



FOR LEASE
9620 State Avenue
Marysville, Washington



FORMER BIG 5
Adam Greenberg | Connor McMahon

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

9620 STATE AVENUE:

13,614 SF \$12.00 PSF PLUS NNN

- Co-Tenant with Grocery Outlet
- Pylon Sign Available on State Avenue
- Abundant Parking
- Adjacent to Coastal Farm and Ranch



Population



Average HH Income

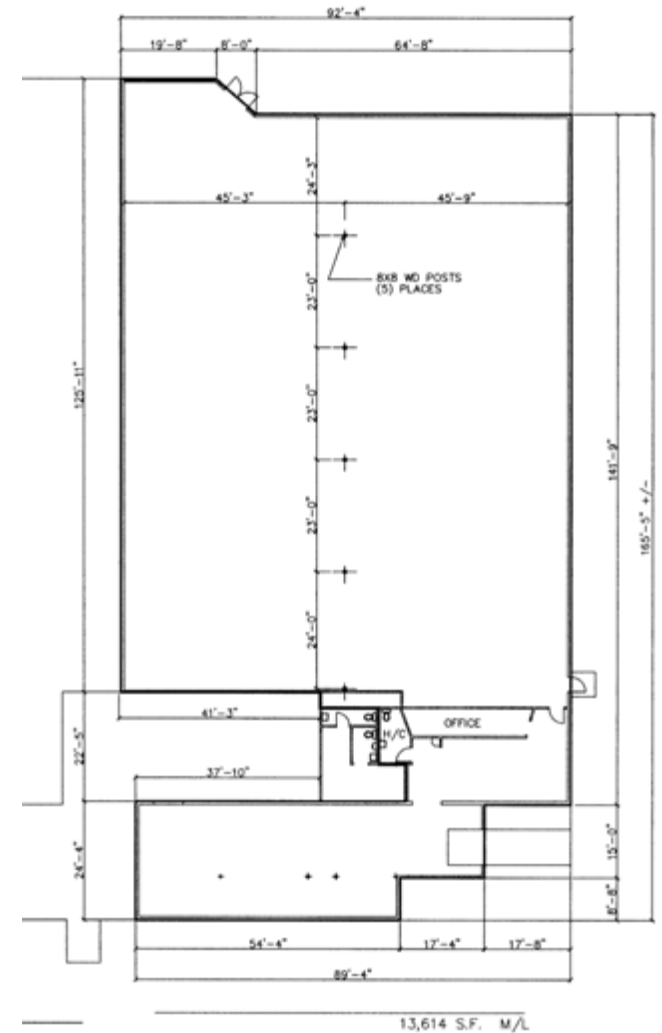


Daytime Population

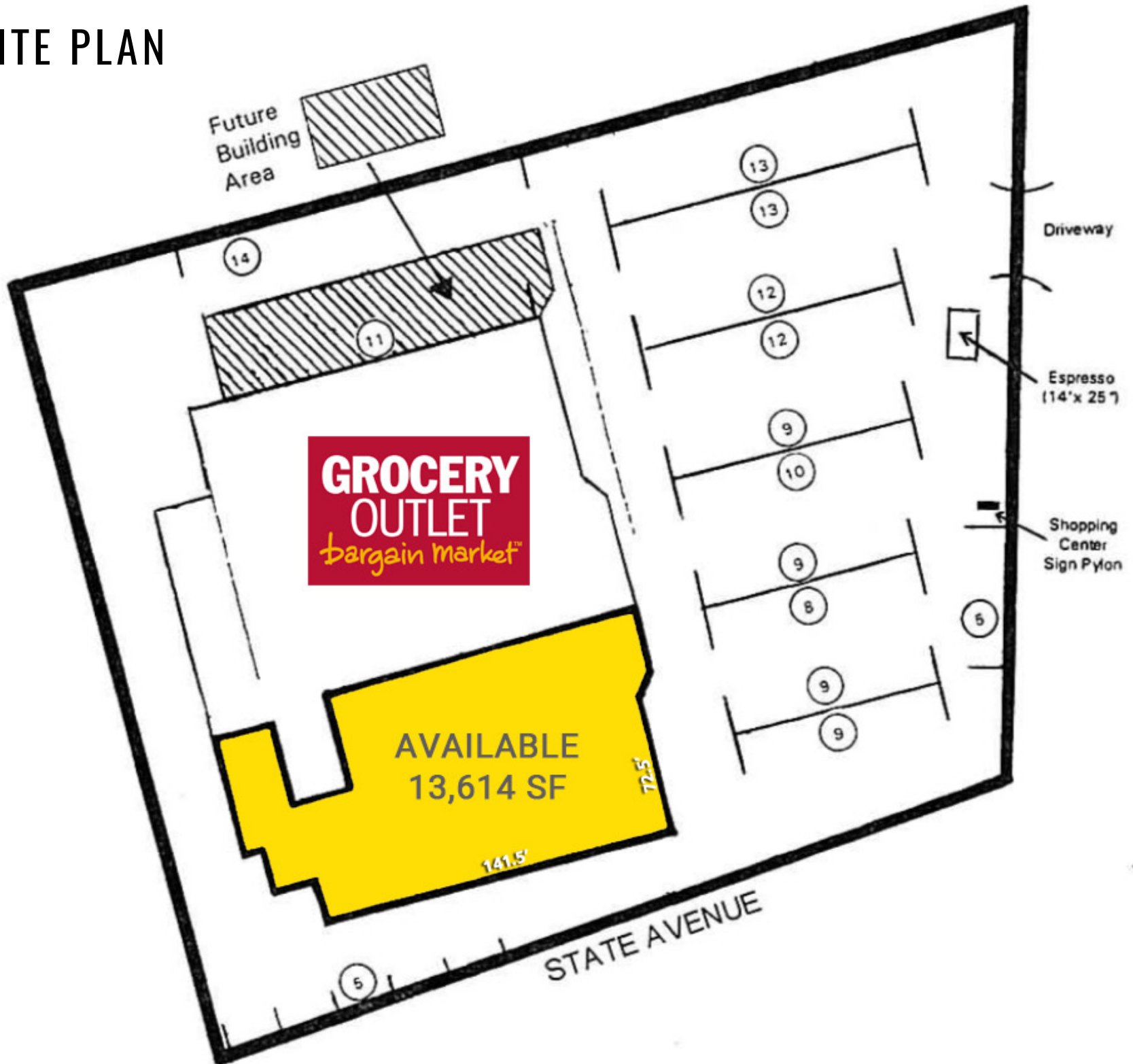
Regis - 2019

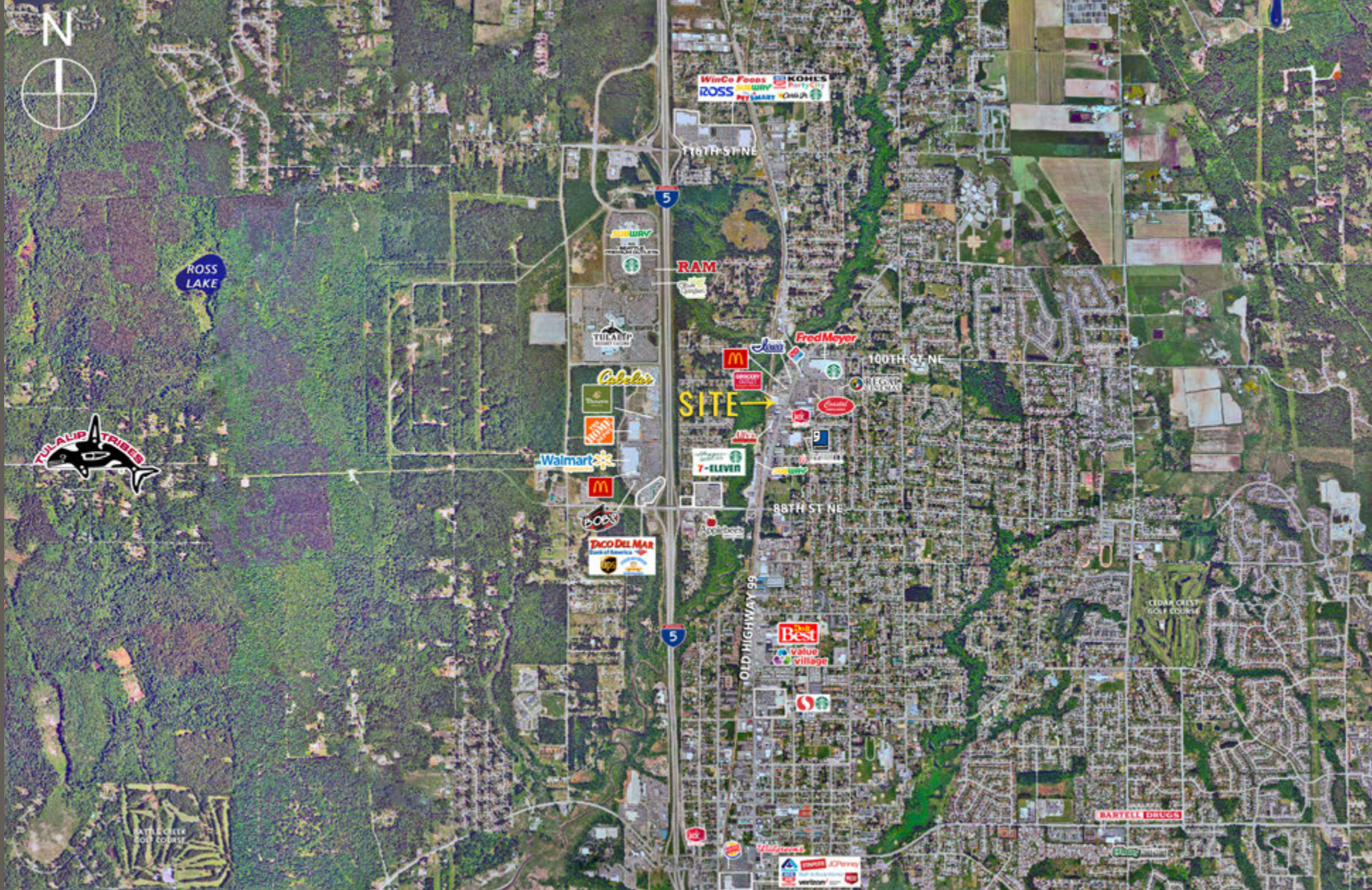
| | Population | Average HH Income | Daytime Population |
|--------|------------|-------------------|--------------------|
| Mile 1 | 9,265 | \$82,804 | 9,161 |
| Mile 3 | 54,698 | \$93,937 | 20,576 |
| Mile 5 | 84,072 | \$957,668 | 29,480 |

FLOOR PLAN



SITE PLAN





Boeing Expanding 1M SF
in Snohomish County



Located Minutes
from Interstate 5



25,399 ADT
State Avenue



Centrally Located in
the Retail Core



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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