



FOR LEASE

3533 172nd Street NE (SR 531)
Arlington, WA 98223



COLUMBIA PLAZA

Steve Erickson | Tyler Eaton

First Western Properties, Inc. | 425.822.5522 | fwp-inc.com
11621 97th Lane NE, Kirkland, Washington 98034

3533 172ND ST NE (SR 531):

6,588 SF \$15.00 PSF PLUS NNN

- NNN: \$4.75 PSF
- Free Standing Building
- Wide Open Floor Plan (Former Auto Parts Store)
- Pylon and Building Signage Available
- Generous Parking
- HVAC Units: 3 Tons Each



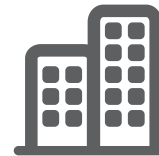
PYLON SIGNAGE



Population



Average HH Income



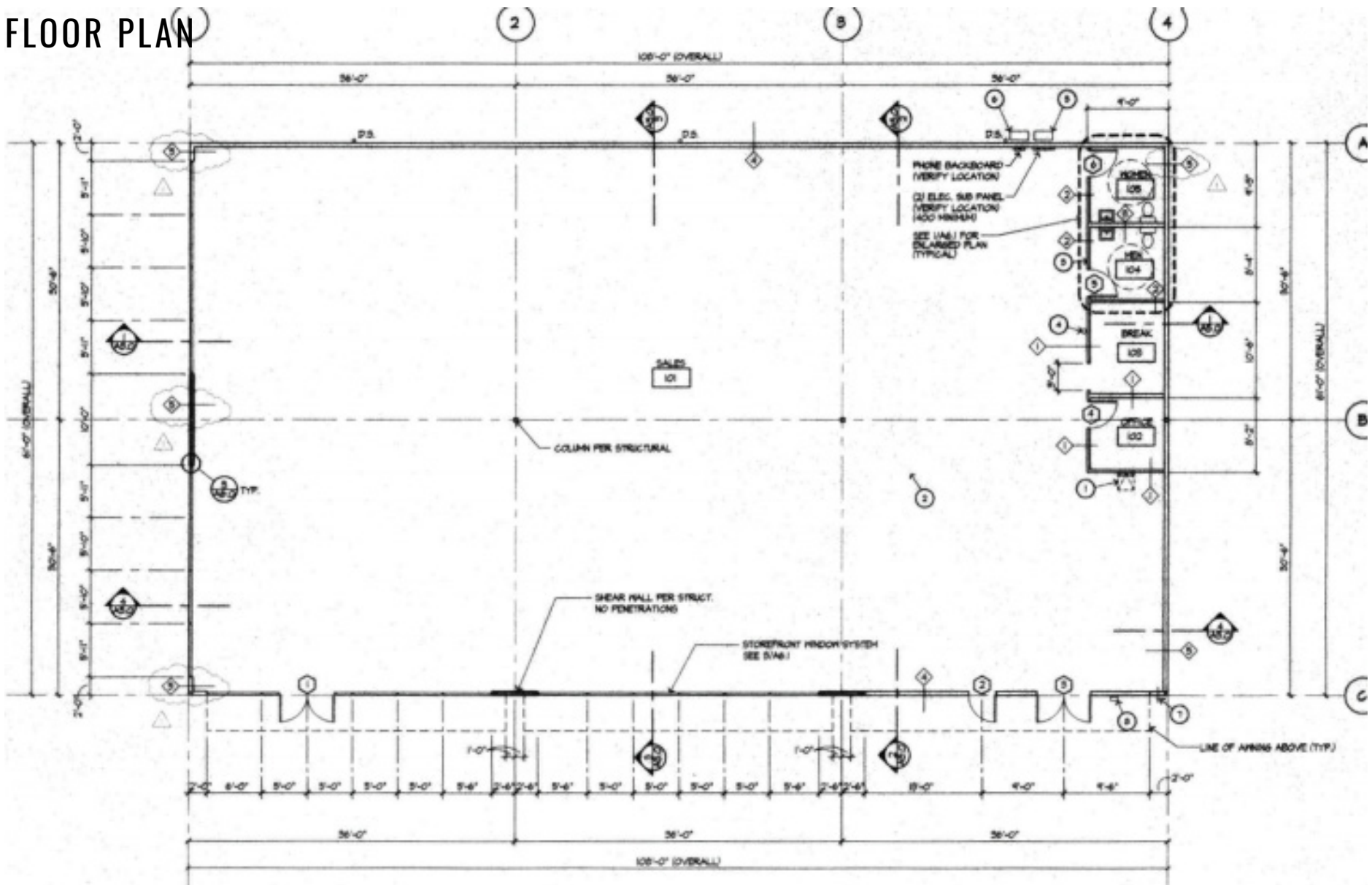
Daytime Population

Regis - 2020

	Population	Average HH Income	Daytime Population
Mile 1	9,288	\$72,327	5,129
Mile 3	29,352	\$97,901	13,865
Mile 5	63,393	\$102,012	28,395



FLOOR PLAN



Located Moments from
Interstate 5 Access



Located Minutes from
Arlington Airport



Located in the Heart
of Smokey Point



29,428 ADT
Smokey Point Blvd



ARLINGTON INTERNATIONAL AIRPORT

312 UNIT APARTMENT UNDER CONSTRUCTION

SITE

MIXED-USE APPROVED

SENIOR HOUSING 255 UNITS UNDER CONSTRUCTION

SEAPAC HOMES 84 LOTS 2019

200 MF UNITS 2018

170 APARTMENT UNDER CONSTRUCTION

URBAN VILLAGE SUBMITTED

MARYSVILLE

ARLINGTON

FUTURE ROAD WILL CONNECT WITH SR 9

FULL INTERCHANGE 2025

WEB INC CARBON FIBER PLANT

PROPOSED RR OVERPASS

FUTURE ROAD WILL CONNECT WITH SR 9



SMOKEY POINT, WA this neighborhood constitutes the largest developable concentration of commercial and light industrial-zoned property along I-5 from the U.S.-Canadian border to south of Seattle-Tacoma. It's proximity to Arlington Municipal Airport and the City's Airport Business Park expansion plans make this area an economic development oasis.

The Smokey Point area is master planned with the potential to create 10,000 jobs in high-tech, other light industry, aerospace and other manufacturing. These are jobs that can support families, and reduce travel times for commuters so that they have more time to spend with their families.

Smokey Point Town Center is located in the City of Arlington, which has a rich farming and timber history, situated amidst natural splendor, with excellent schools, a renowned general aviation airport, and is home to more than 860 thriving businesses. Situated adjacent to Interstate 5 and convenient to the Seattle metropolitan area, Arlington offers industrial, commercial and retail zoning in close proximity to family-oriented residential areas. The city boasts a high jobs-to-population ratio (2.2 jobs per residence), and is home to a wide variety of aerospace, manufacturing, construction and green technology enterprises.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

STEVE ERICKSON

425.822.5522
serickson@fwp-inc.com

TYLER EATON

425.250.3279
tyler@fwp-inc.com



First Western Properties, Inc. | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

© First Western Properties, Inc. DISCLAIMER: The above information 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.