



**FOR LEASE**  
1220 State Avenue  
Marysville, WA 98270



**PLAZA AT MARYSVILLE**  
Justin Holmes | Josh Parnell | Connor McMahon

**OWNED AND OPERATED BY:**  **RPAI**  
Retail Properties of America, Inc.

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

1220 STATE AVENUE:

901 SF - 7,345 SF

PLEASE CALL FOR RATES

- Busy Safeway anchored center with 116,207 SF of retail
- Tenants include: Safeway, Dollar Tree, Rent-A-Center, ATI Physical Therapy, Homestreet Bank, Wells Fargo, GNC, Papa Murphy's, Sally Beauty Supply, Edward Jones, DaVita, O'Reilly, Boost Mobile, Cricket Wireless, Lendmark Financial and BECU.
- Other nearby tenants include: Walmart, Home Depot, Alberstons, Fred Meyer, Grocery Outlet, Cabela's and more.
- Excellent visibility and access



Population



Average HH Income



Daytime Population

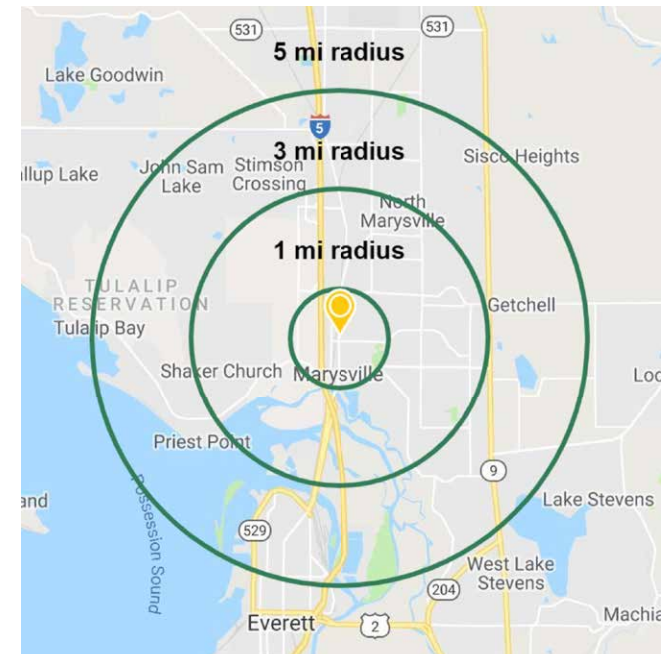
Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	10,838	\$62,488	10,092
Mile 3	54,611	\$94,837	35,462
Mile 5	100,615	\$96,771	60,406-

