

FOR LEASE

172nd Street NE & I-5
Marysville, WA



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, Smokey 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:

1,260 SF INLINE SPACE

1,103 SF INLINE SPACE

1,500 SF ENDCAP SPACE

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



Population



Average HH Income

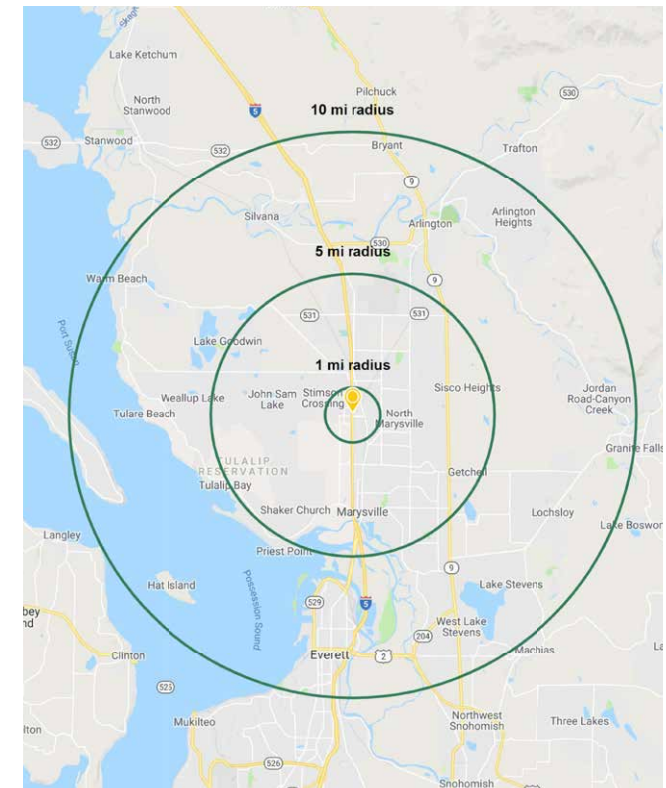


Daytime Population

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

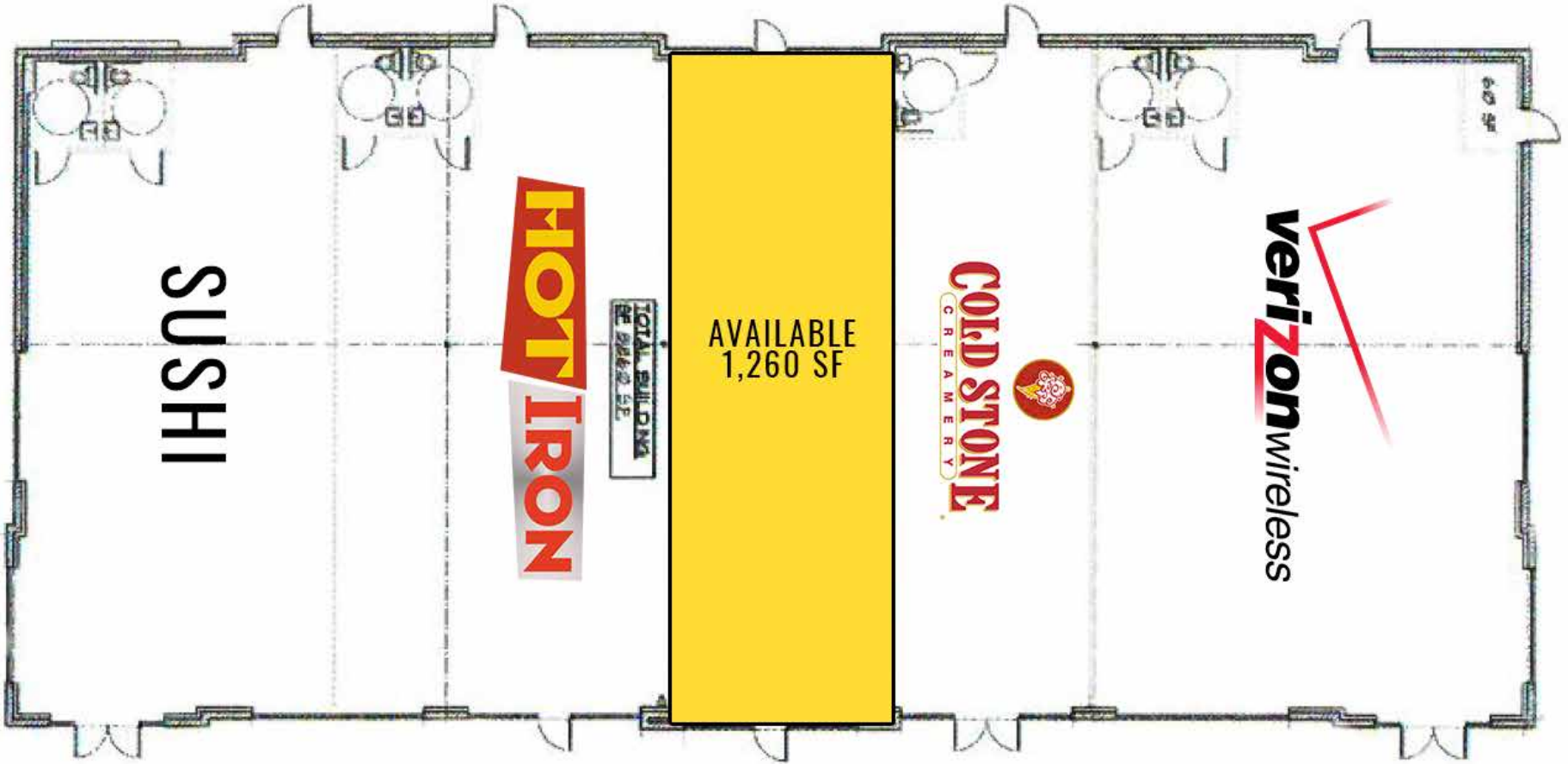


AVAILABLE
1,103 SF

AVAILABLE
1,260 SF

AVAILABLE
1,500 SF

1,260 SF - INLINE SPACE



FLOOR PLAN

LOCATION AERIAL



HOBBY LOBBY

MOD

DICK'S
SPORTING GOODS

FIREHOUSE
SUBS

HOP'S-DROPS

BURGER KING

RITE AID

McDonald's

Starbucks

172ND ST NE 40,000

TACO BELL

FIVE GUYS
BURGERS and FRIES

Bank of America

Home Depot

7-Eleven

Jack
in the BOX

JO-ANN
Fabric and craft stores

PANDA EXPRESS
SWEET CHURCHES

Starbucks

DISCOUNT
TIRE

Interstate 5

TRACTOR
SUPPLY CO

SAFARIWAY

Walmart

Mor

BEST BUY

verizon

LOWE'S

TARGET

Red Robin
GOURMET BURGERS and BEERS

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



RETAIL FOCUSED. RESULTS DRIVEN.

JOSH PARNELL

253.284.3630
josh@firstwesternproperties.com

JUSTIN HOLMES

253.447.2282
justin@firstwesternproperties.com



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

© First Western Properties, 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.