



LAKE STEVENS

SITE

TeamFitness
indigo
IHOP
Wendy's
cricket

Walgreens
petco

BIG TIRES
Family

Burger King

AutoZone

7-ELEVEN

T-Mobile
Great Clips
PETPROS
Papa Murphy's
Starbucks
MOD
QDOBA
TAN
McDonald's
Taco Bell

Haggen
NORTHWEST FRESH
DO
SportClips
HAIRCUTS

BARTELL DRUGS

Sear's
MARKET PLACE
DOLLAR TREE
Payless
SUBWAY
ACE
jiffylube
Rite Aid
WELLS FARGO
Jack
B&B



AMERICAN FAMILY
ANYTIME FITNESS
NAPA AUTO

FOR LEASE
600 91st Avenue NE
Lake Stevens, WA 98258



LAKE STEVENS NEW RETAIL DEVELOPMENT

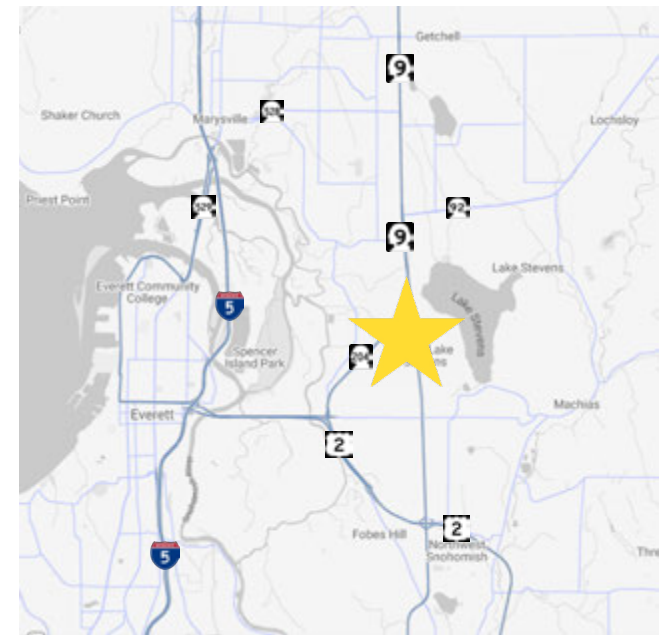
Adam Greenberg | Angela Oliveri

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

600 91ST AVENUE NE is a proposed 6,625 SF new development located on the SWC of SR 204 & 91st Ave NE. Fronting SR 204 the subject property sits across from Petco and Walgreens in the heart of the Lake Stevens retail core. Access on 91st Ave NE is bolstered by the signalized intersection on the corner of the site. The proposed layout includes a 2,800 SF restaurant space and a 3,825 SF retail space with 36 parking stalls.

600 91ST AVENUE NE

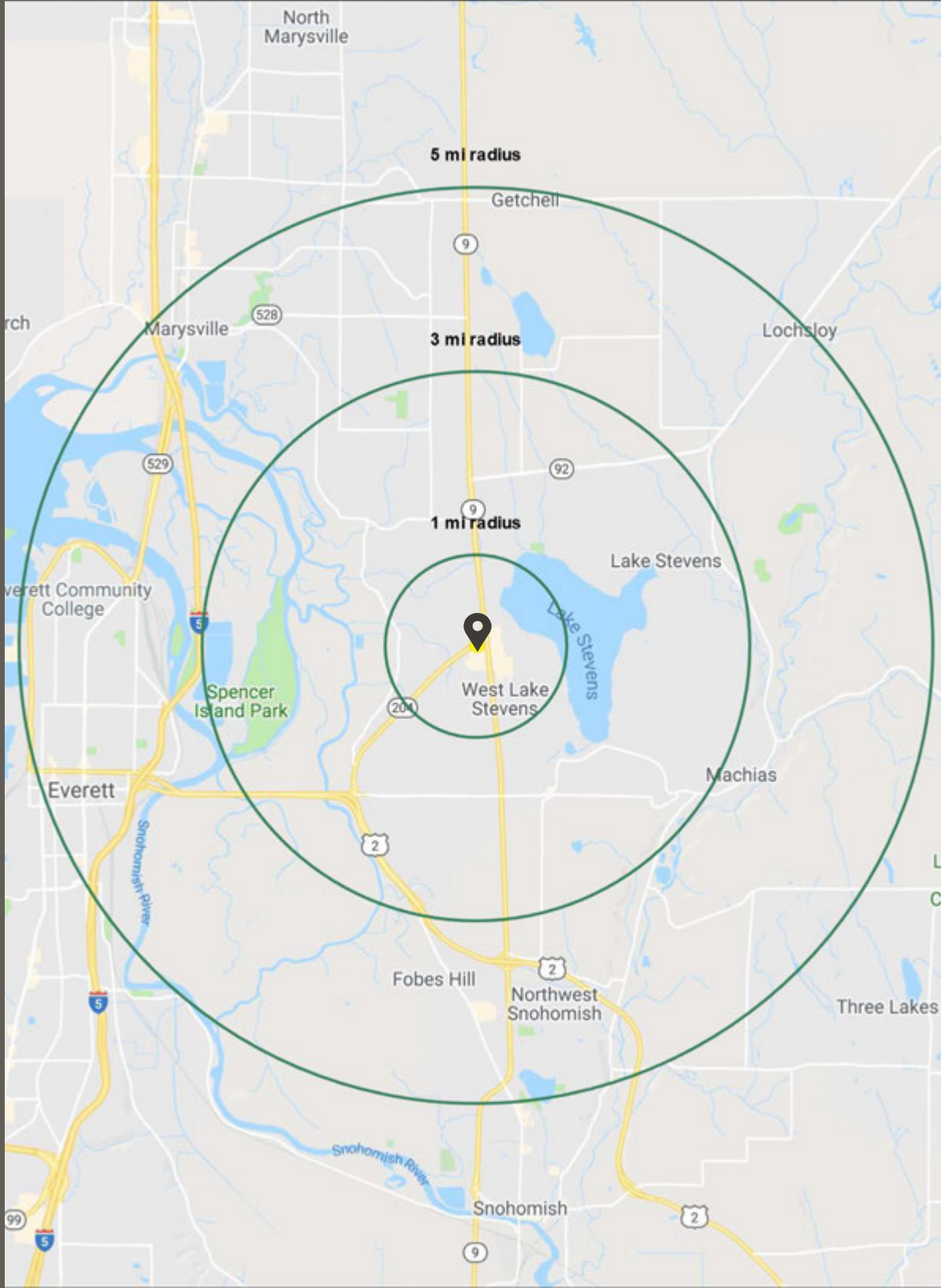
- Up to 7,000 SF Available
- High Residential and Retail Growth in Trade Area
- Surrounded by Several Planned Communities
- TJ Maxx, Michael's, and Ulta Coming to Market in 2019
- Pylon Sign Available
- Estimated Delivery Date: December 2019



