

# FOR LEASE

9315 State Avenue  
Marysville, Washington



Use Chart Link  
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## STATE STREET CENTER

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11621 97th Lane NE, Kirkland, Washington 98034

# STATE STREET CENTER

is a very active 80,000 SF center with successful long term tenants. Goodwill and the Everett School of Cosmetology both have 20 years of tenancy. Homeplate Pub has 15 years. The center has excellent access from both State Avenue and 92nd Street NE an signalized intersection. The center is further bolstered by lots of traffic! Zoned General Commercial (GC) which allows for industrial uses as well - make use of a loading docks (one dock high), 20' ceiling height, air conditioning, sprinklered space with thirty (30) stalls of parking located behind the building. To see a more complete list of uses allowed by code, please click the link provided on page 1 or 4 of the flyer.

## 9315 STATE AVENUE:

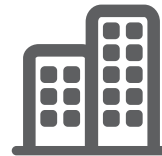
- The 20,700 SF furniture store that is for lease is under the Goodwill canopy. Both the canopy and facade can be remodeled to give space more prominence. Rental rate is \$6.00 PSF, NNN but the space can be divided. The Landlord is willing to lease 8,000-10,000 SF of the space at a higher rent and leave the balance of the 20,000 SF vacant. If you have someone looking for less than 20,000 SF don't be shy, be creative!
- The 3,000 SF of the east end cap has a rental rate of \$12.00 PSF, NNN. The space may be divided to 1,250 SF & 1,750 SF.
- The 1,900 SF west end cap has a rental rate of \$17.00 PSF, NNN
- NNN = \$3.69 PSF



Population



Median HH Income



Daytime Population

Regis - 2019

	Population	Median HH Income	Daytime Population
Mile 1	10,073	\$66,082	8,556
Mile 3	56,928	\$74,323	23,080
Mile 5	83,505	\$79,046	31,147

