



FOR LEASE
303 91st Avenue NE
Lake Stevens, WA 98258



LAKE STEVENS MARKETPLACE

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

303 91ST AVENUE NE:

2,800 SF \$30.00 PSF PLUS NNN

1,029 SF \$30.00 PSF PLUS NNN

1,707 SF \$30.00 PSF PLUS NNN

- Ace Hardware and Rite Aid Anchored Center
- Strong retail trade area with low market vacancy
- Large employment base with Boeing and the US Navy
- Located in the Lake Stevens Retail Core
- NNN's are \$11.85 PSF



Population



Average HH Income

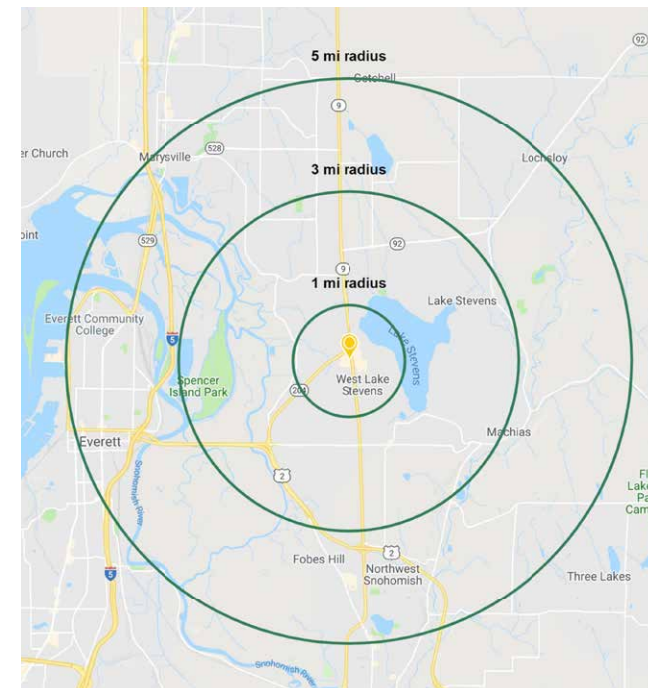


Daytime Population

Regis - 2022

	Population	Average HH Income	Daytime Population
Mile 1	11,833	\$111,863	6,049
Mile 3	542372	\$118,336	19,682
Mile 5	114,321	\$109,979	68,564

TENANTS



LOCATION DETAILS



Located in the strong
Snohomish County Economy



Located moments
from HWY 204 & HWY9



5,000 CPD
91st Ave NE



34,700 CPD
HWY 9

SITE PLAN

Suite	SF	Tenant
D-401	22,289	Rite Aid
B-200	15,050	Dollar Tree
B-202	14,765	Ace Hardware
B-202	5,066	Ace Hardware - Patio
A-109	4,895	Sherwin Williams
B-201	4,640	Ixtapa Restaurant
H-801	3,000	Taco Bell
G-702	2,800	AVAILABLE
E-503A	2,542	Pho Lucky Dragon
C-103	2,212	BECU
A-103	1,029	AVAILABLE
A-104	1,029	Mood by Chantelle
A-106	2,054	Lake Stevens Animal Hospital
E-502	2,024	First Financial Northwest Bank
A-111	1,800	Cigar Land
E-503B	1,751	Bella Nails
E-504	1,707	AVAILABLE
C-302	1,608	Rice Up Thai Cuisine
A-101	1,550	Domino's
E-501	1,520	Hair Masters
A-102	1,035	Teriyaki Diner
A-105	1,031	Subway
G-701	944	Tobacco Joes





LAKE STEVENS, WA is located 8 miles east of Everett and borders to the cities of Marysville to the northwest and Snohomish to the south. Its popularity and natural beauty, combined with changing commuter habits, attracted more and more residents, changing its character to that of a suburban community. The lake remains the focal point of the greater Lake Stevens community for recreation and as “a symbol of our need to provide for a sustainable existence that will protect our natural environment”.

TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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