



STATE STREET CENTER

9315 State Ave., Marysville, WA

FOR
LEASE



JERRY FORELL

(425) 250-3277

jerryforell@fwp-inc.com

NICK BARBER

(425) 250-3271

nbarber@fwp-inc.com

First Western Properties, Inc.

520 Kirkland Way, Suite 100, Kirkland, WA 98033

P (425) 822-5522 F (425) 822-7440

© 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.

www.fwp-inc.com

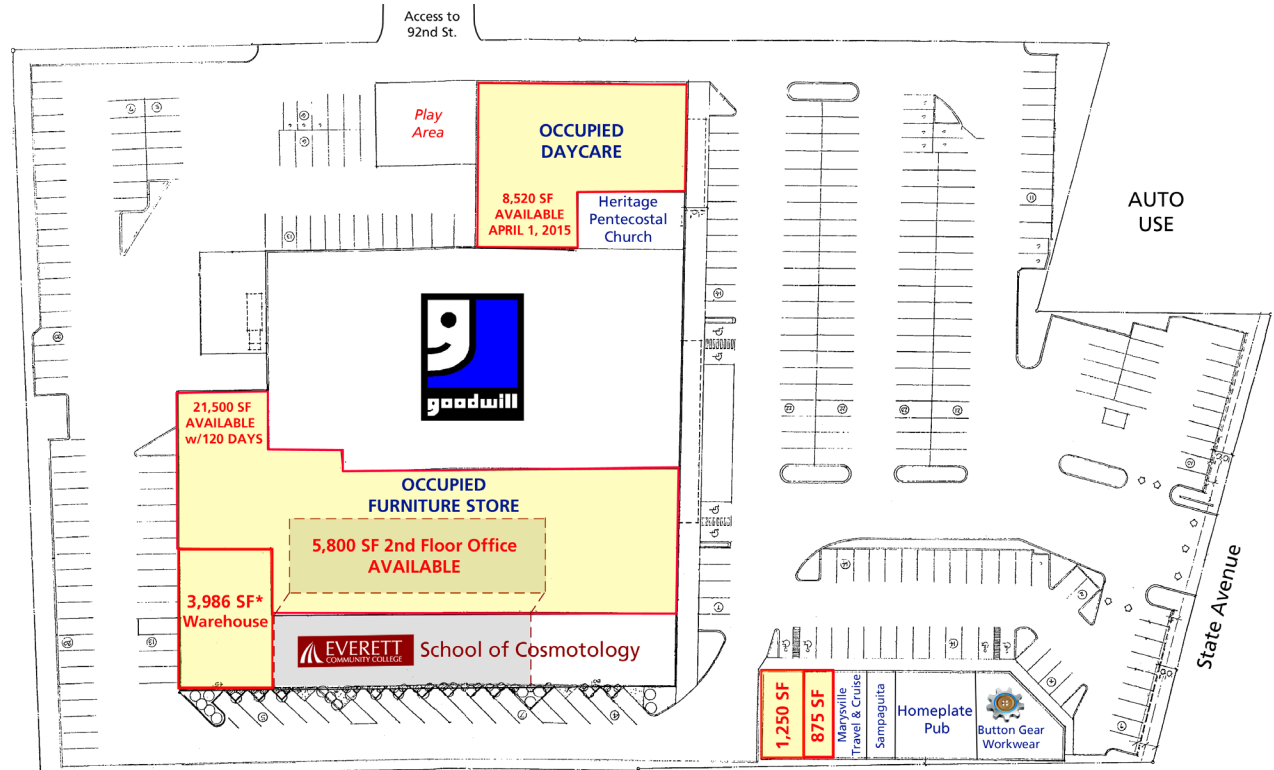
STATE STREET CENTER

9315 State Ave., Marysville, WA

FOR
LEASE

PROPERTY HIGHLIGHTS:

- 21,500 SF: \$6.00/SF, NNN
- 875 SF: \$14.00/SF, NNN
- 1,250 SF: \$12.00/SF, NNN
- 3,986 SF Warehouse: \$3.00/SF, NN
- 5,800 SF 2nd Flr. Mezzanine/Storage: \$5.00/SF, Gross
- 8,520 SF: \$15.00/SF, NNN. Available 6/1/15
- NNN= \$4.50/SF/YR
- 80,000 SF Center



Very Active Center with Successful Tenants

Goodwill and the Everett Community College School of Cosmetology all have 20 years of tenancy. Homeplate Pub has 15 years of tenancy. Access into Center from both State Avenue and 92nd Street NE (traffic signal). Lots of traffic!

* Warehouse Features

- 20' Clear Height
- Heated
- 12' x12' Roll Up Door
- Clear Span Space
- Fire Sprinklers
- 1 Restroom



First Western Properties, Inc.
520 Kirkland Way, Suite 100, Kirkland, WA 98033
P (425) 822-5522 F (425) 822-7440

www.fwp-inc.com

STATE STREET CENTER

9315 State Ave., Marysville, WA

**FOR
LEASE**

Furniture Store (21,500 SF Available Space) is partially under Goodwill Canopy. Canopy and facade can be remodeled to give space more prominence. Existing facade and option elevations are depicted below.



DEMOGRAPHICS	Mile 1	Mile 3	Mile 5
Population	9,877	53,130	78,551
Median HH Income	\$61,419	\$70,645	\$74,374
Daytime Population	2,876	16,067	23,647
EXTENDED TRADE AREA			
Population	204,400		
Median HH Income	\$71,300		



First Western Properties, Inc.
520 Kirkland Way, Suite 100, Kirkland, WA 98033
P (425) 822-5522 F (425) 822-7440

www.fwp-inc.com