include housing, retail, offices, and commercial services, in order to create economic and social vitality and encourage the linking of vehicle trips;
- (6) Develop commercial and mixed use areas that are safe, comfortable and attractive to pedestrians;
- (7) Support the use of streets as public places that encourage pedestrian and bicycle travel;
- (8) Reduce opportunities for crimes against persons and property;
- (9) Minimize land use conflicts and adverse impacts;
- (10) Provide roadway and pedestrian connections between residential and commercial areas;
- (11) Provide public places and open space networks to create gateways, gathering places, and recreational opportunities that enhance the natural and built environment. (Ord. 2852 § 10 (Exh. A), 2011).

SITE AREA SUMMARY

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



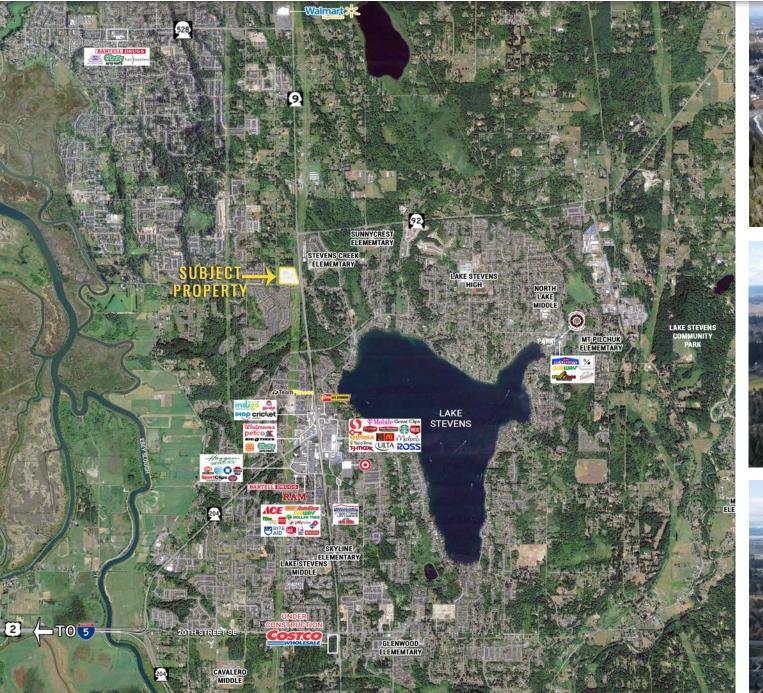
37,845 ADT





SITE AREA SUMMARY MARKET AERIALS

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









CITY SUMMARY MARYSVILLE, WA

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





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

| <mark>Soper Hill Center</mark> | NWC Soper Hill Rd & SR 9, Marysville, WA



- #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

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
- ~ Economic Development Counci





