

# MARYSVILLE LAND FOR SALE



1085 STATE AVENUE, MARYSVILLE, WA



**SUBJECT  
PROPERTY**

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# EXECUTIVE SUMMARY

1085 State Avenue, Marysville, WA

Property Name:	Marysville Land
Opportunity Type:	Land Development
Address:	1085 State Avenue, Marysville, WA 98270
Total Land Area:	71,438 SF (1.64 acres)
Zoning:	Downtown Commercial (DC)
Jurisdiction:	City of Marysville
Parcel Numbers:	30052800213900 30052800214000 30052800220100
Asking Price:	\$1,088,888.00

## Property Introductions

First Western Properties, Inc. is pleased to present an incredible development opportunity in Marysville, Washington. The subject property is three adjoining parcels located in the heart of Downtown Marysville and adjacent to Safeway Plaza. National tenants adjacent to this property include: Safeway, BECU, AutoZone, Dollar Tree, Wells Fargo, GNC, and KFC. The subject property is zoned Downtown Commercial which allows for many uses including drive-thru.

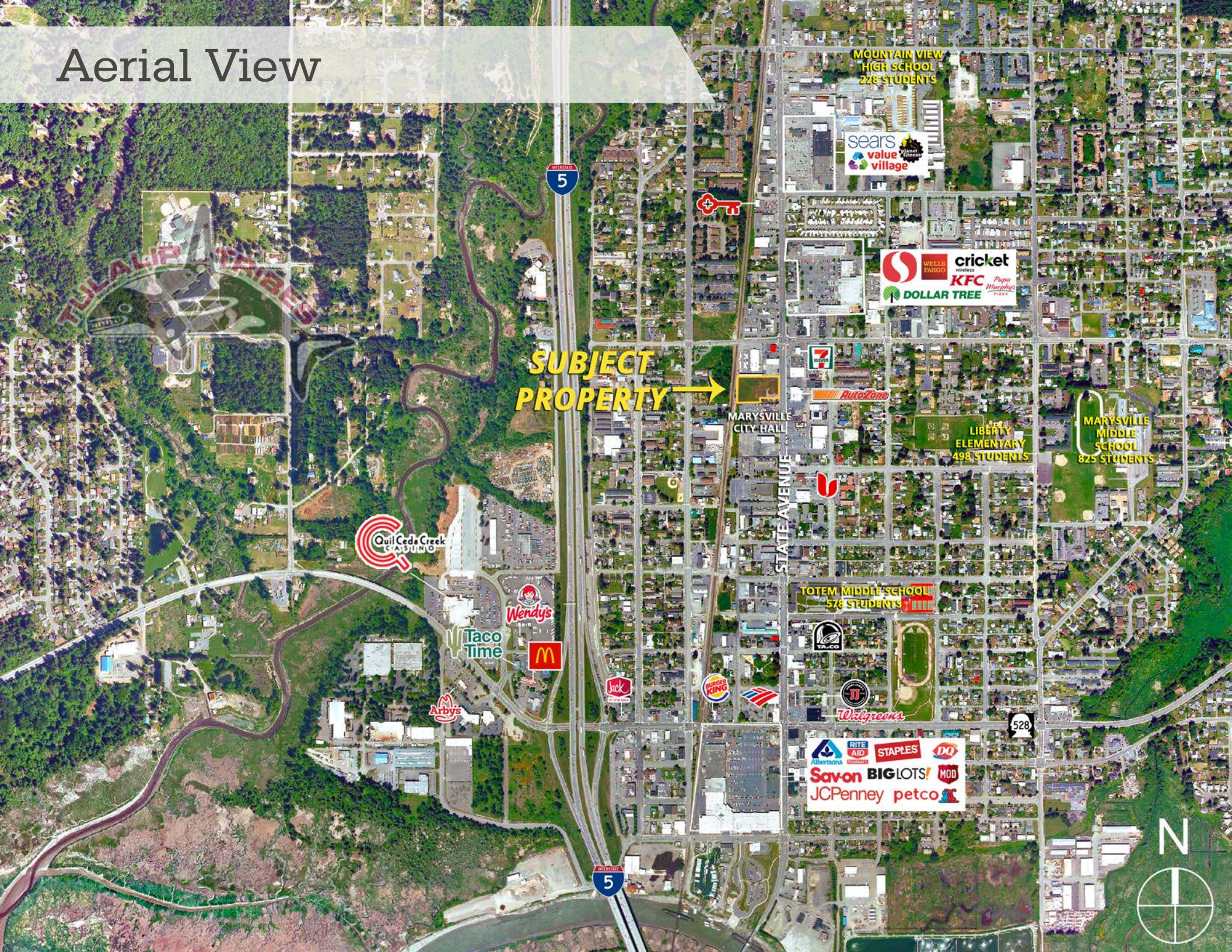
Traffic  
Counts:  
18,000 ADT

Zoning  
Includes  
Drive-Thru

Located in  
the Heart of  
Downtown  
Marysville

All information contained herein was prepared from information provided by the Owner of the property and neither First Western Properties, Inc. nor Owner makes any representation or warranties as to the accuracy or completeness of the information. The Buyer is strongly advised to independently review all of the Due Diligence Materials and consult with their own independent counsel in order to determine the detail and accuracy.

