



FOR LEASE

3405 172nd Street NE
Arlington, Washington

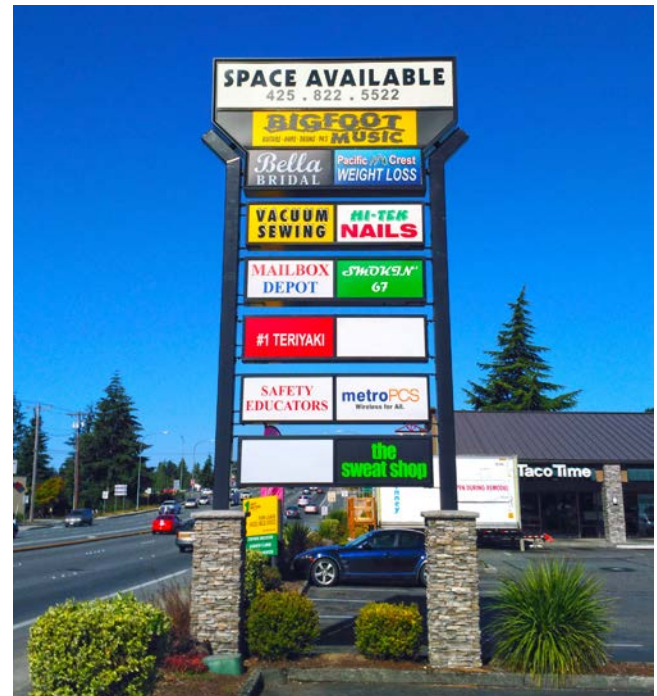
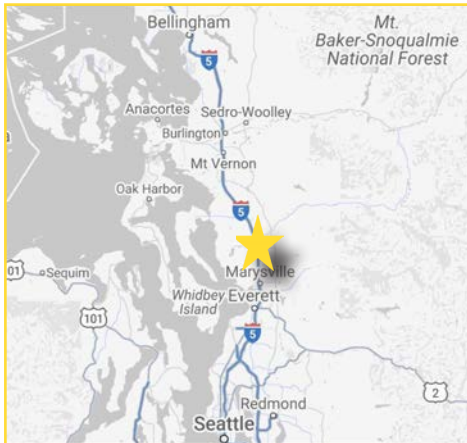


SMOKEY POINT PLAZA

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

3405 172ND STREET NE:

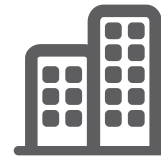
- Available: 940 SF and 1,004 at \$12.00 PSF, NNN
- Available: 2,283 SF at \$9.00 PSF, NNN
- Spaces Can be Combined
- Sublease Available: 1,100 SF
- Anchored By: Rite Aid
- Join: Taco Time, Mugu Games, Bigfoot Music, Bella Boutique, and Many More!
- Pylon Signage
- Excellent Parking and Visibility



