

SEAPAC HOMES
34 LOTS
2019

The Everett Clinic

SUBJECT
PROPERTY



MIXED-USE
DEVELOPMENT
APPROVED

Bank of America

KeyBank

DENTAL

TacoTime

SMALL
STRIP
RETAIL

MEDICAL
OFFICE

OFFICE

RITE
AID
PHARMACY

FOR SALE

17216 Smokey Point Drive
Arlington, Washington 98223

TSC TRACTOR
SUPPLY CO

Wendy's



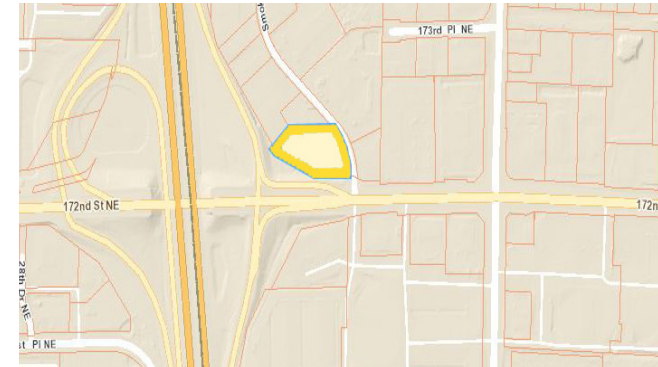
SMOKEY POINT DRIVE SITE/REDEVELOPMENT

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

FIRST WESTERN PROPERTIES, INC is pleased to present an incredible redevelopment opportunity located off the I-5 Freeway ramp in Arlington, Washington. The subject property is zoned Highway Commercial and has a maximum of 50 feet in height which allows for many uses and is designed to provide a setting for uses that typically locate on major thoroughfares and attract a regional customer base.



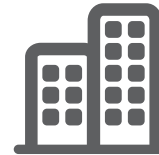
Opportunity Type:	Redevelopment Owner Occupied User
Asking Price:	\$2,600,000.00
Total Land Area:	0.81 Acres
Cost of Land SF:	\$73.69 PSF
Total Building SF:	7,129 SF Commercial Building
Maximum Redevelopment Height	50'
Zoning:	Highway Commercial (HC)
Parcel Number:	00645300000200
Traffic Counts:	34,977 ADT (SR 531)



Population



Average HH Income



Daytime Population

Regis - 2020

	Population	Average HH Income	Daytime Population
Mile 1	9,326	\$72,283	5,128
Mile 3	28,209	\$96,344	12,794
Mile 5	63,557	\$102,232	28,467



Existing Structure

AERIAL OVERVIEW



SUBJECT PROPERTY

312 UNIT APARTMENT UNDER CONSTRUCTION

ARLINGTON INTERNATIONAL AIRPORT

SEAFAC HOMES 34 LOTS 2019

200 MF UNITS 2018

SENIOR HOUSING 255 UNITS UNDER CONSTRUCTION

MIXED-USE APPROVED

URBAN VILLAGE SUBMITTED

170 APARTMENT UNDER CONSTRUCTION

MARYSVILLE

ARLINGTON

FUTURE ROAD WILL CONNECT WITH SR 9

FUTURE ROAD WILL CONNECT WITH SR 9

FULL INTERCHANGE 2025

PROPOSED RR OVERPASS

WEB INC CARBON FIBER PLANT

DICK'S Sporting Goods
Party City Tuesday Morning
OUTBACK BONEFISH GRILL
ULTA
HOPS-DROPS
HOBBY LOBBY

