



FOR LEASE

3707 172nd Street NE (SR 531)
Arlington, WA 98223

SMOKEY POINT TOWN CENTER

Larry Cocks | Steve Erickson



First Western Properties, Inc. | 425.822.5522 | fwp-inc.com
11621 97th Lane NE, Kirkland, Washington 98034

3707 172ND ST NE (SR 531):

1,200 SF \$28.00 PSF PLUS NNN

- 1,200 SF Endcap in New Vanilla Shell Condition
- Neighboring Tenants Include: Safeway, Dollar Tree, Walmart Supercenter, Rite Aid, Jimmy John's, Panda Express, McDonalds, Jack-in-the-Box, Jersey Mikes, and Many More!
- Adjacent to Cascade Skagit Health Alliance & Brand New Four Story Best Western Plus Hotel

TENANTS



Edward Jones



Population



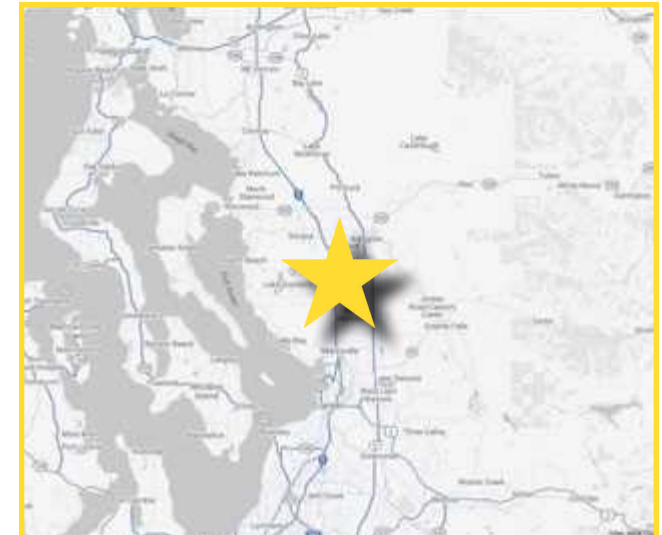
Average HH Income

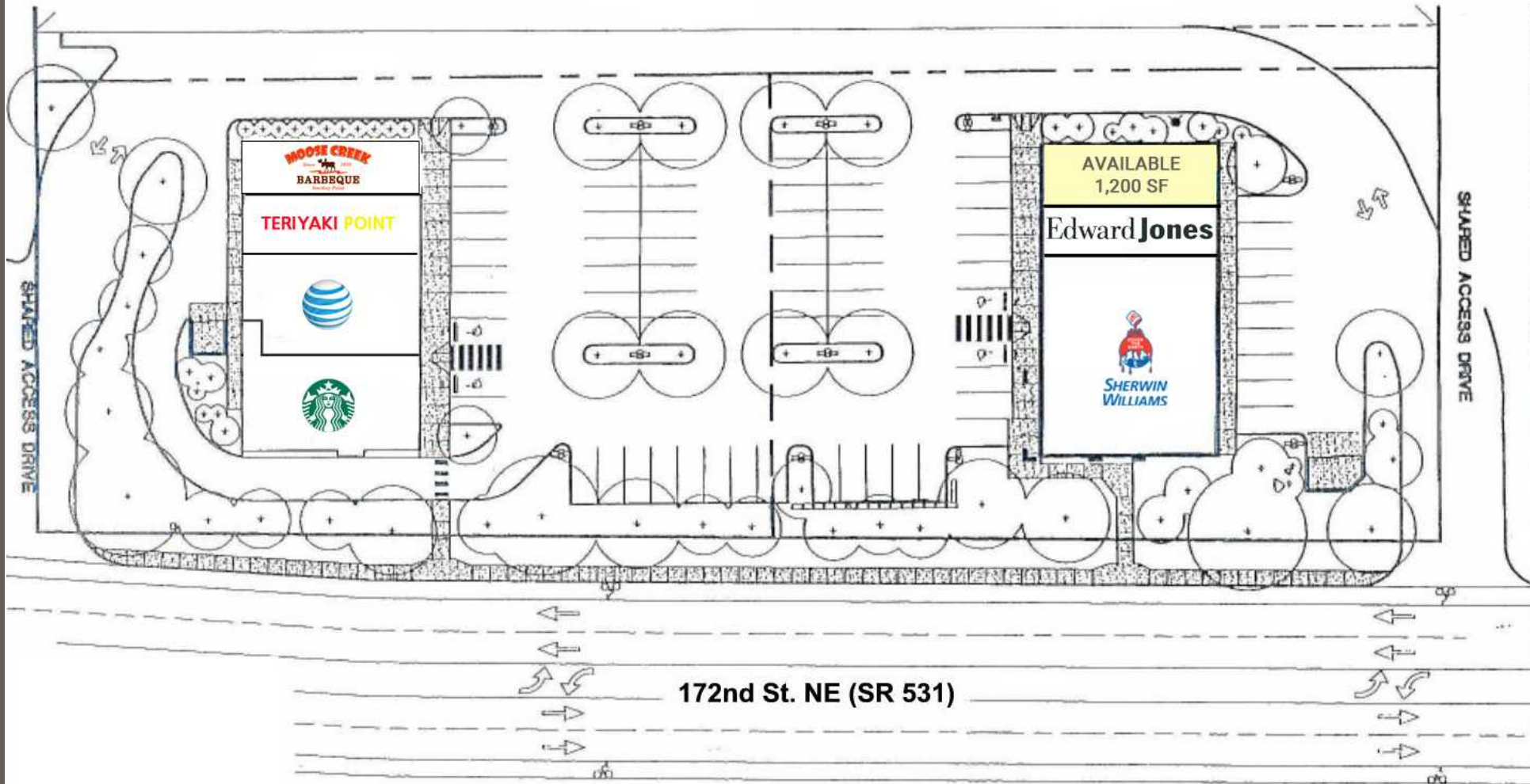


Daytime Population

Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	8,034	\$69,331	5,162
Mile 3	29,266	\$91,803	12,773
Mile 5	61,232	\$95,483	27,073





Located Moments from
Interstate 5 Access



Located Minutes from
Arlington Airport



Located in the Heart
of Smokey Point



23,878 ADT
Smokey Point Blvd

ARLINGTON INTERNATIONAL AIRPORT

SITE

ARLINGTON

MARYSVILLE

DICK'S Sporting Goods
Party City
ULIA
Walmart

The Market Center

Best Buy

Lowes

CHURCH

WESTON HIGH SCHOOL

LAKE WOOD ELEMENTARY

LAKE WOOD HIGH SCHOOL

LAKE WOOD MIDDLE SCHOOL

INGLIS CROSSING ELEMENTARY

FUTURE ROAD WILL CONNECT WITH SR 9

FUTURE ROAD WILL CONNECT WITH SR 9

FULL INTERCHANGE 2025

FUTURE ROAD WILL CONNECT WITH SR 9



Northside



SMOKEY POINT, WA this neighborhood constitutes the largest developable concentration of commercial and light industrial-zoned property along I-5 from the U.S.-Canadian border to south of Seattle-Tacoma. It's proximity to Arlington Municipal Airport and the City's Airport Business Park expansion plans make this area an economic development oasis.

The Smokey Point area is master planned with the potential to create 10,000 jobs in high-tech, other light industry, aerospace and other manufacturing. These are jobs that can support families, and reduce travel times for commuters so that they have more time to spend with their families.

Smokey Point Town Center is located in the City of Arlington, which has a rich farming and timber history, situated amidst natural splendor, with excellent schools, a renowned general aviation airport, and is home to more than 860 thriving businesses. Situated adjacent to Interstate 5 and convenient to the Seattle metropolitan area, Arlington offers industrial, commercial and retail zoning in close proximity to family-oriented residential areas. The city boasts a high jobs-to-population ratio (2.2 jobs per residence), and is home to a wide variety of aerospace, manufacturing, construction and green technology enterprises.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RETAIL FOCUSED. RESULTS DRIVEN.

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