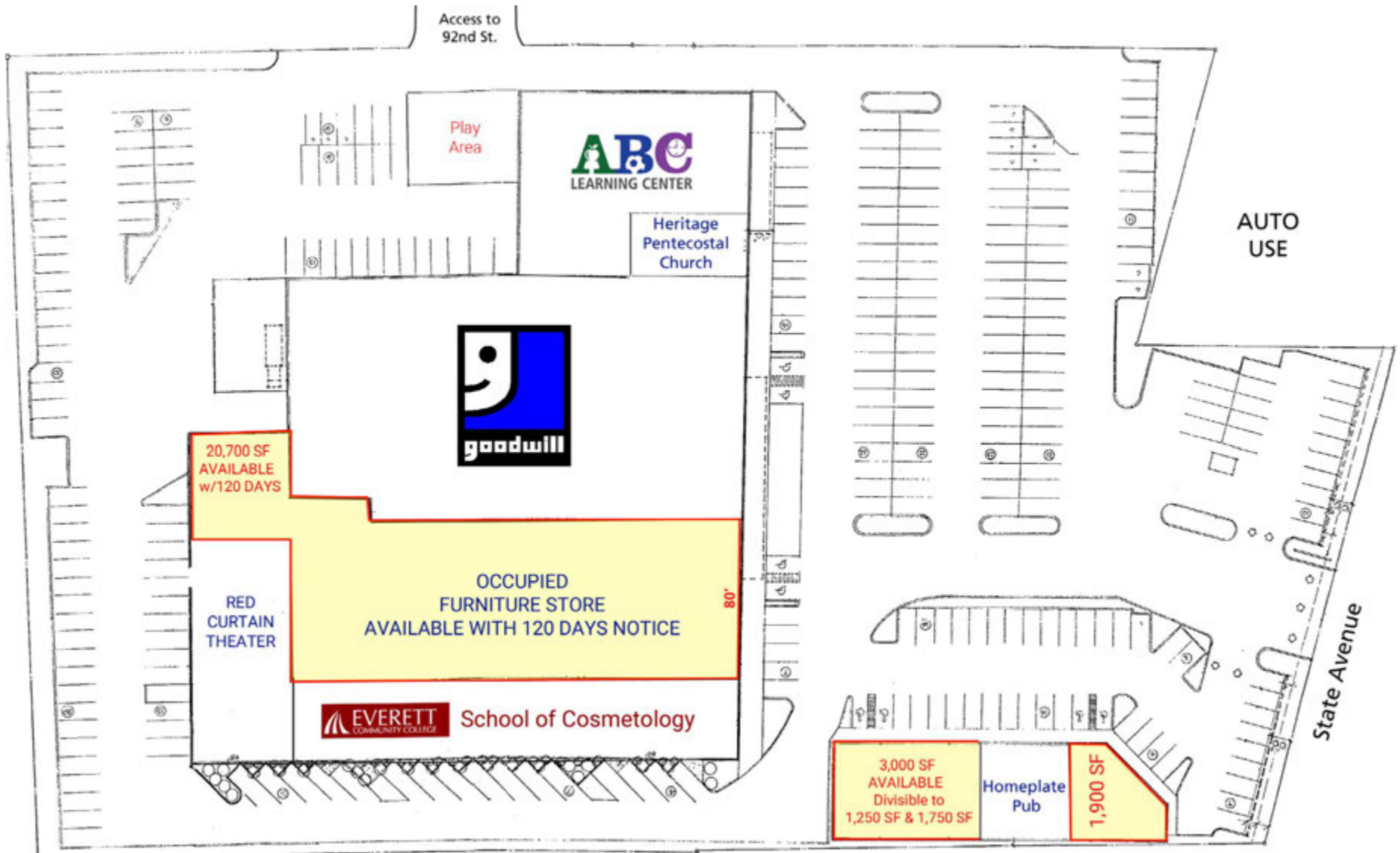
## EXISTING FACADE

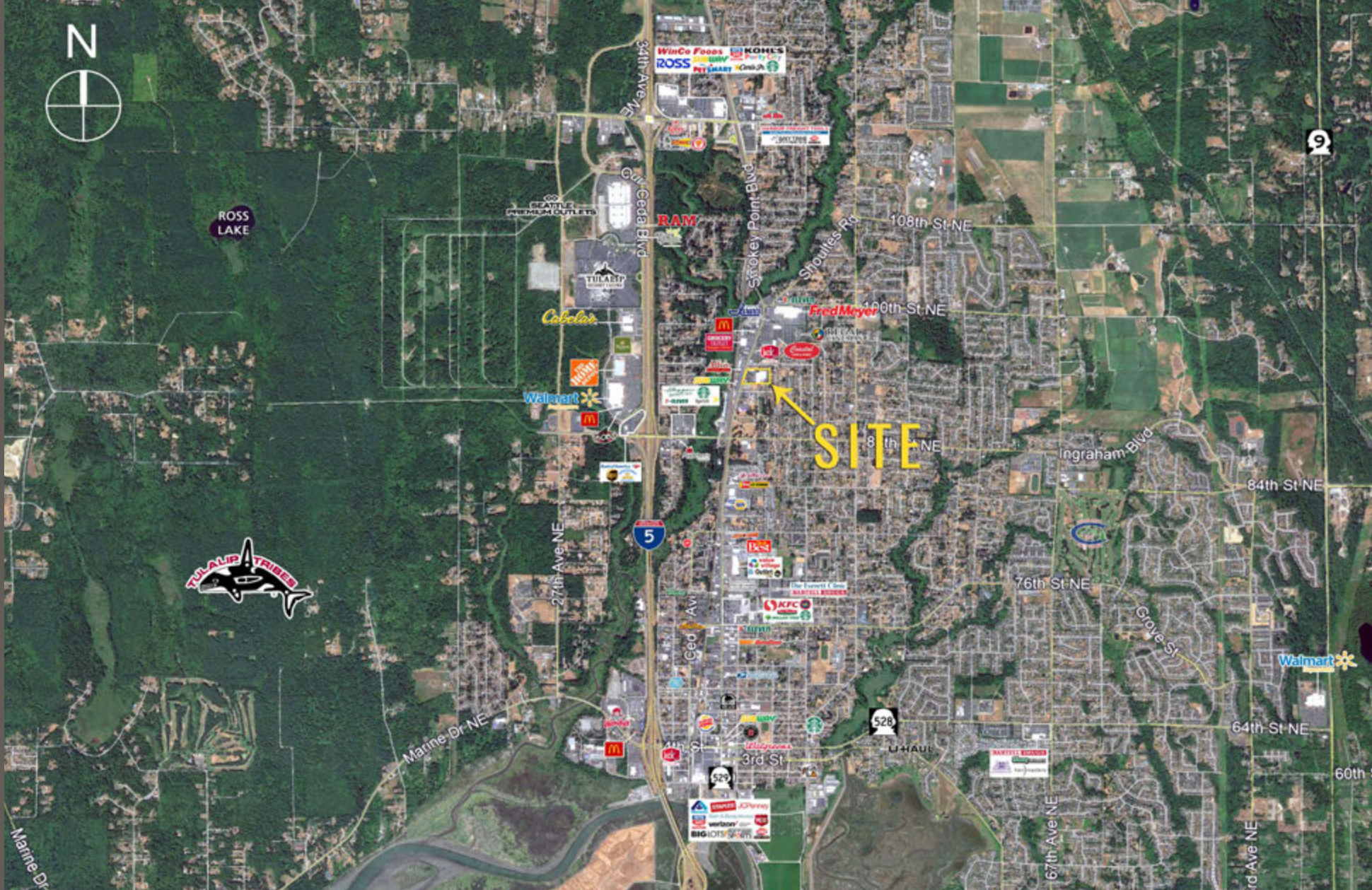


## PROPOSED NEW FACADE



# SITE PLAN





Boeing Expanding 1M SF  
in Snohomish County



Located Minutes  
from Interstate 5



21,500 ADT  
State Avenue



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**MARYSVILLE, WA** Is Snohomish County's 2nd largest city committed to improving the community's prosperity & livability through fostering an economic climate conducive to business. Great neighborhoods; year-round recreational opportunities & events; active, engaged community members who enjoy the great outdoors that epitomizes the Pacific Northwest lifestyle. Marysville also has a lively economic business climate that blends small business, corporate headquarters, aero space companies, light industrial & manufacturing.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



**RETAIL FOCUSED. RESULTS DRIVEN.**

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