TENANTS



NEARBY TENANTS



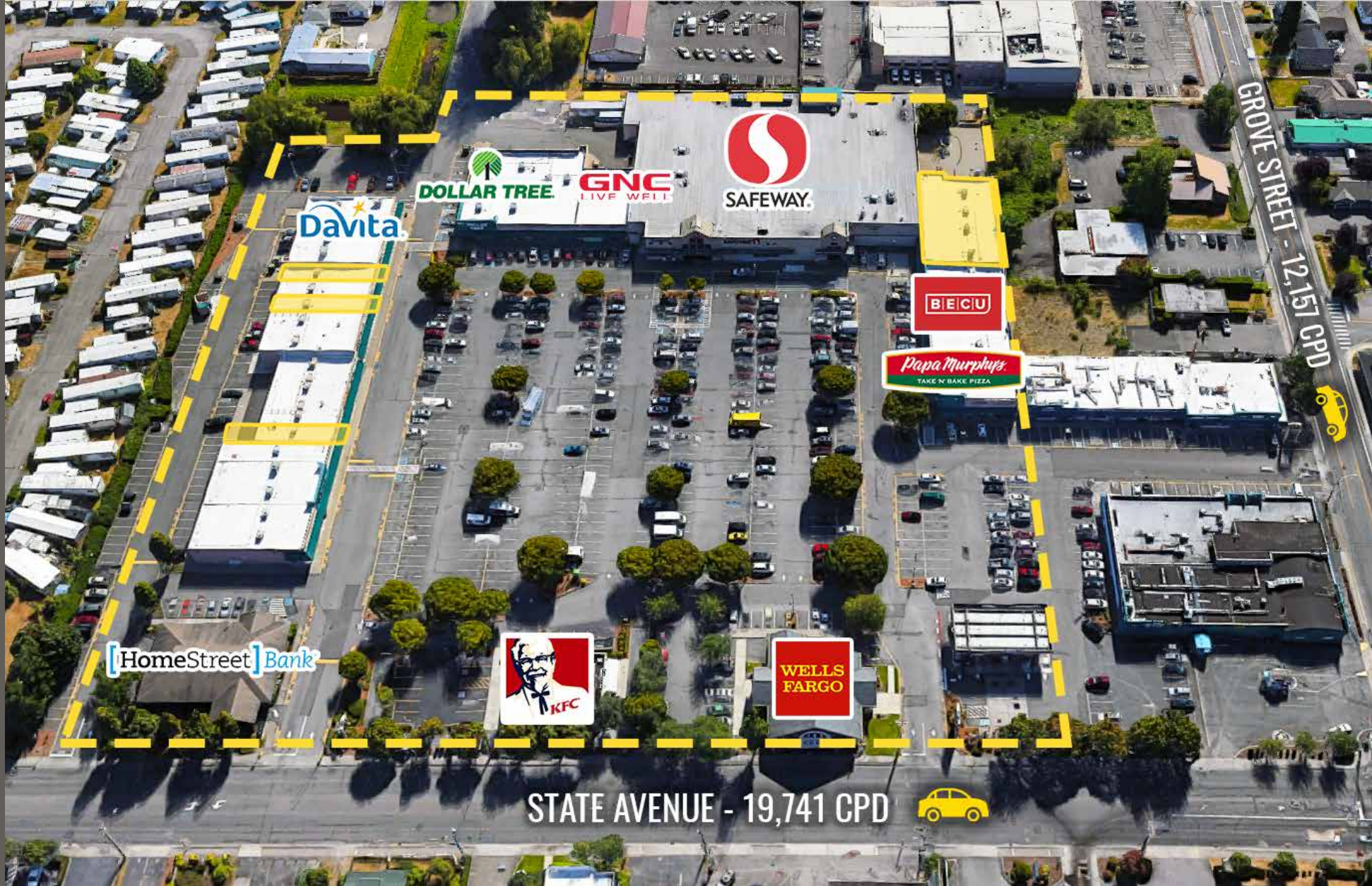


SUMMARY





LOCATION DETAILS



Located near  
Tulalip Resort Casino &  
Seattle Premium Outlets



Located moments  
from Interstate 5



20,161 CPD  
State Ave



12,157 CPD  
Grove St



LOCATION AERIAL



INTERSTATE 5

ASH AVENUE

BEACH AVENUE

CEDAR AVENUE

STATE AVENUE - 19,741 CPD

LI-HAUL  
76

GROVE STREET - 12,157 CPD

HomeStreet Bank

O'Reilly  
AUTO PARTS

KFC

WELLS FARGO

Papa Murphy's  
TAKE 'N BAKE PIZZA

BICU

KeyBank

76TH ST NE

Davita

DOLLAR TREE

GNC  
LIVE WELL

SAFeway

MARYSVILLE  
POLICE DEPARTMENT

43RD AVE NE

Grove St

Alder Ave

Pizza  
Hut

CHASE

planet  
fitness

HOMETOWN STORE

value village  
SHOP. REUSE. REIMAGINE.

