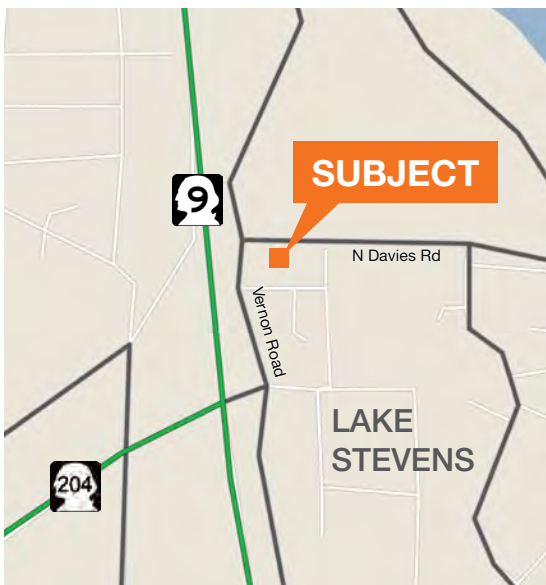


# For Lease



## Features

2,640 SF freestanding building with drive-thru

\$28.00 PSF NNN

Parking Ratio: 6.5/1000

33,000 daily car count on Highway 9

Located in Frontier Village with great exposure to Highway 9

Building is turn-key for a bank

## Contact

**Brian Kenworthy**  
Senior Vice President  
425.450.1131  
briank@kiddermathews.com

[kiddermathews.com](http://kiddermathews.com)

## 909 Frontage Road

### SITE

909 Frontage Road, Lake Stevens

Total Available Size	2,685 SF
Parking Ratio	6.5/1000
Total Monthly Rent	\$6,160 NNN

### Property Summary and Comments

Great former bank branch is turn-key or easily modified to alternate uses. Located in Frontier Village with great exposure to Highway 9. Current parking at 6.5/1000, with the drive-thru in place. Located on the corner of Vernon Road and North Davies Road in front of Safeway and next door to Chevron.

### Detail Description

Municipality	Lake Stevens		
Water	Yes	Will Build	Possible
Sewer	Yes	Will Divide	No
Electricity	Yes	Topography	Flat
Gas	Yes	Neighborhood	
Tax Year	2015	Taxes	\$11,261.95
AV Land	\$889,900.00	AV Buildings	N/A

## Contact

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## 909 Frontage Road



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## 909 Frontage Road

### Demographics

	1 MILE	3 MILE	5 MILE
<b>Population</b>			
2020 Projection	11,419	49,612	111,193
2015 Estimate	10,602	46,272	104,258
2010 Census	9,459	42,236	97,630
<b>Growth 2015-2020</b>	<b>7.71%</b>	<b>7.22%</b>	<b>6.65%</b>
<b>Growth 2010-2015</b>	<b>12.08%</b>	<b>9.56%</b>	<b>6.79%</b>

<b>Households</b>			
2020 Projection	4,115	17,144	40,051
2015 Estimate	3,813	15,966	37,540
2010 Census	3,380	14,498	35,173
Annual Growth 2015-2020	7.92%	7.38%	6.69%
Annual Growth 2010-2015	12.81%	10.13%	6.73%
Owner Occupied	2,744	12,306	25,673
Renter Occupied	1,070	3,660	11,868

<b>2015 Households by Household Income</b>			
Income Less than \$25,000	769	1,982	6,717
Income \$25,000 - \$50,000	572	2,247	6,542
Income \$50,000 - \$75,000	885	3,270	7,360
Income \$75,000 - \$100,000	613	3,230	6,191
Income \$100,000 - \$125,000	395	2,067	4,116
Income \$125,000 - \$150,000	274	1,333	2,831
Income \$150,000 - \$200,000	197	1,275	2,601
Income \$200,000+	110	563	1,182
<b>2015 Average Household Income</b>	<b>\$76,144</b>	<b>\$88,372</b>	<b>\$80,160</b>
<b>2015 Median Household Income</b>	<b>\$65,190</b>	<b>\$78,750</b>	<b>\$68,396</b>

<b>2015 Population by Race</b>			
White	9,220	40,453	89,666
Black	231	891	2,532
American Indian & Alaskan	160	510	1,613
Asian	449	2,085	5,089
Hawaiian & Pacific Islander	59	217	657
Other	483	2,115	4,702