NEIGHBORING TENANTS



DEMOGRAPHICS



POPULATION

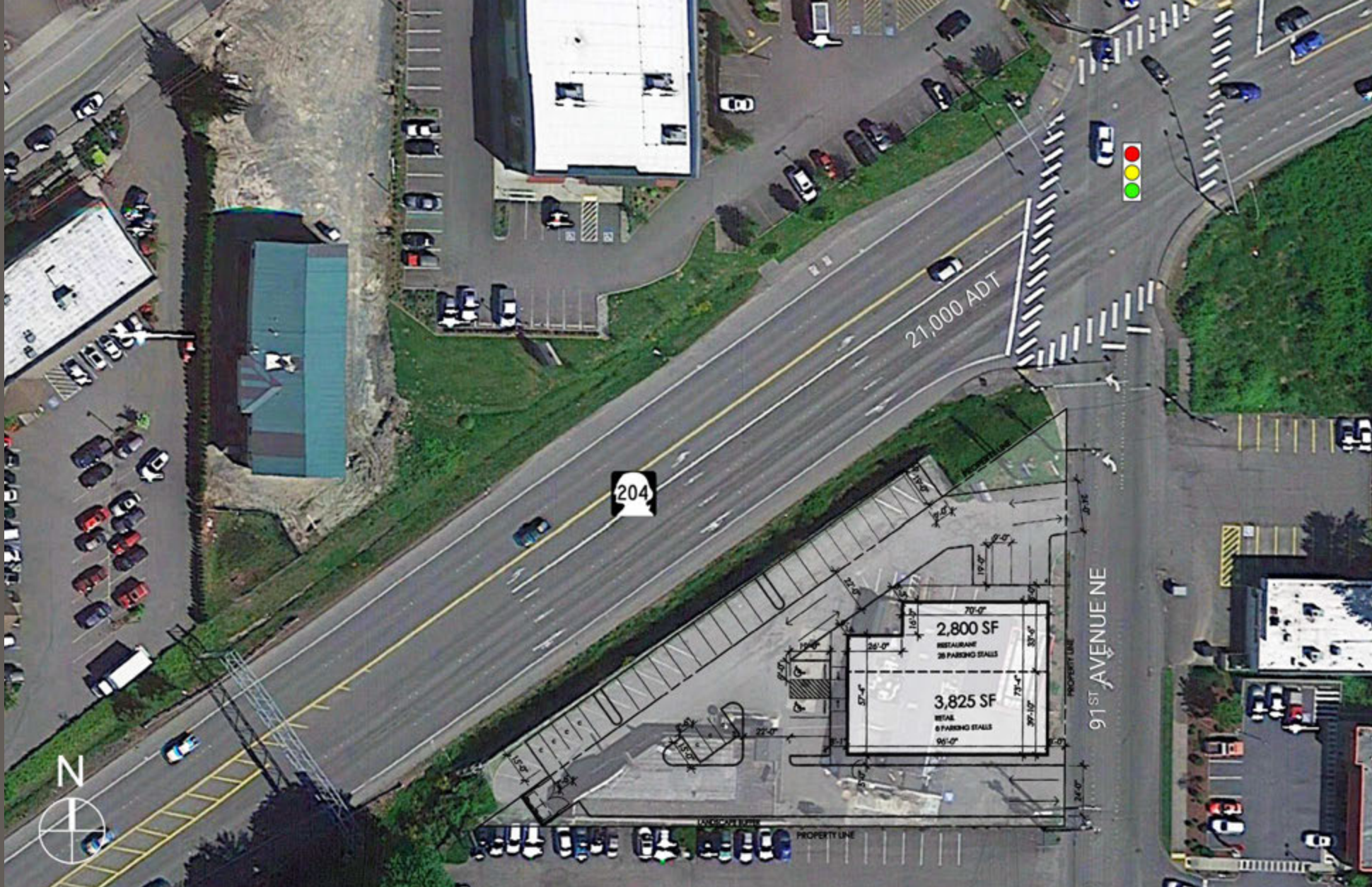
Mile 1	Mile 3	Mile 5
11,902	50,966	115,344

AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$94,329	\$107,003	\$99,723

DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
3,169	8,476	44,460



Located in the Heart of Lake Stevens Retail Core



88.7% of all HH are Families (3M)



97.6% Occupied Housing Units (3M)



21,000 ADT
SR 204



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.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RETAIL FOCUSED. RESULTS DRIVEN.

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