

FOR SALE & LEASE

9001 State Route 532
Stanwood, Washington 98292



SUBJECT
PROPERTY



FORMER DAIRY QUEEN

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11621 97th Lane NE, Kirkland, Washington 98034

FORMER DAIRY QUEEN This 2,223 SF Stand-alone Drive Thru pad located in the retail heart of Stanwood WA is situated fronting State Highway 532 and has excellent visibility to nearly 18,000 passing cars per day with a strong retail trade area. Located within proximity of Camano Island with a population of 16,508 people. In close proximity to six schools with student counts of over 3,650.

9001 SR 532:

FOR LEASE \$25.00 PSF PLUS NNN

FOR SALE CALL FOR DETAILS

- Market Mix: QFC, Grocery Outlet, Petco, Starbucks, Jack in the Box, Papa Murphy's, Rite Aid, McDonald's, Burger King, Anytime Fitness, Ace Hardware, and MOD Pizza (Coming Soon)
- 2,223 SF Stand Alone Building Built in 1984
- Existing Pylon Signage
- Parcel # 32041900309700
- Total Land Area: 0.60 Acres
- Zoning: Main Street Business



Population



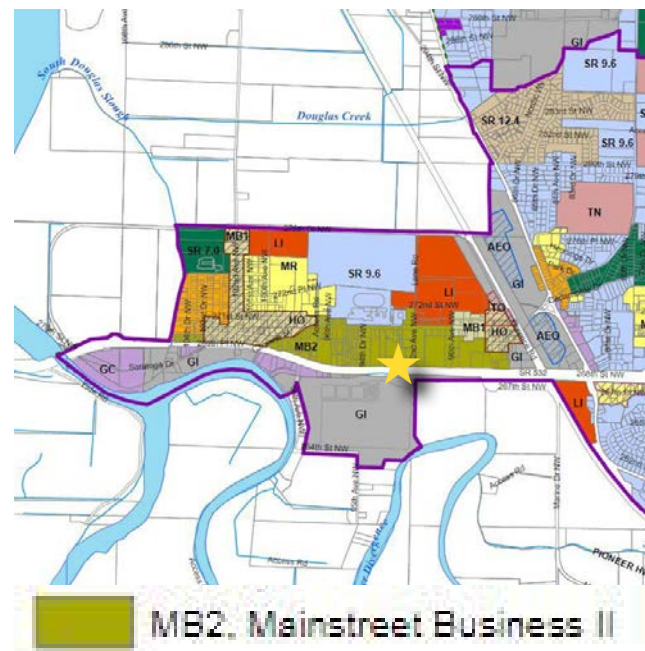
Average HH Income



Daytime Population

Regis - 2018

	Population	Average HH Income	Daytime Population
Mile 1	3,553	\$71,528	3,140
Mile 3	9,594	\$87,026	4,201
Mile 5	16,269	\$98,875	5,226



SKAGIT BAY

CAMANO ISLAND

532

STANWOOD ELEMENTARY
455 STUDENTS

HERITAGE PARK

STANWOOD MIDDLE
473 STUDENTS

CEDAR HOME ELEMENTARY
524 STUDENTS

STANWOOD HIGH
1,359 STUDENTS

PORT SUSAN MIDDLE
486 STUDENTS

TWIN CITY ELEMENTARY
346 STUDENTS

SUBJECT PROPERTY

532

WAGWAGANIST RIVER

PORT SUSAN



BUILDING PHOTOGRAPH



BUILDING PHOTOGRAPH





STANWOOD, WA has long profited from its role as an economic center that serves the needs of a larger regional population. The provision of shopping, services, and employment opportunities for the population on Camano Island and to the north and south of the City was an important part of the City's past. This is still true today, as evidenced by Stanwood's newer, suburban-style Uptown Center. Current efforts to establish a multimodal transit center near Downtown will further expand the City's role as a regional transit center as well.

WASHINGTON STATE, BY THE NUMBERS



#1 Washington State's ranking for combined job and wage growth (ADP Workforce Vitality Report) based on strong employment and wage growth.

#5 Washington state's ranking on the Best States overall Ranking based on Infrastructure, Health Care, Education, Opportunity, Economy, Government, Crime & Corrections. With a score of 117.9 - topping the national average of 106.8.

#4 Seattle's rank as a global startup hub, beating out New York City and Boston, due to the number of startups created, the talent pool, and infrastructure

#2 Washington State's rank in the latest "State New Economy Index" published by the Information Technology and Innovation Foundation, based on our economy's reliance on innovation. Seattle ranking of #8 in the US for creating the most technology jobs 2017 (Forbes)

THE NORTHWEST REGION IS BUILT ON THE STRENGTH OF INDUSTRIES competing in the knowledge- and international-based economy. In fact, foreign investment accounts for 3.7% of the state's private industry employment with foreign-controlled businesses employing over 91,000 Washington workers. Combine that with the superb quality of life in the Pacific Northwest, a world-class arts scene, professional sports teams, and culinary delights from some of the country's top chefs, and you've got a great place to do business where your employees will be happy to call "home."

OUR REGION'S STRENGTH INCLUDES

- » Strategic location w/regard to the Pacific Rim
- » Nonstop international flights
- » Deep-water ports
- » Reliable transportation connection to the rest of the U.S.
- » Well-educated population
- » Strong business climate
- » Vibrant international communities
- » Vast experience in international trade

~ Economic Development Council



KIRKLAND | TACOMA | PORTLAND | SEATTLE



RETAIL FOCUSED. RESULTS DRIVEN.

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