# Aerial View



**SUBJECT PROPERTY** →

MOUNTAIN VIEW HIGH SCHOOL  
228 STUDENTS

sears  
value  
village

WELLS FARGO  
cricket  
KFC  
Papa Murphy's  
DOLLAR TREE

7  
BusoZone

MARYSVILLE CITY HALL

LIBERTY ELEMENTARY  
498 STUDENTS

MARYSVILLE MIDDLE SCHOOL  
825 STUDENTS

Quil Ceda Creek CASINO

Wendy's

Taco Time

McDonald's

Arby's

Jack in the Box

BURGER KING

TOTEM MIDDLE SCHOOL  
578 STUDENTS

TRICO

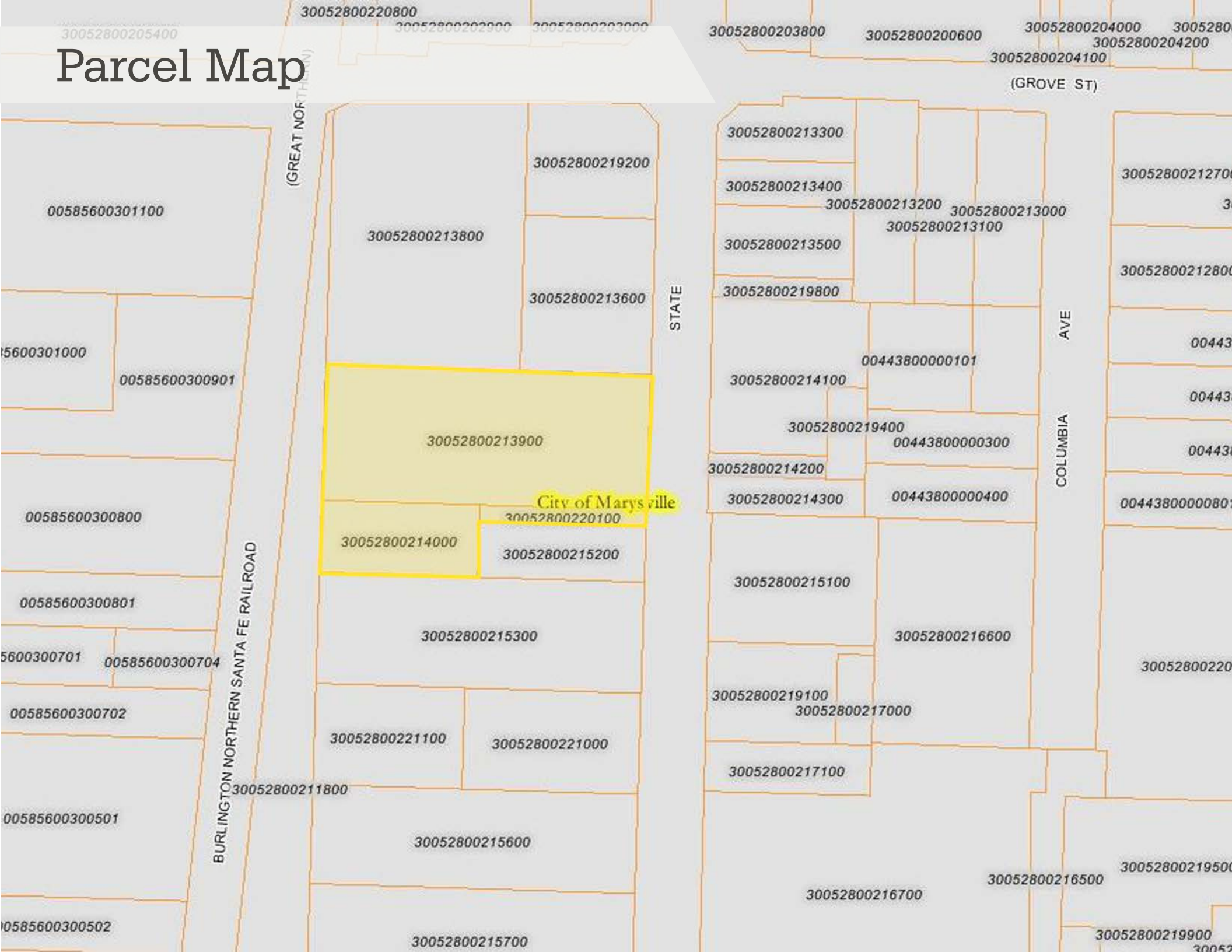
Walgreens

Alibonsons RITE AID STAPLES DO  
Savon BIG LOTS! MOD  
JCPenney petco

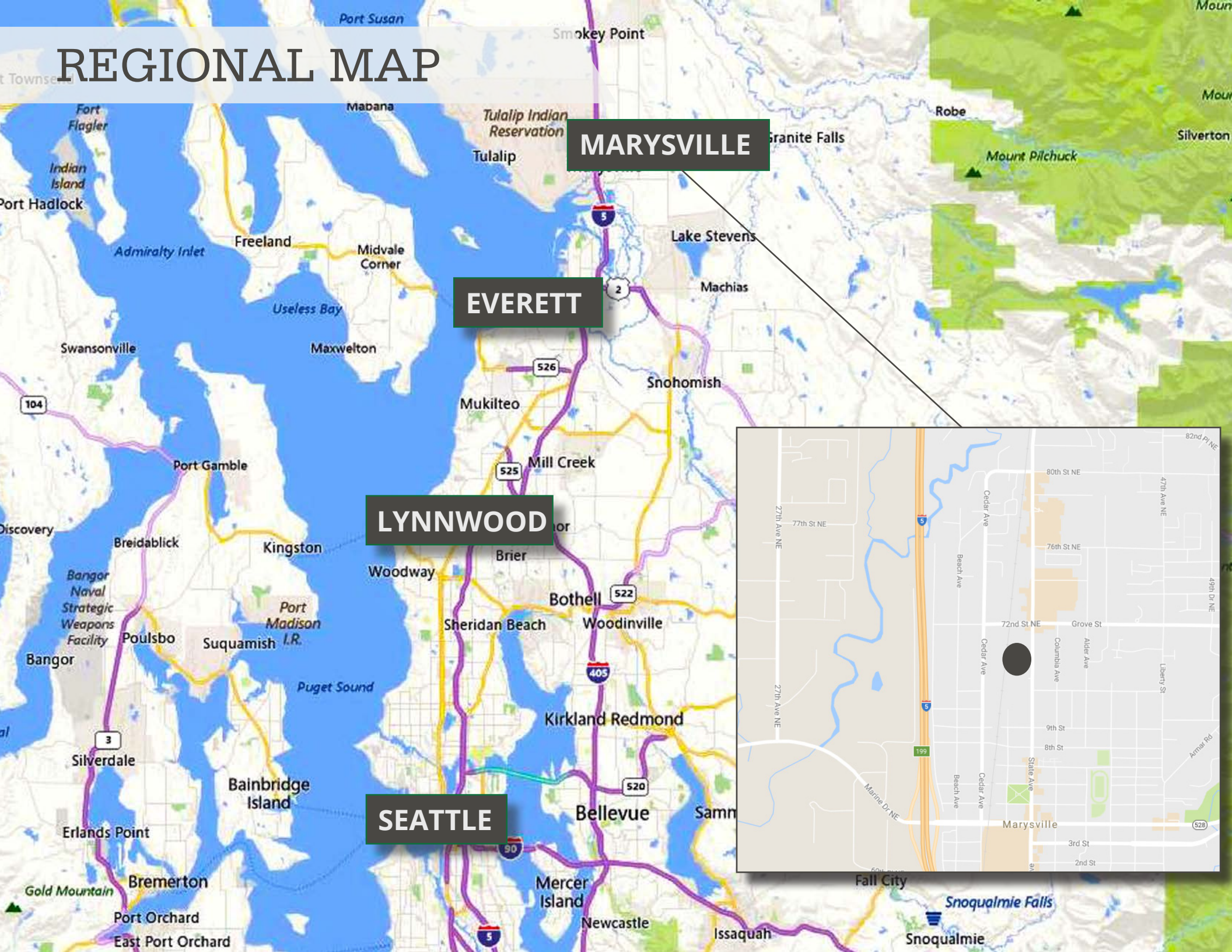
528



# Parcel Map



# REGIONAL MAP

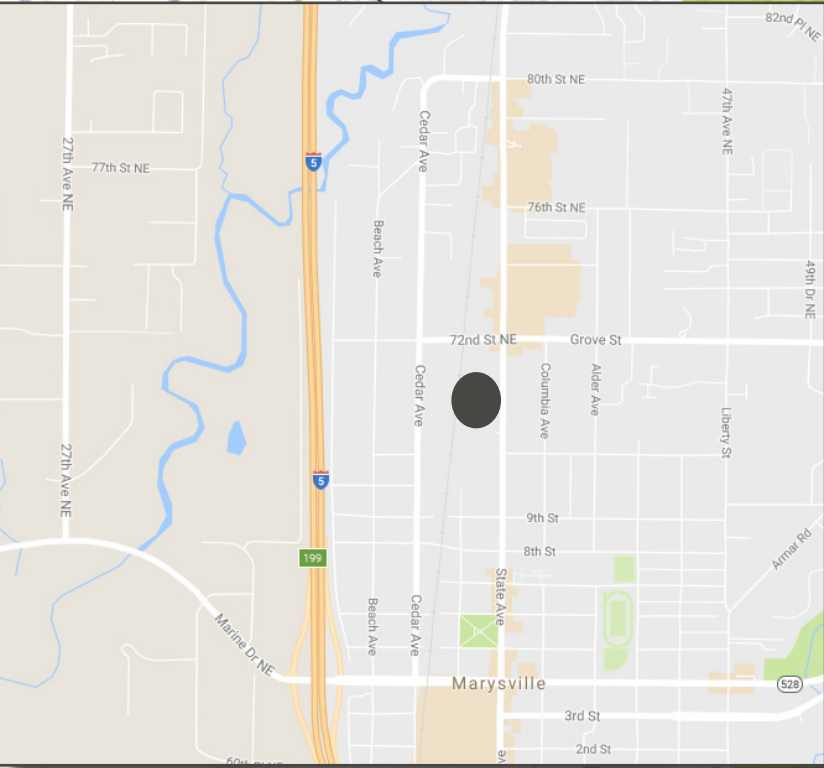


**MARYSVILLE**

**EVERETT**

**LYNNWOOD**

**SEATTLE**





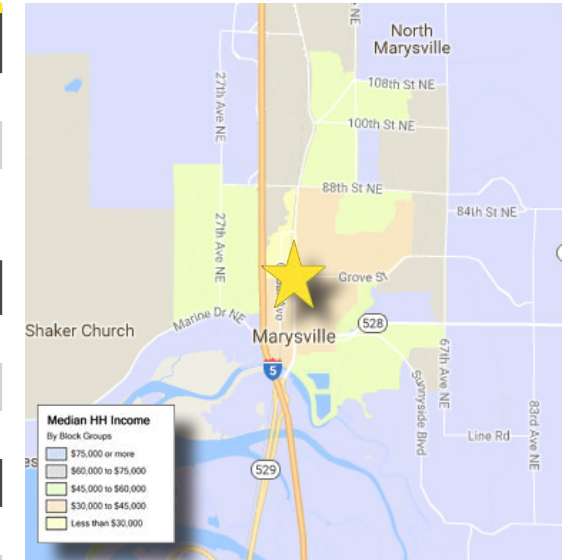
**LOCATION INFORMATION**

*Marysville*  
