



- Bus
- Rail
- Bike
- Hike
- Walk
- Drive
- Drink
- Eat
- Live
- Rest
- Run
- Laugh
- Enjoy
- Repeat



# TERRACE STATION

## Retail Pre-Leasing

Brynn Estelle Telkamp | Be RETAIL | 206.650.8595 | brynn@be-retail.co

## Terrace Station

6004 237<sup>th</sup> Street SW | Mountlake Terrace, WA 98043



# RETAIL & RESTAURANT NOW PRE-LEASING

**Building One** Anchor Retail Opens Q1 2021.

**Building Two** Shop Retail Delivers December 2021 for Spring 2022 Opening.

**Building Three** is planned for future delivery.

This phased transit-oriented development will include 628 residential units above 89,193 sf of anchor and specialty retail. Sitting in Snohomish County on the King-Snohomish County line, the project is a major throughway for transit traffic and an outlet for regional commuters.

**TRANSIT ORIENTED DEVELOPMENT  
LIGHT RAIL OPENS 2023  
2,000 FEET OF FREEWAY VISIBILITY**

Terrace Station's 900+ parking spaces allow for an easy hop-on, hop-off of the Sound Transit Light Rail, with a predictable 23-minute commute to and from Downtown Seattle.

With time saved, this restaurant & retail platform with unparalleled parking is a perfect place to start your day with coffee & baked goods and finish the day with friends and family at the brew pub or restaurant.



**View Site Location**  
Google Maps



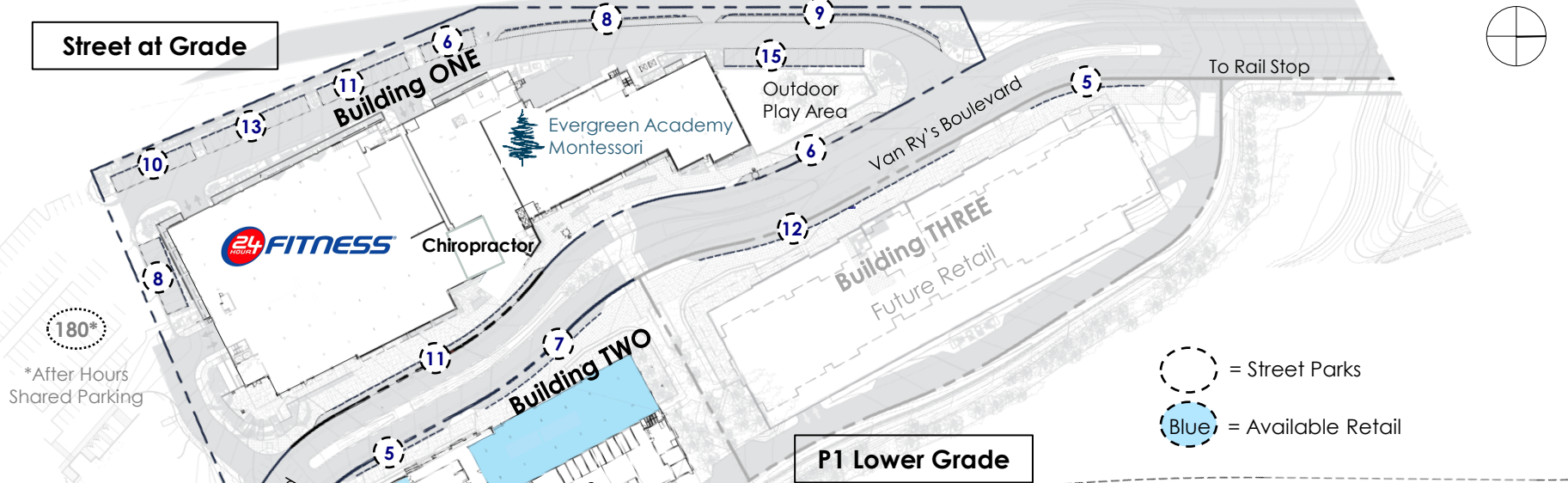
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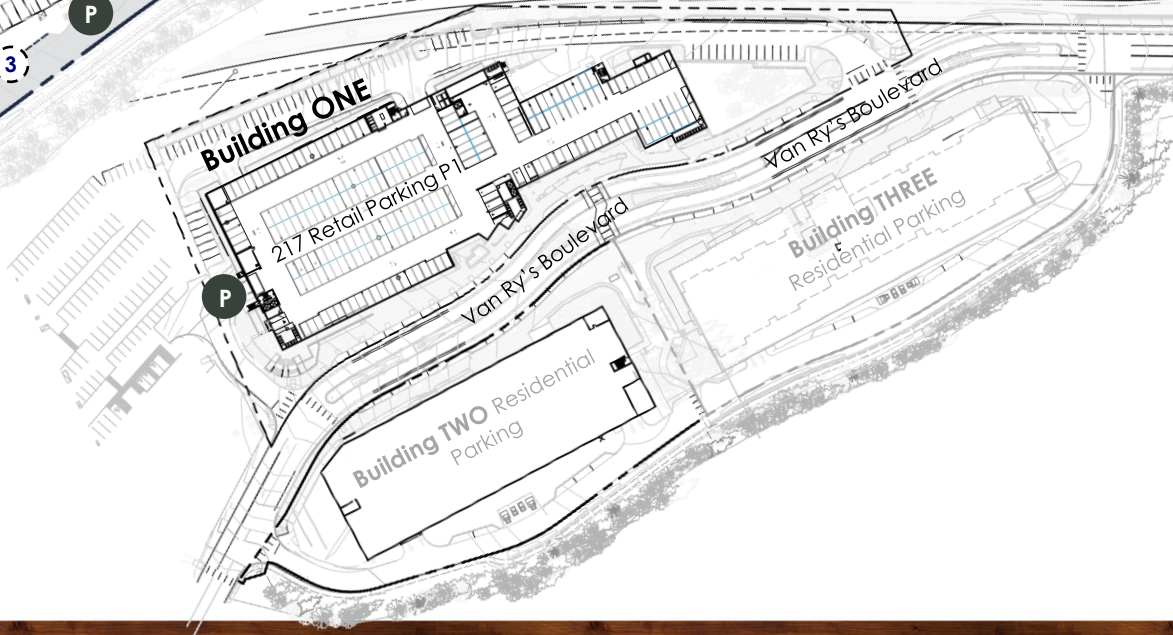
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**Street at Grade**



