

FOR LEASE

17313 27th Avenue NE
Arlington, WA 98223



LAKWOOD POINTE

Tim Weber | Jeremiah Durr | Don Whittles | Blake Weber

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

PAD 3 | 0.63 ACRES:

\$85,000/YR GROUND RENT

OR \$1,000,000 PURCHASE

7,200 SF \$28-\$35 PSF PLUS NNN

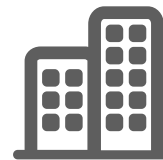
- Drive thru end cap available! (can be demised)
- Snohomish County Parcel 31052000403900
- 7 acre retail development with customer draw from 55,00 SF Everett Clinic with 82 patient per hour capacity and 249 cars past site at peak load
- Unsurpassed access and visibility to site on I-5
- Incredible pylon signage available on I-5
- Excellent access from both 172nd St NE & 27th Ave NE



Population



Average HH Income



Daytime Population

Regis - 2018

	Population	Average HH Income	Daytime Population
Mile 1	3,814	\$49,614	3,236
Mile 3	20,179	\$65,890	18,621
Mile 5	53,652	\$72,560	40,746

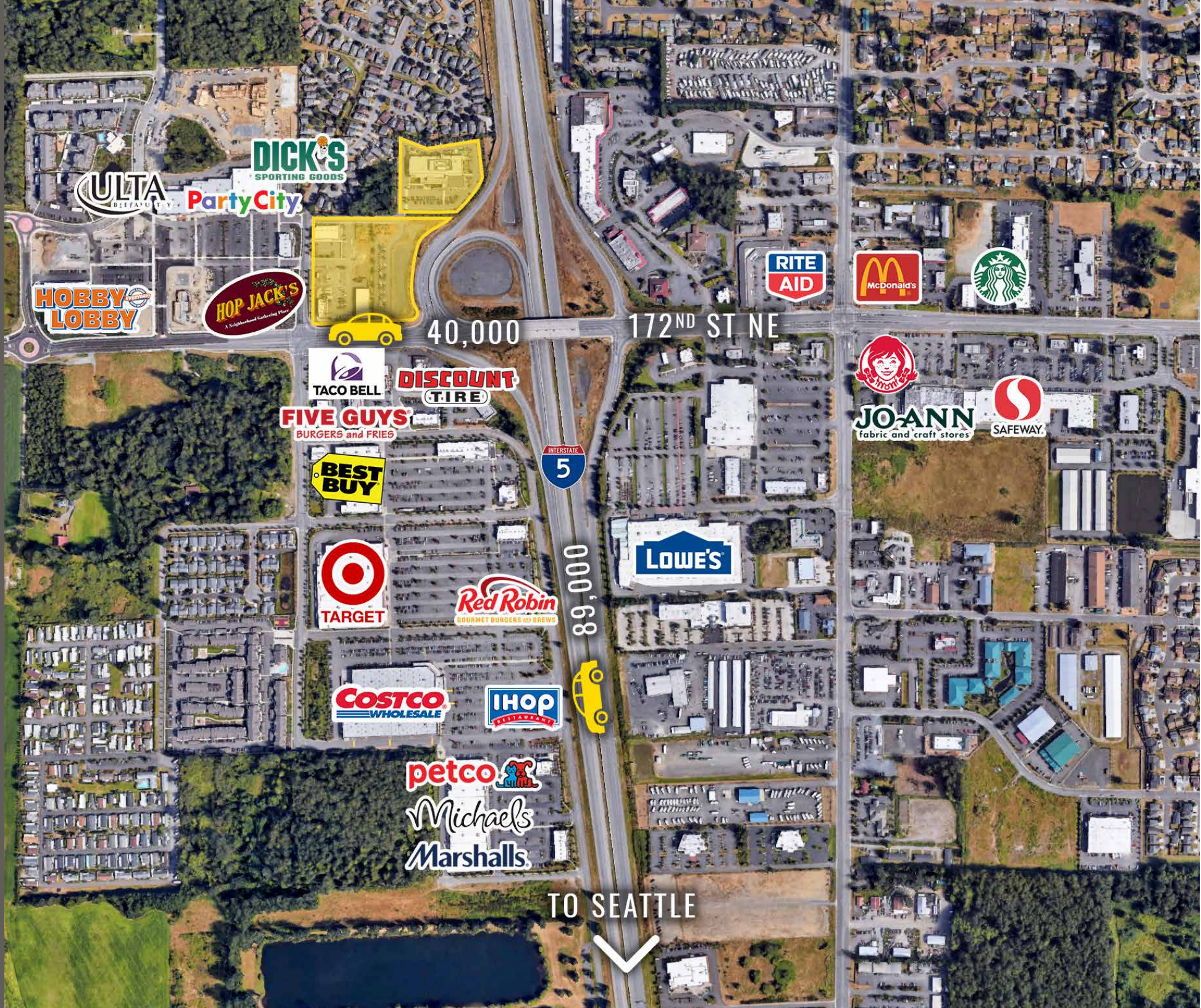
TENANTS



NEARBY TENANTS



LOCATION AERIAL



ULTA
BEAUTY

DICK'S
SPORTING GOODS

Party City

HOBBY LOBBY

HOP JACK'S
A Neighborhood Gathering Place



TACO BELL

DISCOUNT
TIRE

FIVE GUYS
