



# FOR LEASE/SALE: STANWOOD RETAIL/OFFICE

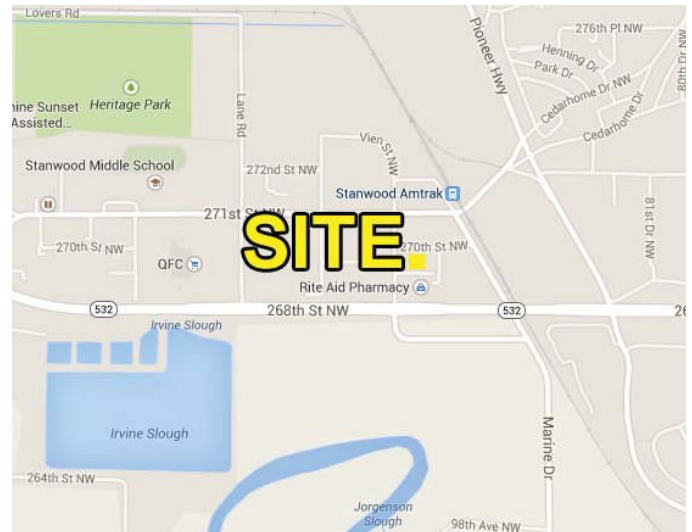
8718 270th St NW | Stanwood, WA 98292

330 112th Ave NE  
Bellevue, WA 98004  
425-455-9976  
www.wallaceproperties.com



## PROPERTY HIGHLIGHTS

- Former firehouse **completely** updated in 2007
- All new systems
- Tenant (Cotton Pickings) will stay in a portion or vacate for owner/use
- 18 parking stalls
- Building: 6,089 SF  
Lot: 16,117 SF
- Parcel # 32041900307300
- Zoning: C
- Asking Price: \$1,299,000
- Also available for lease: \$15/SF/YR NNN  
1,500 SF - 6,089 SF



	1 mile	3 mile	5 mile
2014 Population:	3,605	8,860	14,950
2014 Households:	1,389	3,394	5,746
2014 Average HHI:	\$65,871	\$72,540	\$77,207
2014 Daytime Population:	2,766	4,584	5,443

## For more information, please contact:

Ryan Olson  
rolson@wallaceproperties.com  
425-455-9976

The information contained herein has been obtained from sources deemed reliable but is not guaranteed.



WALLACE  
PROPERTIES

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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2019 Projection	3,817	9,323	15,643
2014 Estimate	3,605	8,860	14,950
2010 Census	3,435	8,586	14,709
Growth 2014-2019	5.88%	5.23%	4.64%
Growth 2010-2014	4.95%	3.19%	1.64%
2014 Population Hispanic Origin	284	586	813
<b>2014 Population by Race:</b>			
White	3,325	8,231	13,975
Black	37	82	129
Am. Indian & Alaskan	42	88	148
Asian	63	147	216
Hawaiian & Pacific Island	13	28	38
Other	125	284	444
<b>Households:</b>			
2019 Projection	1,471	3,574	6,016
2014 Estimate	1,389	3,394	5,746
2010 Census	1,328	3,289	5,645
Growth 2014 - 2019	5.90%	5.30%	4.70%
Growth 2010 - 2014	1.95%	0.95%	-0.53%
Owner Occupied	850	2,300	4,174
Renter Occupied	539	1,094	1,572
<b>2014 Avg Household Income</b>	\$65,871	\$72,540	\$77,207
<b>2014 Med Household Income</b>	\$59,154	\$63,008	\$65,129
<b>2014 Households by Household Inc:</b>			
<\$25,000	314	684	1,046
\$25,000 - \$50,000	315	768	1,314
\$50,000 - \$75,000	234	545	894
\$75,000 - \$100,000	272	605	989
\$100,000 - \$125,000	111	324	605
\$125,000 - \$150,000	79	216	379
\$150,000 - \$200,000	49	186	337
\$200,000+	14	68	182

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