**P1 Lower Grade**



○ = Street Parks  
 ● (Blue) = Available Retail

**Building & Parking Plan**

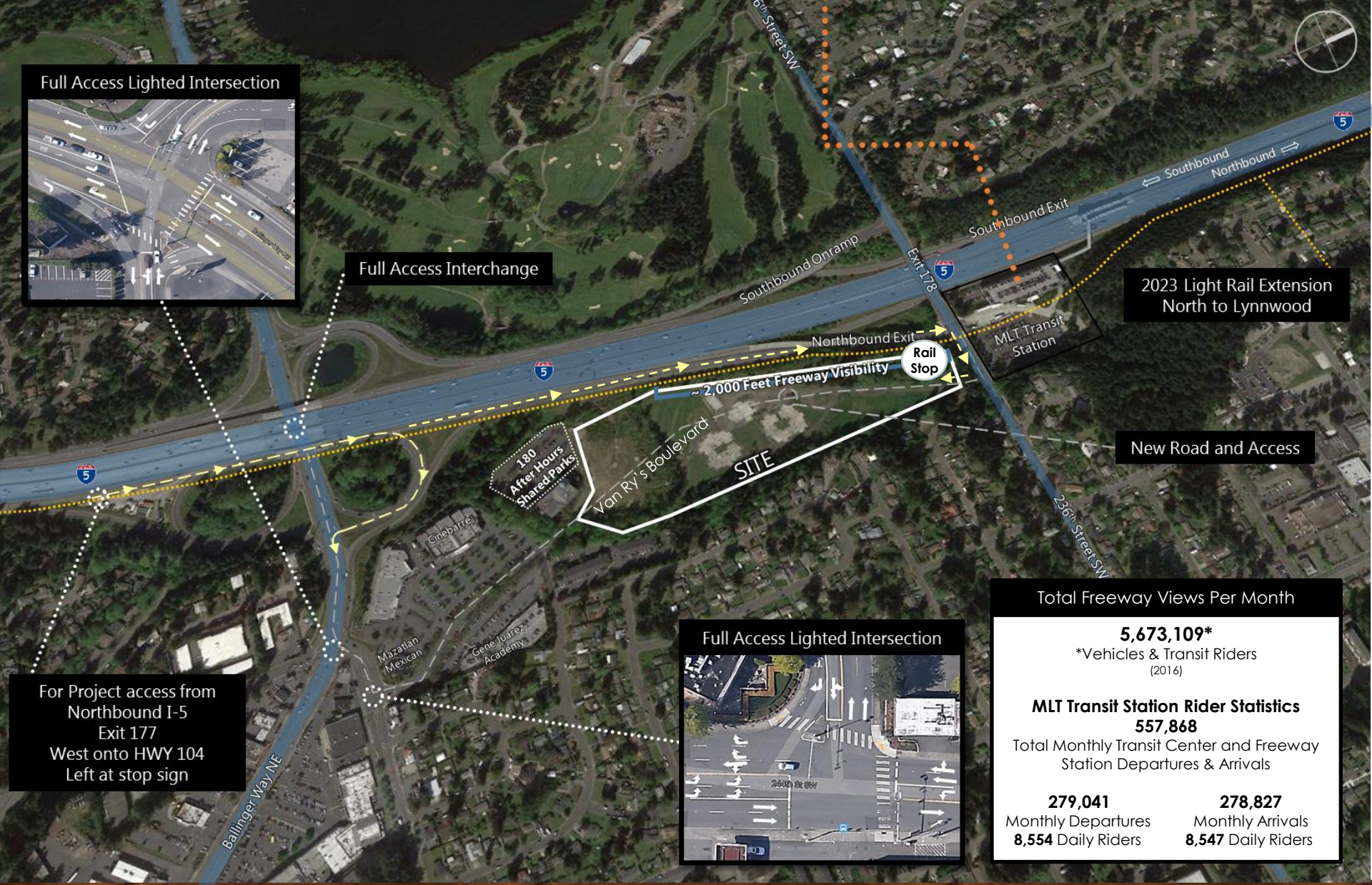
- At Grade & Street Retail Parks **195**
- Structure Retail Parks **217**
- Total Retail Parks **412 (3.5/1,000)**
- After Hours Retail Parks **180**
- Total Evening Retail Parks **592**

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Full Access Lighted Intersection



Full Access Interchange

2023 Light Rail Extension North to Lynnwood



New Road and Access

180 After Hours Shared Parks

Van Ry's Boulevard

SITE

Full Access Lighted Intersection



For Project access from Northbound I-5 Exit 177 West onto HWY 104 Left at stop sign