BURGERS and FRIES

BEST
BUY

TARGET

Red Robin
GOURMET BURGERS and BEERS

COSTCO
WHOLESALE

IHOP
RESTAURANT

petco

Michaels
Marshalls

RITE
AID

McDonald's

Starbucks

40,000

172ND ST NE

INTERSTATE
5

89,000

LOWE'S

JO-ANN
fabric and craft stores

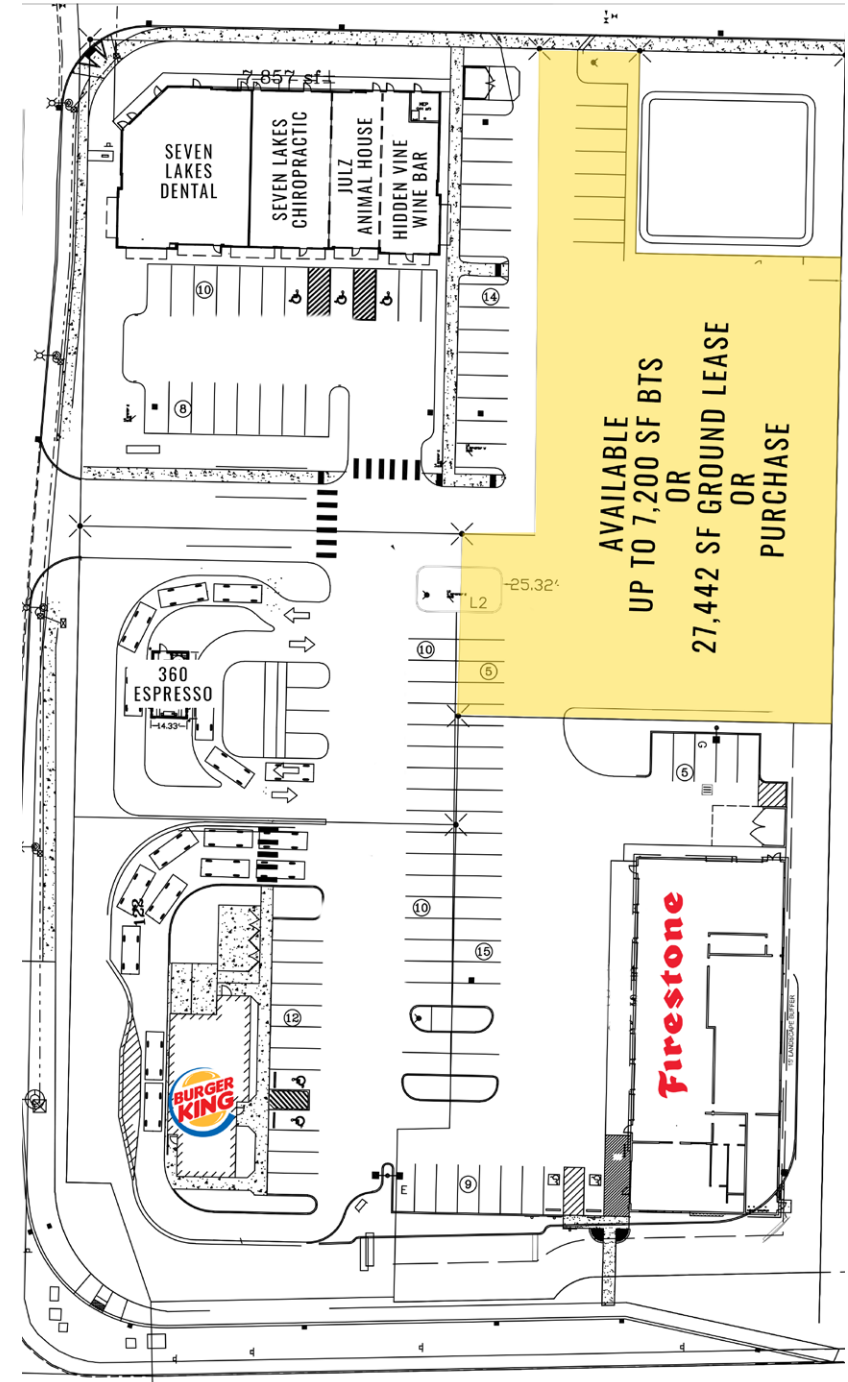
SAFEWAY

TO SEATTLE



SITE PLAN

Suite	SF	Tenant	Rate
Pad 3	7,200 (can be demised)	AVAILABLE - BUILD TO SUIT	\$28-\$35 PSF, NNN
	27,442	AVAILABLE - PAD LEASE	\$85,000/year
	27,442	AVAILABLE - PAD SALE	\$1,000,000
Pad 4	8,290	Firestone	Leased
Pad 5	2,434	Burger King	Leased
Pad 6	27,442	Three Sixty Espresso	Leased
Pad 7 - 101	3,305	Seven Lakes Dental	Leased
Pad 7 - 102	1,495	Seven Lakes Chiropractic	Leased
Pad 7 - 103	1,490	Julz Animal House	Leased
Pad 7 - 104	1,577	Hidden Vine Wine Bar	Leased



TACOMA | KIRKLAND | PORTLAND



RETAIL FOCUSED. RESULTS DRIVEN.

TIM WEBER

253.471.5502
tweber@firstwesternproperties.com

JEREMIAH DURR

253.471.5506
jdurr@firstwesternproperties.com

DON WHITTLES

253.471.5509
dwhittles@firstwesternproperties.com

BLAKE WEBER

253.284.3646
bweber@firstwesternproperties.com



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