WA

# LOCATION INFORMATION

## Location & Demographics

Population	1 Mile Radius	3 Mile Radius	5 Mile Radius
Estimated Population (2017)	10,830	52,702	101,987
Historical Annual Growth (2010-2017)	1.2%	1.1%	1.7%
Estimated Population Density (2017) psm	3,449	1,865	1,299
Households			
Estimated Households (2017)	4,304	18,290	35,393
Historical Annual Change (2000-2017)	0.5%	1.6%	1.9%
Average Household Income			
Estimated Average Household Income (2017)	\$59,456	\$92,540	\$92,272
Projected Average Household income (2022)	\$66,794	\$106,729	\$106,579
Historical Annual Change (2000-2017)	2.1%	3.7%	3.8%
Median Household Income			
Estimated Median Household Income (2017)	\$46,529	\$74,215	\$74,734
Projected Median Household Income (2022)	\$54,089	\$86,667	\$86,922
Per Capita Income			
Estimated Per Capita Income (2017)	\$24,069	\$32,310	\$32,401
Estimated Average Household Net Worth (2017)	\$440,555	\$805,310	\$847,253
Daytime Demographics			
Total Businesses (2017)	938	1,936	3,090
Total Employees (2017)	7,824	20,720	35,390
Adjusted Daytime Demographics <16	11,385	35,032	63,789



### MARYSVILLE, WA

The City of Marysville is Snohomish County's second-largest city committed to improving the community's prosperity and livability through fostering an economic climate conducive to business. Great neighborhoods; Year-round recreational opportunities and 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 and manufacturing.



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**WEB**

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