



## For Sale: Auto Collision Building, \$2,700,000

9015 STATE AVENUE :: MARYSVILLE, WASHINGTON

### PROPERTY HIGHLIGHTS

- Ideal for automotive owner/user; building is currently being leased on a month-to-month basis.
- Close proximity to The Seattle Premium Outlets, Tulalip Resort & Casino, Cabela's, and Walmart; down the street from Marysville Kmart and Fred Meyer.
- Excellent exposure on State Avenue—a major retail corridor in North Marysville with over 25,000 VPD.
- The subject property is located in a well-established retail/industrial locale and enjoys easy access and exposure.
- Average household income of over \$70,000 within a 3-mile radius supports a desirable customer base.
- Over a \$14 million gap for motor vehicle and parts dealers within a 3-mile radius shows strong demand.



## 2015 State Avenue Opportunity Gap Report (Store Type)

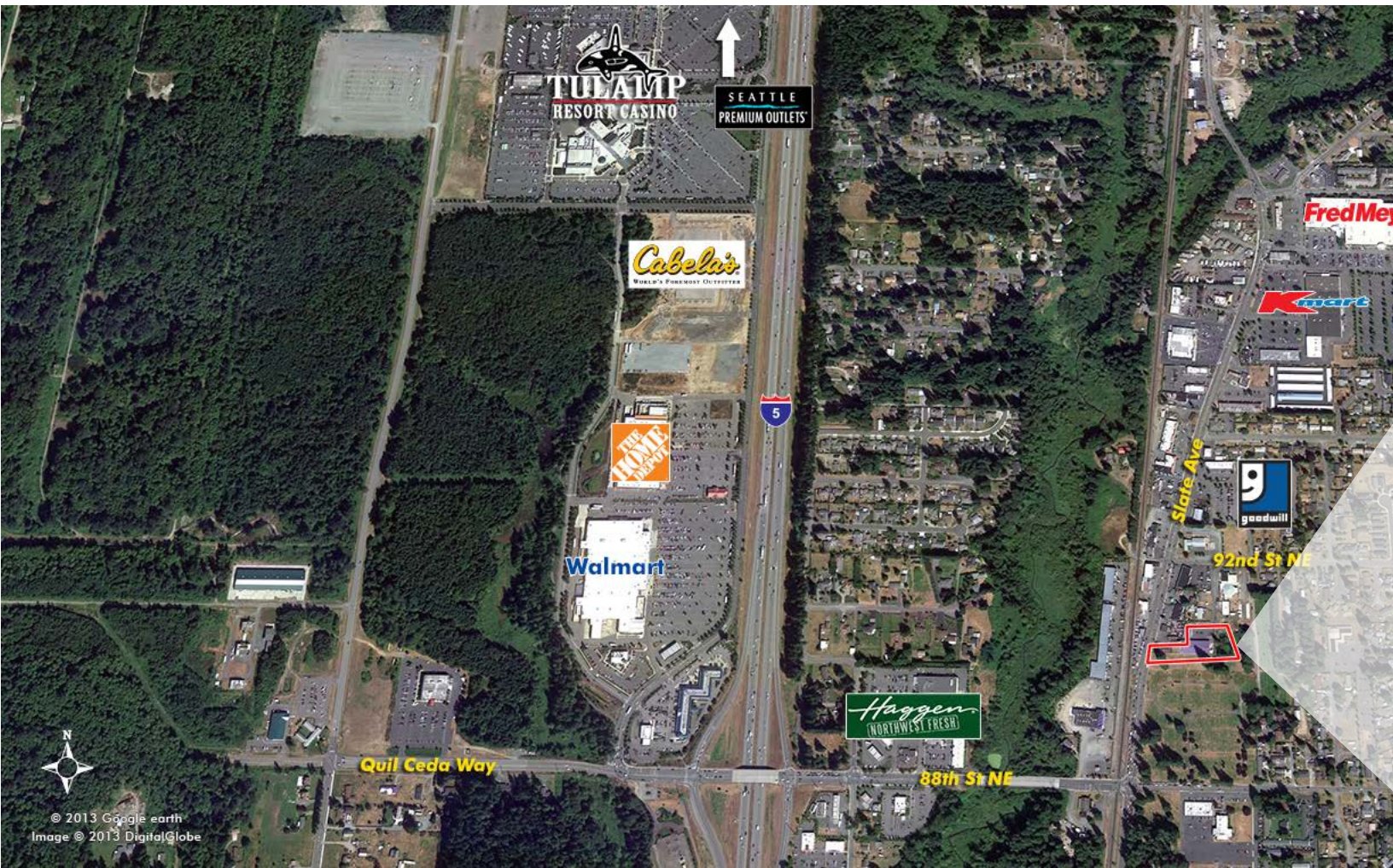
CATEGORY	2 MILE RADIUS (Opportunity in \$M)	3 MILE RADIUS (Opportunity in \$M)
Automotive Dealers	\$4.5	\$18.4
Gasoline Stations	\$12.8	\$43.4
Foodservice & Drinking Places	\$7.1	\$34.2
Sporting Goods, Hobby, Book & Music Stores	\$4.7	\$9.7
Health & Personal Care Stores	\$4.7	\$16.9
Building Material & Garden Equipment	\$6.0	\$19.0
Furniture & Home Furnishings	\$5.7	\$10.8

## 2013 Demographics (Est.)

CATEGORY	2 Miles	3 Miles	7-minute Drive Time
Population	32,208	53,371	34,526
Avg. Household Income	\$63,838	\$70,006	\$64,861
Daytime Population	16,736	20,047	21,586

### TRAFFIC COUNTS (Vehicles Per Day)

State Avenue & 88th Street NE	23,402
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## INVESTMENT OVERVIEW

Location.....9015 State Avenue  
 City..... Marysville  
 State..... Washington  
 County ..... Snohomish

2-Story Building.....±22,356 sq. ft.  
 Auto Repair Area .....±16,309 sq. ft.  
 Office Area .....±6,047 sq. ft.  
 Built..... 2000  
 Land .....±50,578 sq. ft.  
 Acres ..... ±1.23  
 Zoning..... General Commercial (GC)  
 Parking ..... 45 stalls (2.01/1,000 sq. ft.)  
 Price .....\$2,700,000

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