



# LAKWOOD POINTE

17305 27th Avenue NE, Marysville, WA 98271

## FOR LEASE



**JEREMIAH DURR**

(253) 471-5506

[jdurr@firstwesternproperties.com](mailto:jdurr@firstwesternproperties.com)

**JUSTIN HOLMES**

(253) 447-2282

[justin@firstwesternproperties.com](mailto:justin@firstwesternproperties.com)

**KYLE PROSSER**

(253) 284-3633

[kyle@firstwesternproperties.com](mailto:kyle@firstwesternproperties.com)

**TIM WEBER**

(253) 471-5502

[tweber@firstwesternproperties.com](mailto:tweber@firstwesternproperties.com)

**DON WHITTLES**

(253) 471-5509

[dwhittles@firstwesternproperties.com](mailto:dwhittles@firstwesternproperties.com)

**First Western Properties - Tacoma, Inc.**

6402 Tacoma Mall Blvd, Tacoma, WA 98409

P (253) 472 - 0404 F (253) 472 - 0541

© First Western Properties - Tacoma, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.

[www.fwp-inc.com](http://www.fwp-inc.com)

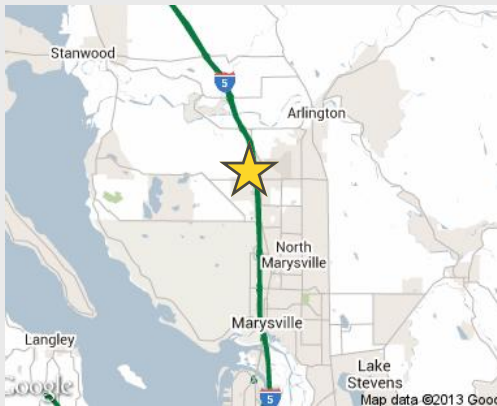
# LAKWOOD POINTE

17305 27th Avenue NE, Marysville, WA 98271

FOR  
LEASE

## LOCATION DETAILS

- Located just moments from I-5 off of exit 206
- Excellent access from both 172nd Street NE and 27th Avenue NE
- Access also available at entrance to The Everett Clinic/174th Street NE



## AVAILABLE

- Pad 7: 100 % Leased (2 leases pending)
- Pad 6: .40 acres \$50,000.00/yr ground rent or \$600,000.00 purchase
- Pad 3: .63 acres \$85,000.00/yr ground rent or \$1,000,000.00 purchase
- Pad 3: 7,200 sf available (\$28.00-\$35.00 per square foot, plus NNN) Drive thru end cap available!

## Property Highlights

- 7 acre retail development anchored by Firestone, Everett Medical Clinic, Shotwell Chiropractic, and Burger King
- Customer draw from 55,000 sf Everett Clinic with an 82 patient per hour capacity and 249 cars past site at peak load
- New 350 apartment home complex coming soon just behind our site
- Across the street from 475,000 sf Lakewood Crossings
- Unsurpassed access and visibility to site
- Incredible pylon signage available
- Planned new development adjacent to the site with a projected 179,000 sf of space

DEMOGRAPHICS	Mile 1	Mile 3	Mile 5
Population	3,854	20,008	53,453
Average HH Income	\$43,707	\$64,192	\$69,976
Daytime Population	3,029	17,408	37,395

## TENANTS



**First Western Properties - Tacoma, Inc.**  
6402 Tacoma Mall Blvd, Tacoma, WA 98409  
P (253) 472 - 0404 F (253) 472 - 0541

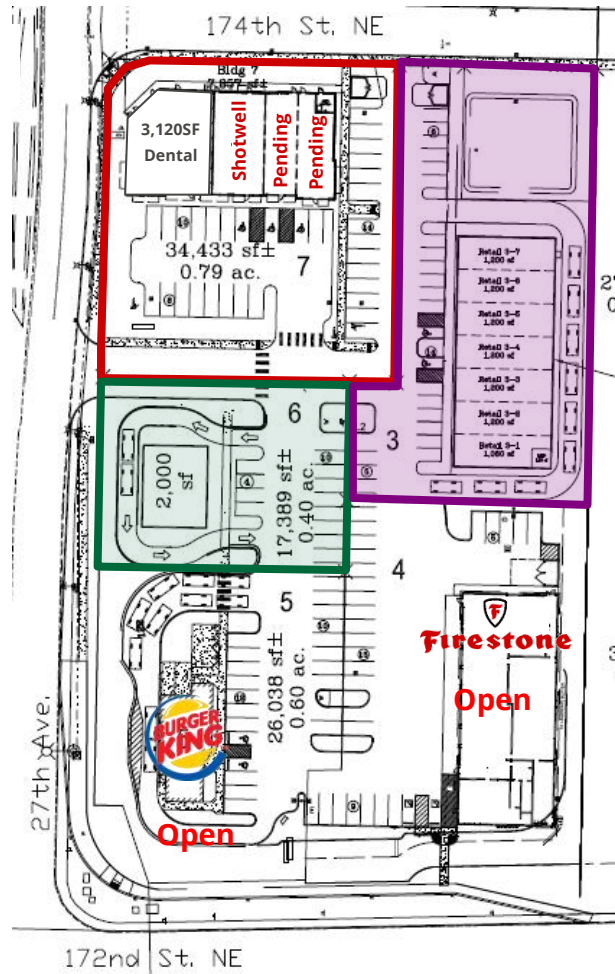
www.fwp-inc.com



# LAKWOOD POINTE

17305 27th Avenue NE, Arlington, WA 98271

FOR  
LEASE



First Western Properties - Tacoma, Inc.  
6402 Tacoma Mall Blvd, Tacoma, WA 98409  
P (253) 472 - 0404 F (253) 472 - 0541

www.fwp-inc.com