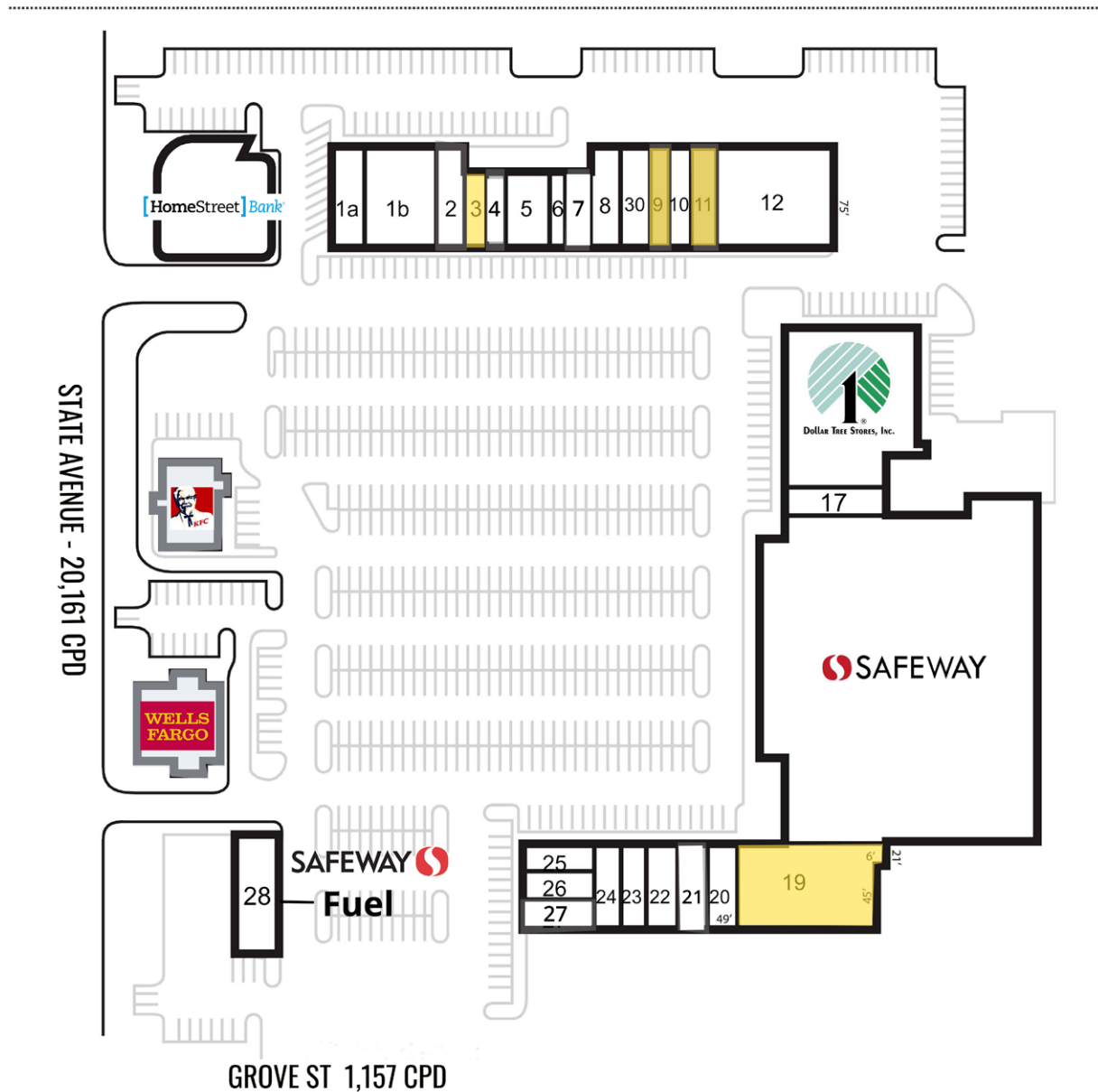
AutoZone

7  
ELEVEN



# SITE PLAN

Suites	SF	Tenant
1A	2,724	ATI Physical Therapy
1B	4,002	Rent-A-Center
2	1,611	Lendmark Financial
<b>3</b>	<b>901</b>	<b>AVAILABLE</b>
4	904	The Smile Store
5	1,803	The Sun Factory
6	904	Mailbox Junction
7	863	Biofuel Nutrition
8	1,500	Alderwood Auto Glass
<b>9</b>	<b>1,500</b>	<b>AVAILABLE</b>
10	1,500	Edward Jones & Co.
<b>11</b>	<b>1,500</b>	<b>AVAILABLE</b>
12	6,375	DaVita
15	11,953	Dollar Tree
17	1,422	GNC
18	53,850	Safeway
<b>19</b>	<b>7,345</b>	<b>AVAILABLE</b>
20	1,300	BECU
21	1,300	Metro PCS
22	1,300	Great Clips
23	1,300	Papa Murphy's Pizza
24	1,300	Sally Beauty Supply
25	1,050	Cigar Land
26	1,200	Cricket Wireless
27	1,000	Boost Mobile
28	300	Safeway Gas
29	2,800	Homestreet Bank
30	1,500	Hi-Tek Nails







**MARYSVILLE, WA** is a vibrant, growing community nestled on the banks of the Snohomish River and bordered by the Cascade mountains to the east and Puget Sound to the west. The city offers a variety of outdoor recreation opportunities, diverse shopping options - from our Lakewood Crossing retail center to our historic downtown shops, and a spring and summer full of fairs and festivals with local flavor.



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RETAIL FOCUSED. RESULTS DRIVEN.

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