Population



Average HH Income

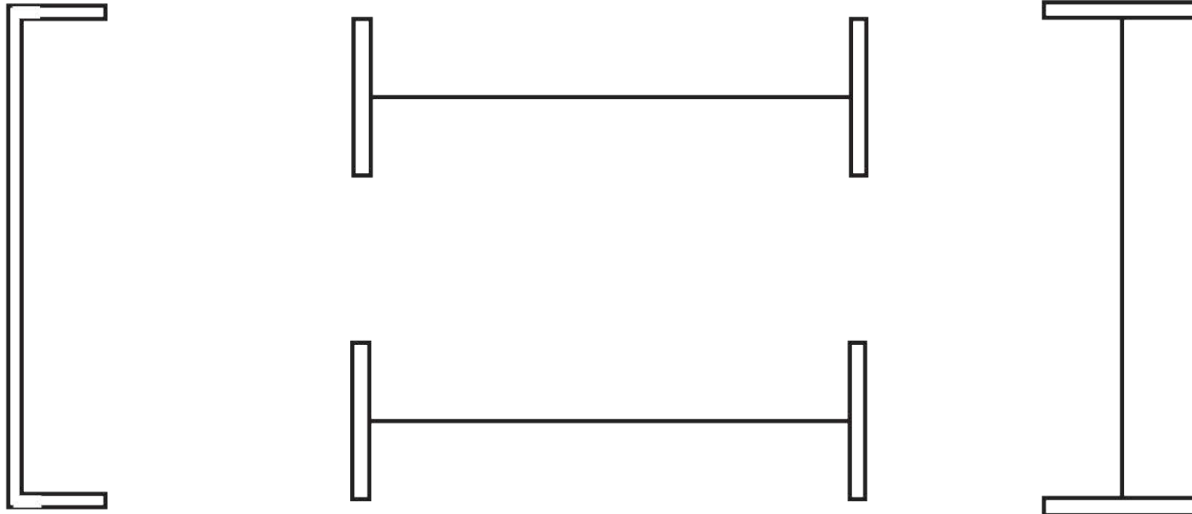
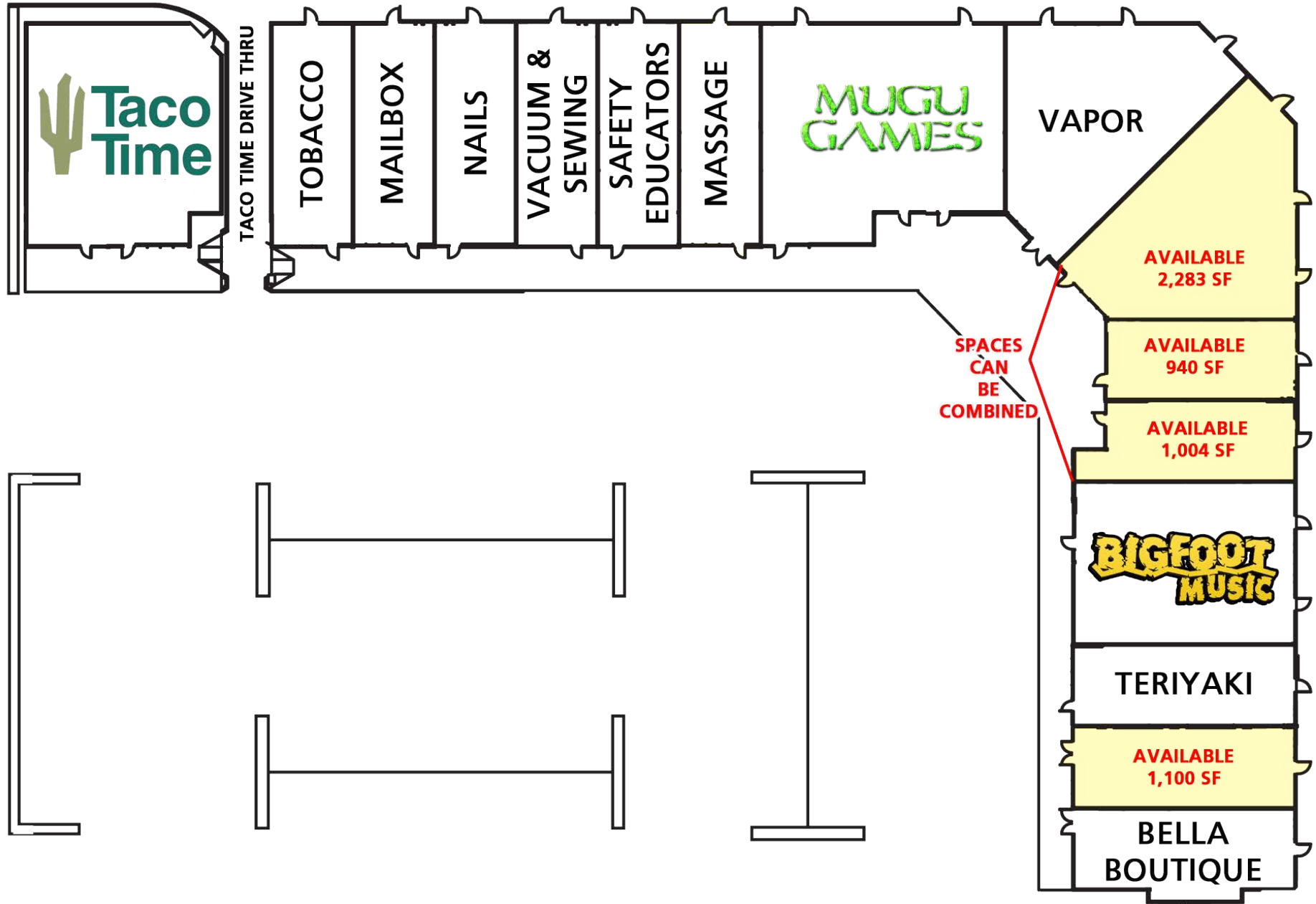


Daytime Population

Regis - 2018

	Population	Average HH Income	Daytime Population
Mile 1	7,935	\$67,011	5,302
Mile 3	27,920	\$87,716	14,417
Mile 5	60,943	\$93,339	30,178

SITE PLAN





Located Moments from
Interstate 5 Access



Located Minutes from
Arlington Airport



Located in the Heart
of Smokey Point



34,000 ADT
Smokey Point Blvd



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 Plaza 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



RETAIL FOCUSED. RESULTS DRIVEN.

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