

FOR SALE OR LEASE

3405 173rd Place NE
Arlington, Washington



FORMER ALFY'S PIZZA BUILDING

Brennan McClurg | Kyle Nordby

First Western Properties, Inc. | 425.822.5522 | fwp-inc.com
11621 97th Lane NE, Kirkland, Washington 98034

3405 173RD PLACE NE:



FORMER ALFY'S PIZZA is a freestanding restaurant building that is available for sale or for lease. The 6,442 SF building is situated on .6 Acres of land. The property is zoned HC (Highway Commercial). Located in the Smokey Point community one of the fastest growing markets in the greater Seattle region and is a direct retail link between Seattle and Bellingham.

SALE PRICE \$1,299,000

LEASE \$16 PSF PLUS NNN

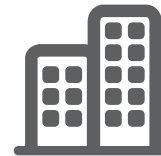
- Located Next to New Smokey Point Transit Center
- Excellent Visibility and Access
- Pylon Signage Available



Population



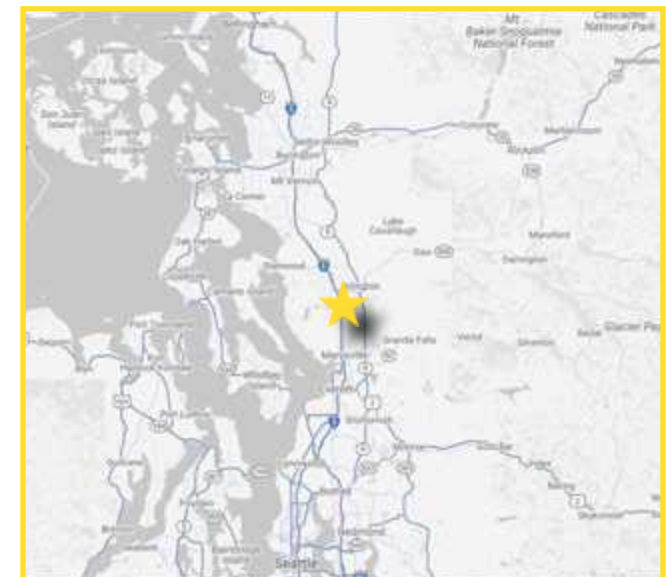
Average HH Income



Daytime Population

Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	8,519	\$66,516	5,341
Mile 3	28,170	\$88,657	14,599
Mile 5	61,063	\$95,763	30,158





Located Moments from
Interstate 5 Access



Located Minutes from
Arlington Airport



Located in the Heart
of Smokey Point



13, 500 ADT
Smokey Point Blvd



SMOKEY POINT, WA this neighborhood constitutes the largest developable concentration of commercial and light industrial-zoned property along I-5 from the U.S.-Canadian border to south of Seattle-Tacoma. It's proximity to Arlington Municipal Airport and the City's Airport Business Park expansion plans make this area an economic development oasis.

The Smokey Point area is master planned with the potential to create 10,000 jobs in high-tech, other light industry, aerospace and other manufacturing. These are jobs that can support families, and reduce travel times for commuters so that they have more time to spend with their families.

Smokey Point Professional Building is located in the City of Arlington, which has a rich farming and timber history, situated amidst natural splendor, with excellent schools, a renowned general aviation airport, and is home to more than 860 thriving businesses. Situated adjacent to Interstate 5 and convenient to the Seattle metropolitan area, Arlington offers industrial, commercial and retail zoning in close proximity to family-oriented residential areas. The city boasts a high jobs-to-population ratio (2.2 jobs per residence), and is home to a wide variety of aerospace, manufacturing, construction and green technology enterprises.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RETAIL FOCUSED. RESULTS DRIVEN.

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