KAISER PERMANENTE 2019

Starbucks
jamba

MOR BEST BUY
verizon

Target
Red Robin

COSTCO WHOLESALE

IHOP

Office DEPOT
OfficeMax
petco
Michaels
Marshalls

LOWE'S

HOTEL

RAIRDON GROUP 2019

MEDICAL

RAIRDON GROUP 2019

Ford
Lindal
TOYOTA

Ford
HONDA

ROY ROBINSON 2019

PROVIDENCE

WESTERN TRUCK CENTER
GYLE BARN

Northside

5

FREE AID
TacoTime
McDonald's

Best Western PLUS
CASCADIA SPORT HEALTH & FITNESS

DOLLAR TREE

Walmart

UnionBank
Lowe's

COASTAL

Enterprise

ROY ROBINSON 2019

PROVIDENCE

ROY ROBINSON 2019

PROVIDENCE

ROY ROBINSON 2019

PROVIDENCE

ROY ROBINSON 2019

PROVIDENCE

WESTON HIGH SCHOOL

LAKEWOOD HIGH SCHOOL

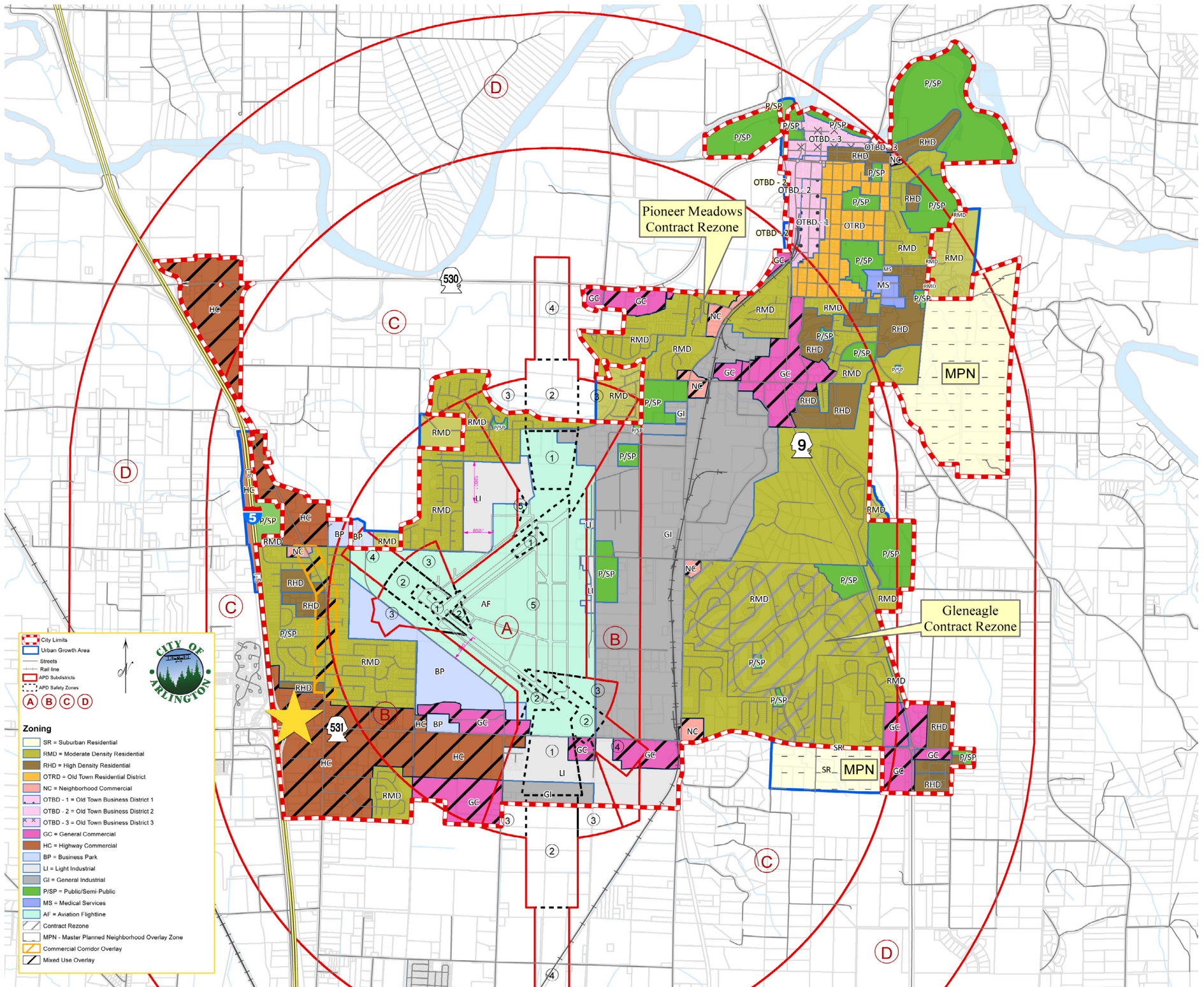
LAKEWOOD ELEMENTARY

LAKEWOOD MIDDLE SCHOOL

ENGLISH CROSSING ELEMENTARY

COUGAR CREEK ELEMENTARY

ZONING - HIGHWAY COMMERCIAL





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 Town Center 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.

WASHINGTON STATE, BY THE NUMBERS



#1 Washington State's ranking Best Overall State 2019, USN

#2 Washington state's ranking on the Best States overall Ranking based on Infrastructure 2019, USN

#3 Washington state's ranking on the Best States overall Ranking based on Economy 2019, USN

#4 Washington state's ranking on the Best States overall Ranking based on Health Care & Education 2019, USN

#4 Seattle rank in the US for Labor Supply, #6 for Economic Climate, #8 for Regulatory Environment 2019, and #8 Overall Best States for Businesses 2019, Forbes

#3 Washington State's rank in the latest "State New Economy Index" published by the Information Technology and Innovation Foundation, based on Strong aviation and software exports; Puget Sound entrepreneurialism; widespread adoption of digital technologies.

THE NORTHWEST REGION IS BUILT ON THE STRENGTH OF INDUSTRIES competing in the knowledge- and international-based economy. In fact, foreign investment accounts for 4.1% of the state's private industry employment with foreign-controlled businesses employing over 105,600 Washington workers. Combine that with the superb quality of life in the Pacific Northwest, a world-class arts scene, professional sports teams, and culinary delights from some of the country's top chefs, and you've got a great place to do business where your employees will be happy to call "home."

OUR REGION'S STRENGTH INCLUDES

- » Strategic location w/regard to the Pacific Rim
- » Nonstop international flights
- » Deep-water ports
- » Reliable transportation connection to the rest of the U.S.
- » Well-educated population
- » Strong business climate
- » Vibrant international communities
- » Vast experience in international trade

~ Economic Development Council



KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.


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