

# SMOKEY POINT SHOPPING CENTER

RETAIL WITH PROMINENT FREEWAY VISIBILITY



3131 & 17306 Smokey Point Drive | Arlington, WA

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## EXTENSIVE I-5 VISIBILITY AND FRONTAGE

891 SF - 7,575 SF Available

Rates starting at \$12.00 / SF, NNN

### FEATURES:

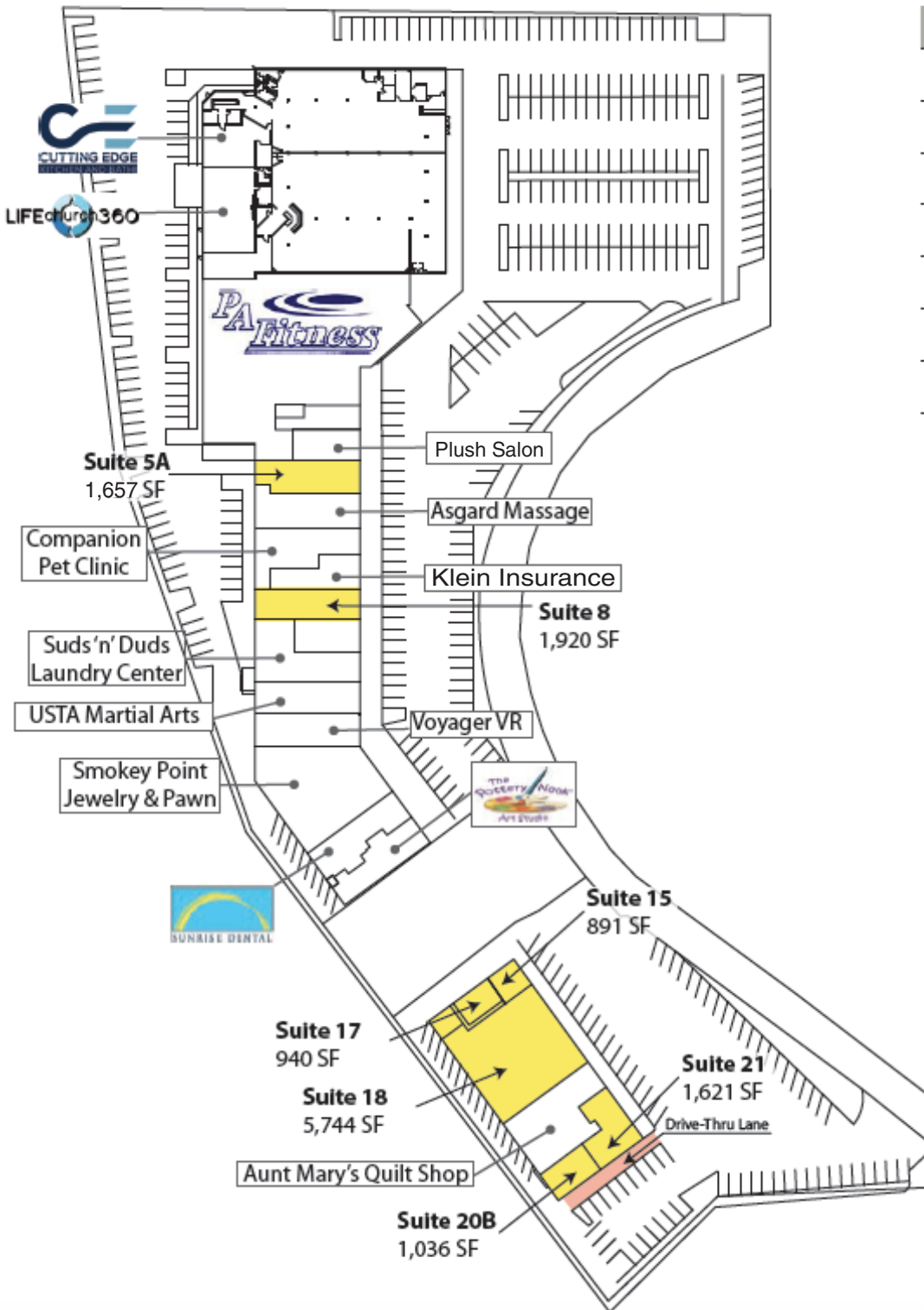
- Many Space Types Available:
  - Former Dance Studio Ready for New Operator
  - Endcap with Drive-Thru (lots of plumbing)
  - Retail/warehouse with GL Loading
- Monument Signage on I-5 & 172nd Street
- Neighboring Anchors: Walmart, Safeway, Costco, Target, Best Buy, Lowe's, & Starbucks
- 102,000+ Cars per Day on I-5 (near 172nd Street NE)

### Demographics:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2017 Population	6,030	22,120	56,855
2017 Households	2,278	7,976	20,500
2017 Average Income	\$64,858	\$77,943	\$84,363

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Suite	Square Feet	Contiguous	Available
5A	1,657 SF		NOW
8	1,920 SF		NOW
15	891 SF	1,781 SF -7,575 SF	NOW
17	940 SF	1,781 SF -7,575 SF	NOW
18	5,744 SF	7,575 SF	NOW
20B	1,036 SF	2,657 SF	30 days
21	1,621 SF	2,657 SF	NOW