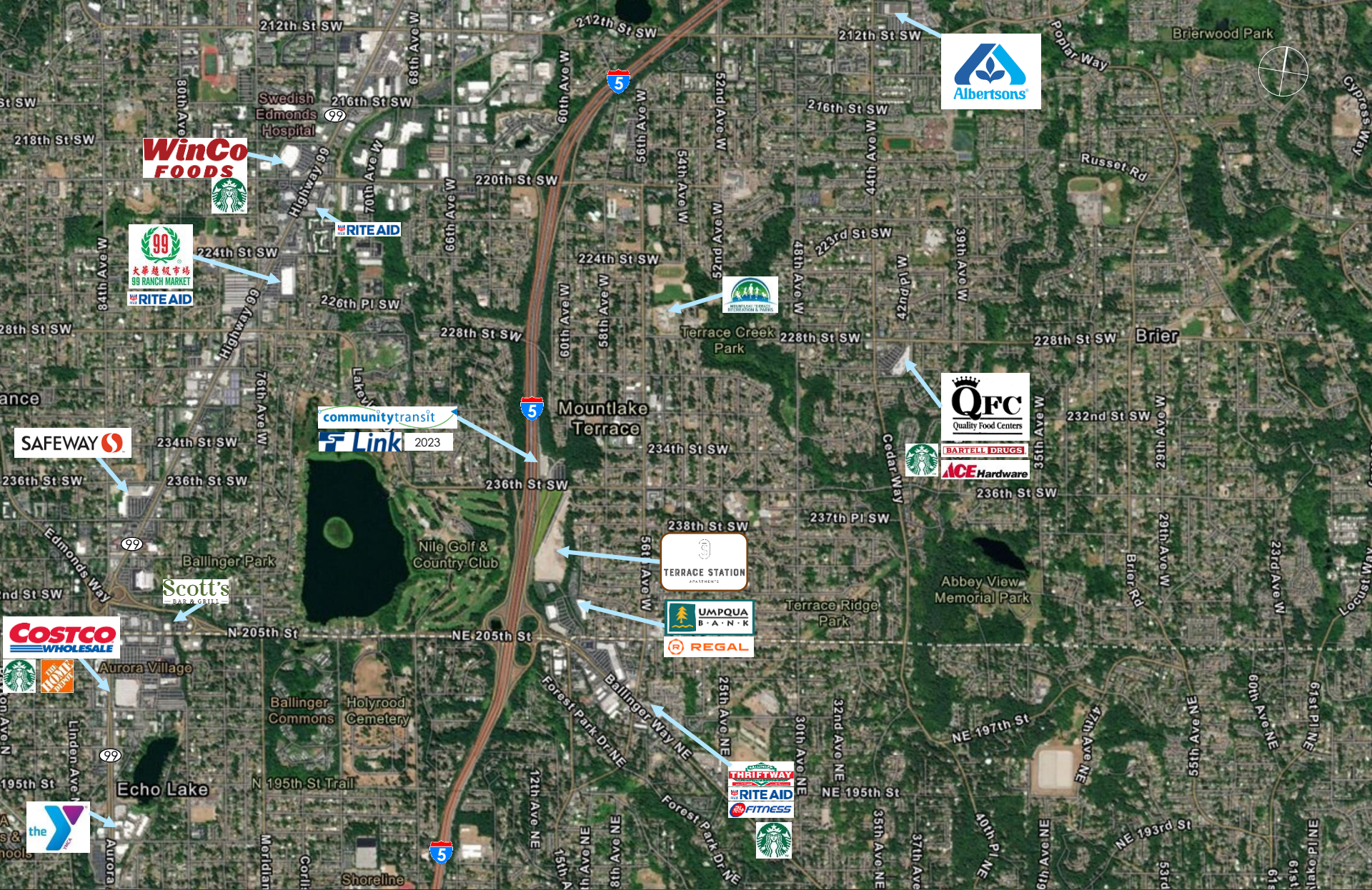
Total Freeway Views Per Month	
<b>5,673,109*</b>	
*Vehicles & Transit Riders (2016)	
<b>MLT Transit Station Rider Statistics</b>	
<b>557,868</b>	
Total Monthly Transit Center and Freeway Station Departures & Arrivals	
<b>279,041</b>	<b>278,827</b>
Monthly Departures	Monthly Arrivals
<b>8,554 Daily Riders</b>	<b>8,547 Daily Riders</b>

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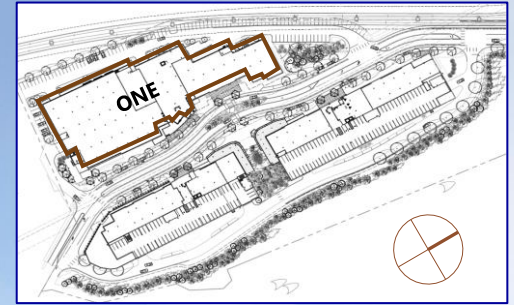
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Building ONE



