

FOR LEASE

11401 State Ave
Marysville, WA 98271

AVAILABLE
19,219 SF
(Can be demised)

DOLLAR TREE

HARBOR FREIGHT TOOLS
Quality Tools at Remarkably Low Prices

ANYTIME
FITNESS

DQ
Grill & Chill

STATE AVE
15,000 CPD

116TH ST NE 5,000 CPD



JUNIOR ANCHOR - MARYSVILLE

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

11401 STATE AVE:

19,219 SF \$12.00 PSF PLUS NNN (CAN BE DEMISED)

- Newly Remodeled shopping center anchored by Dollar Tree and Harbor Freight. Co-tenants include Dairy Queen, Anytime Fitness, Jet City Pizza, Kami Teriyaki, and more.
- Pylon Signage Available
- New Facade



Population



Average HH Income



Daytime Population

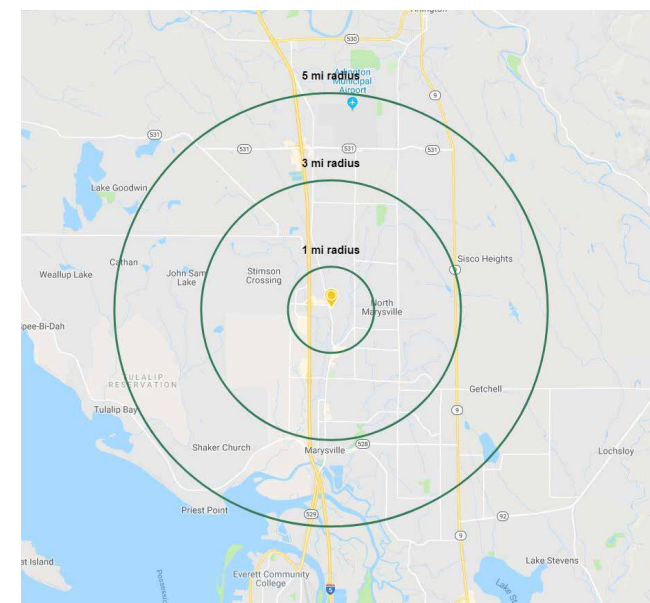
Regis - 2018

	Population	Average HH Income	Daytime Population
Mile 1	8,558	\$91,675	10,669
Mile 3	45,477	\$88,587	34,504
Mile 5	89,531	\$94,594	58,639

TENANTS



NEARBY TENANTS





LOCATION DETAILS



Located moments from
access to Interstate 5



Located near the busy
Seattle Premium Outlets



15,000 CPD
Smokey Point Blvd

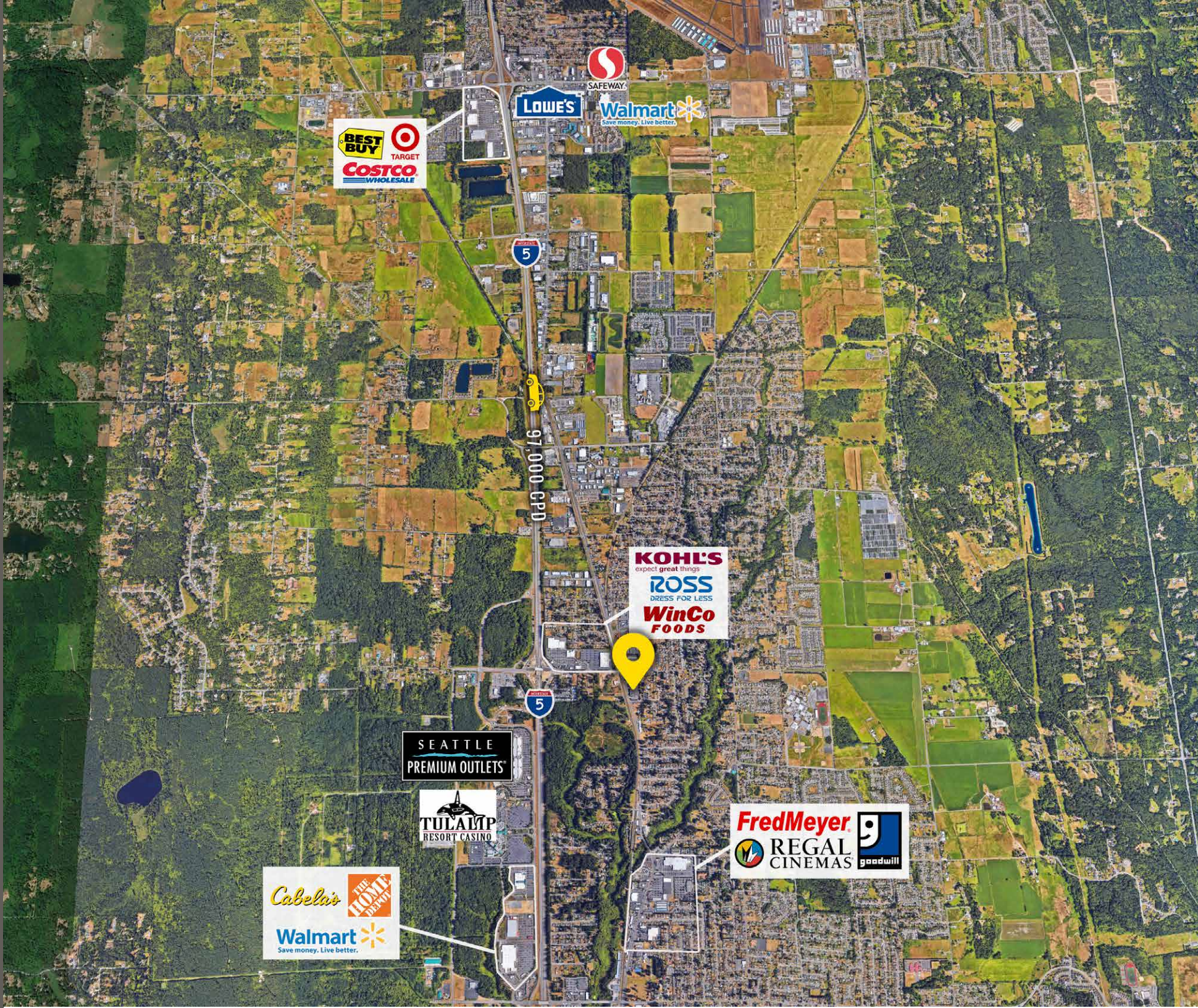


17,000 CPD
116th St NE

LOCATION AERIAL



FIRST
WESTERN
PROPERTIES



SITE PLAN



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RETAIL FOCUSED. RESULTS DRIVEN.

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