

# FOR LEASE

172nd Street NE & I-5  
Marysville, WA 98271



## LAKWOOD CROSSING

Josh Parnell | Justin Holmes

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

**LAKWOOD CROSSING** is a power center serving the Marysville, Snokey Point, Arlington, and Stanwood Communities. The location hosts a well diversified mix of national, regional and local tenants. The Boeing expansion in Snohomish County, will bring thousands of people to the area. There are 600 new residential units under construction nearby.

**172ND STREET NE & I-5:**

**1,103 SF INLINE SPACE**

**1,202 SF INLINE SPACE**

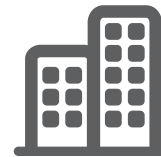
- Asking Rent: \$28.00 - \$40.00 PSF, plus NNN (Call for Details)



Population



Average HH Income

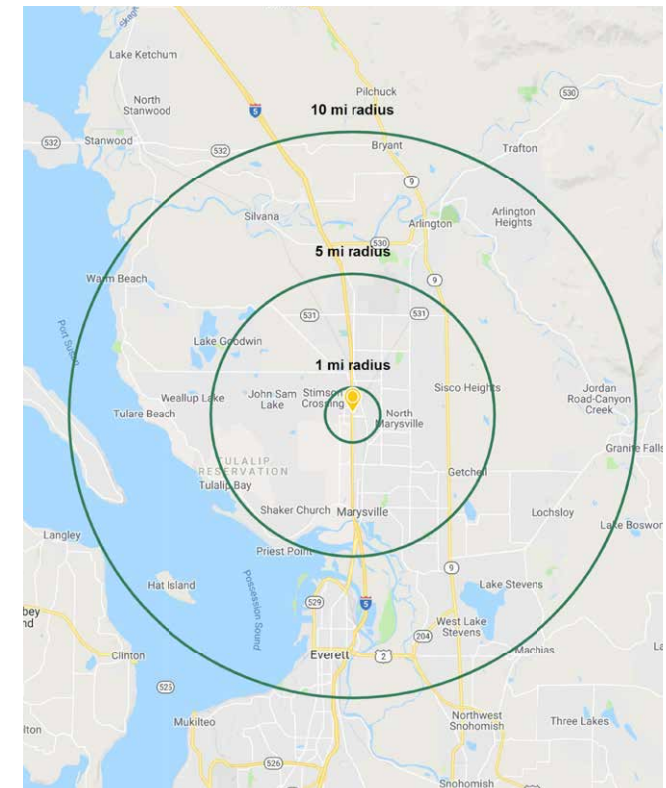


Daytime Population

Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	5,167	\$93,275	10,615
Mile 5	90,915	\$96,280	59,320
Mile 10	221,851	\$96,912	155,524

**TENANTS**



# SITE PLAN

AVAILABLE  
1,103 SF

AVAILABLE  
1,202 SF



LOCATION AERIAL



HOBBY LOBBY

MOD

DICK'S SPORTING GOODS

FIREHOUSE SUBS

HOP'S-DROPS

BURGER KING

RITE AID

McDonald's

Starbucks

172ND ST NE 33,000

TACO BELL

FIVE GUYS

Bank of America

Home Depot

7-Eleven

Jack in the Box

JO-ANN fabric and craft stores

PANDA EXPRESS

Starbucks

DISCOUNT TIRE

Interstate 5

TRACTOR SUPPLY CO

SAFARIWAY

Walmart

27TH AVE NE 16,000

Mor

BEST BUY

verizon

TARGET

Red Robin

95,000

LOWE'S

COSTCO WHOLESALE

petco

IHOP

Michaels  
Marshalls

TO SEATTLE



**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 - from our Lakewood Crossing retail center to our historic downtown shops, and a spring and summer full of fairs and festivals with local flavor.

TACOMA | KIRKLAND | PORTLAND | SEATTLE



**RELATIONSHIP FOCUSED. RESULTS DRIVEN.**

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