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Terrace Station

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## Building TWO



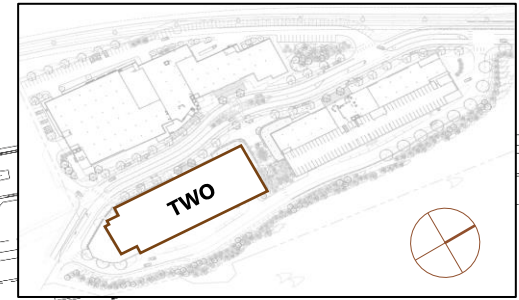
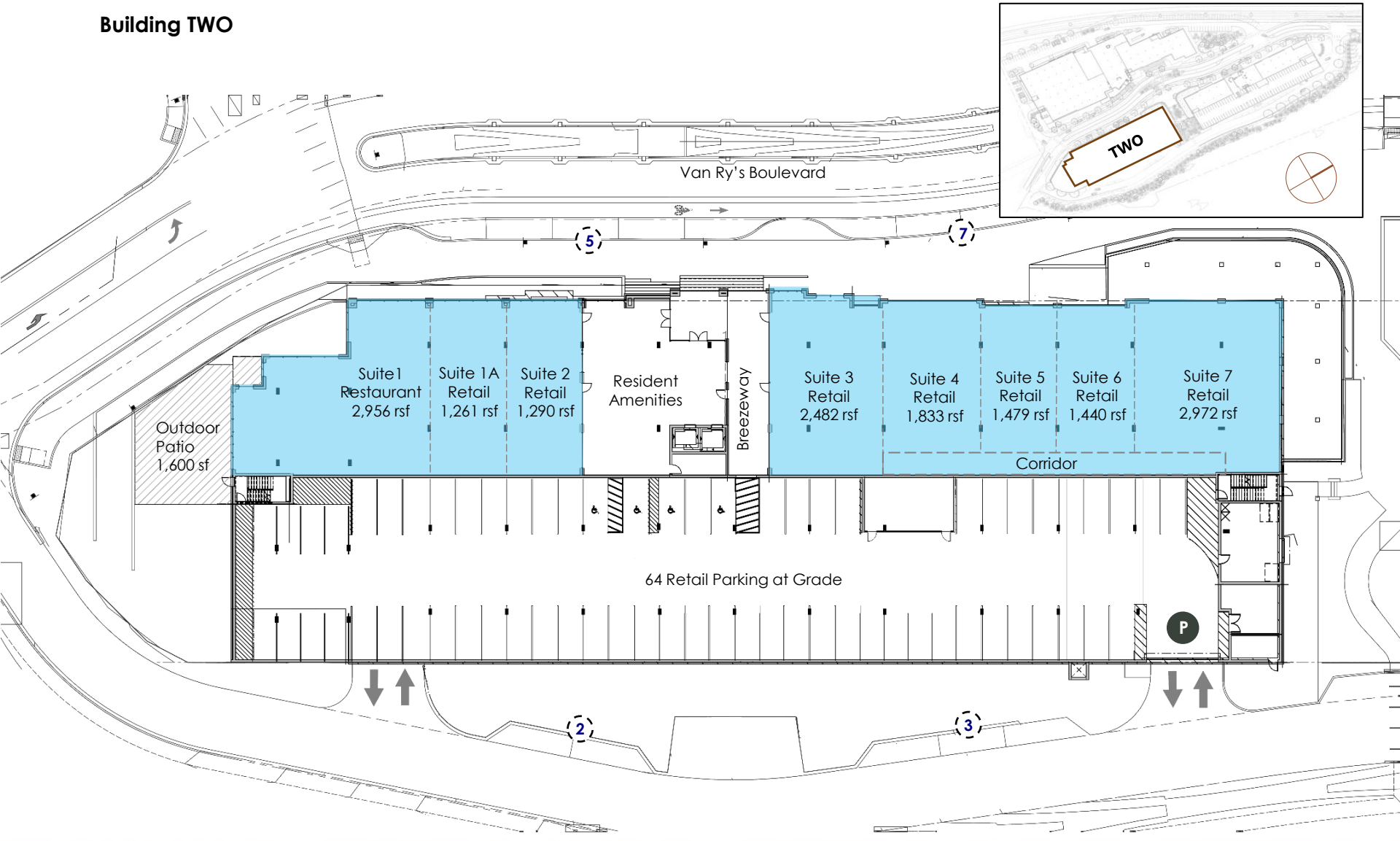
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# Building TWO



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Mile	Population	Daytime Population	Average HH Income	Education (4+ years college)
5	319,854	51,791	\$96,462	30.1%
3	145,745	42,818	\$94,254	28.7%
1	14,295	2,535	\$81,702	25.4%



## TERRACE STATION

## PRE-LEASING NOW

Delivery Date Building One	Q2 2020
Delivery Date Building Two	Q4 2021
Retail Building Two	16,227 sf
Small Shop & Restaurant	\$38.00 psf
NNN	\$8.50 psf est.
Tenant Allowance	Negotiable
Retail Parking	412 [3.5/1,000]

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# RETAIL LEASING

**Brynn Estelle Telkamp**

Lloyd Building  
603 Stewart Street, Suite 610  
Seattle WA 98101

**Be RETAIL**

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M 206.650.8595

**UP LAKE UNION PARTNERS**



**RAINIER PACIFIC  
PROPERTIES**