

# FOR LEASE

11603 State Avenue  
Marysville, WA 98271

AVAILABLE



PLAZA 116  
Carrie Walker

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

**MARYSVILLE, WA** is a vibrant, growing community nestled on the banks of the Snohomish River and bordered by the Cascade mountains to the east and Puget Sound to the west. The city offers a variety of outdoor recreation opportunities, diverse shopping options, and a spring and summer full of fairs and festivals with local flavor.

**PLAZA 116:**

**SUITE A:**

**1,333 SF    \$18.00 PSF    PLUS \$6.42 NNN**

- Great end cap location
- Excellent visibility on busy 116th & Smoky Point Boulevard
- Signage available
- Ample parking



Population



Average HH Income

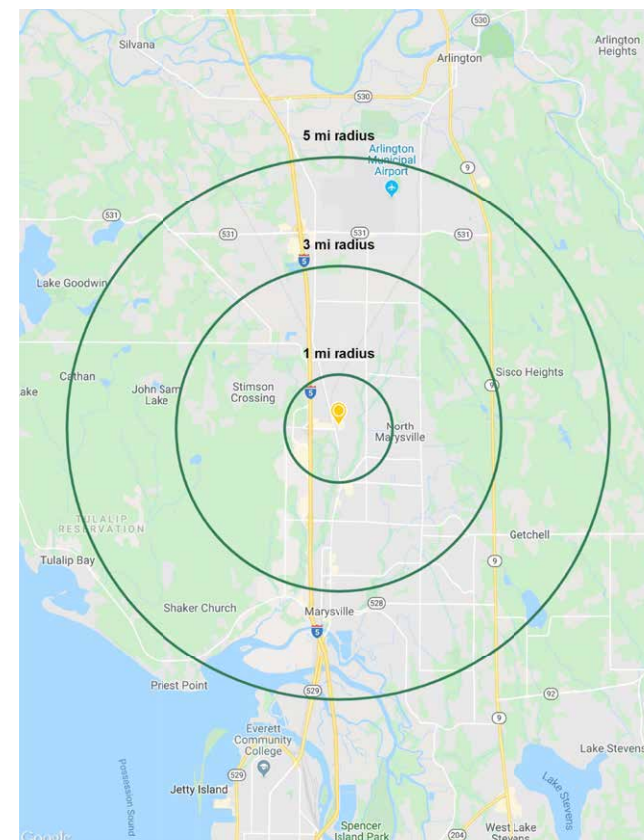


Daytime Population

Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	9,257	\$104,668	10,126
Mile 3	44,750	\$95,569	31,287
Mile 5	93,147	\$100,022	72,820

**NEARBY TENANTS**



LOCATION DETAILS



Located moments from access to Interstate 5



Located near the busy Seattle Premium Outlets

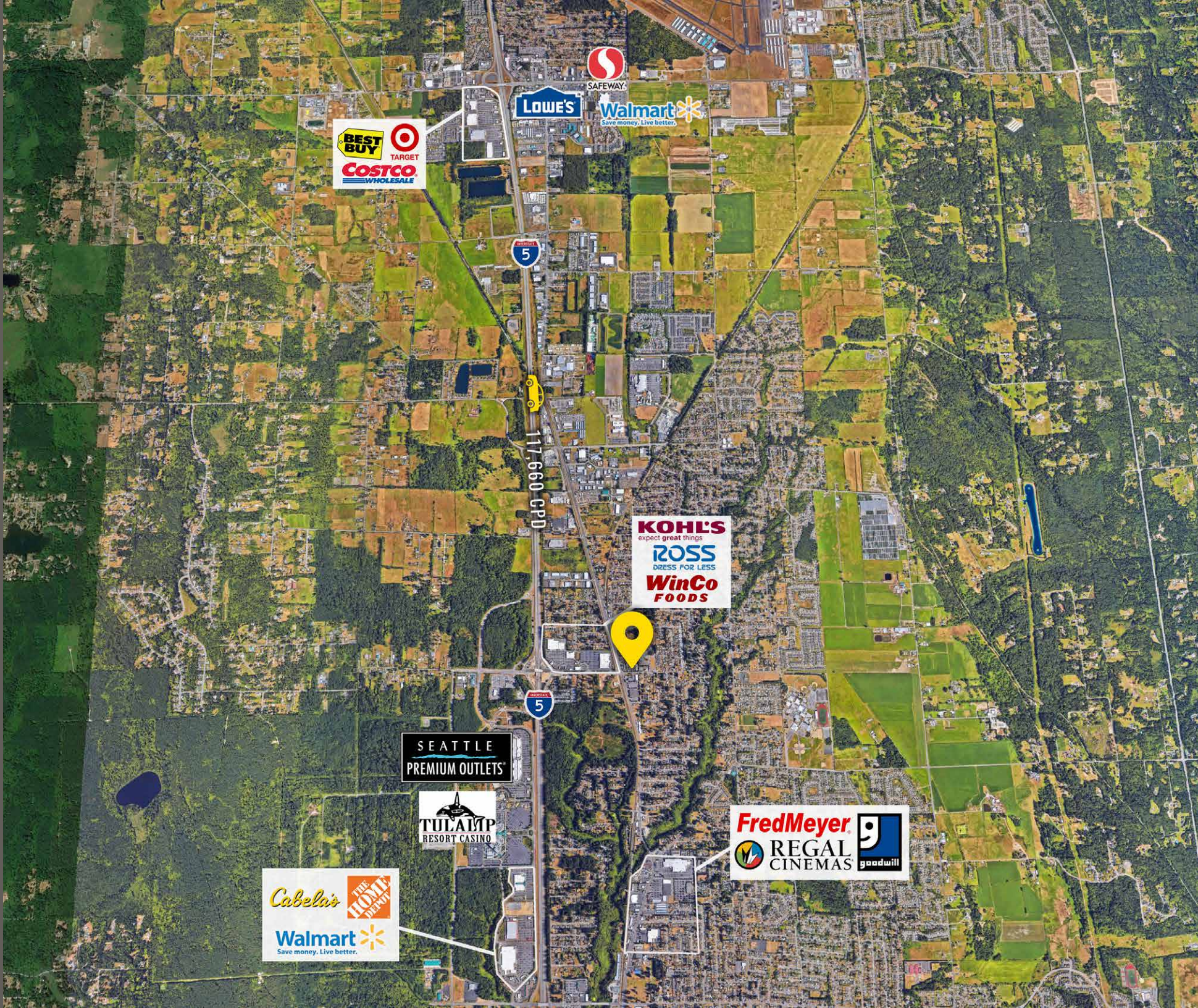


18,150 CPD State Ave



21,800 CPD 116th St NE

LOCATION AERIAL



TACOMA | KIRKLAND | PORTLAND

RETAIL FOCUSED. RESULTS DRIVEN.

CARRIE WALKER

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