

**Goodwill**  
Industries International, Inc.

**BIG 5**  
SPORTING GOODS

**GROCERY  
OUTLET**

**MARYSVILLE**  
Shopping Center

**kmart.**

**Fred Meyer**

**REGAL  
CINEMAS**

94TH PLACE NE

STATE AVENUE

100TH STREET NE

# Marysville

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## SHOPPING CENTER

9623 State Avenue · Marysville, WA 98270

PAUL SLEETH  
+1 206 223 1266  
PAUL.SLEETH@COLLIERS.COM

BILLY SLEETH  
+1 206 654 0522  
BILLY.SLEETH@COLLIERS.COM

ARVIN VANDER VEEN  
+1 206 654 0521  
ARVIN.VANDERVEEN@COLLIERS.COM

COLLIERS INTERNATIONAL  
601 UNION STREET, SUITE 5300  
SEATTLE, WA 98101  
WWW.COLLIERS.COM/SEATTLE



# INVESTMENT HIGHLIGHTS

*MARYSVILLE SHOPPING CENTER is located 30 miles north of Downtown Seattle in Marysville Washington. The asset is anchored by K-Mart and benefits from a below market anchor rent, 93% occupancy, and a good mix of national and regional tenants. The asset is located on State Avenue (Highway 99), the main highway serving Marysville, adjacent to a successful Fred Meyer, with high traffic counts, and excellent visibility.*

» **K-Mart Anchored with Below Market Rent**

The center is anchored by a 87,406 SF K-Mart with rent of \$3.55/SF/Year creating significant future rental upside.

» **Nationally Recognized Tenants**

Nationally recognized tenants include K-Mart, Jack-in-the-Box, Payless Shoes, & Cosmo Prof. These nationally recognized tenants make up 64% of the income stream and 84% of the square-footage.

» **Sustainable Rents**

K-Mart's rent is \$3.55/sf/yr and the inline shop space rents range from \$10/sf/yr to \$22/sf/yr. The low rents produce a low price/sf, sustainable income stream, low occupancy cost, and future upside to the investor.

» **High Occupancy**

The asset is 93% leased with a high historical occupancy rate.

» **Adjacent to Fred Meyer & Regal Cinemas**

The property is located adjacent to Fred Meyer and Regal Cinemas with other neighboring tenants including Grocery Outlet, Big 5, and McDonald's.

» **Excellent Visibility and Access**

The asset is located on State Avenue (Highway 99), the main north-south highway serving Marysville.

» **No Debt**

Marysville Shopping Center is being offered without any obligation to assume financing allowing investors to take advantage of today's interest rates.

» **Below Replacement Cost**

The price per square-foot of \$78 is below replace cost.

» **High Traffic Counts**

Traffic counts are in excess of 25,000 cars per day on State Ave (Highway 99) in front of the Marysville Shopping Center.

» **Strong Snohomish County Economy**

Snohomish County has experienced exceptional economic growth over the past decade and has become nationally recognized as a strong, stable and expanding economy. Boeing and the US Navy are the largest employers in the area. Organizations such as Premera Blue Cross, the Tulalip Tribe, Intermec and many other local companies add to the county's diversified employment.



# SITE PLAN



# Marysville

## SHOPPING CENTER

SUITE	TENANT	SQ-FT
Anchor	K-Mart	87,406
A	Payless Shoe Source	2,880
B	Cosmo Prof	2,400
C	Available	1,520
D	Tindahan Sa Nayon Filipino Store	1,680
E	Available	2,328
G	Available	2,040
H	CLC Auto Licensing	1,230
I	Wagner's Jewelry	2,400
J	Maxi's Restaurant	3,442
K	Oasis Spa	1,200
L	Playa Bonita Mexican Restaurant	3,870
M	Jack in the Box	2,890
<b>TOTAL</b>		<b>115,286</b>



EVERETT

MARYSVILLE Shopping Center



88TH STREET NE → TO



STATE AVENUE



100TH STREET NE



SHOULTES ROAD





**Fred Meyer**

**REGAL CINEMAS**

**Kmart**

STATE AVENUE

**Goodwill**  
Industries International, Inc.

99

**MARYSVILLE**  
Shopping Center

**Haggen**  
SINCE 1933

**Cabela's**

**SAFeway**

5

SOUTH TO EVERETT →

**THE HOME DEPOT**

**Walmart**  
SUPERSTORE

**TULALIP**  
RESORT CASINO

MARYSVILLE TOWN CENTER  
**JCPenney**  
**PETCO**  
Where the pets go.  
**BIG LOTS!** **RITE AID**  
**Albertsons**



**\$87,700+**  
AVERAGE HOUSEHOLD  
INCOMES  
(5 MILE)



**\$27,960+**  
PER CAPITA  
INCOME  
(5 MILE)



**30%**  
POPULATION GROWTH  
SINCE 2000  
(5 MILE)



- Anchored Retail Center
- 93% Occupancy
- Strong Snohomish County Economy
- High Traffic Counts
- K-Mart Rent of \$3.55/SF/YR
- Sustainable Rents
- Price/SF Well Below Replacement Cost
- No Debt
- 63% of Base Rental Income from Nationally Recognized Tenants
- Excellent Visibility and Access
- Adjacent to Fred Meyer & Regal Cinemas



## DEMOGRAPHICS

	1 mile	3 miles	5 miles	10 miles
<b>Population</b>				
2000 Population	12,761	71,507	169,507	179,006
2010 Population	13,783	76,557	183,799	212,385
2015 Population	14,541	80,268	192,441	223,945
2020 Population	15,588	85,402	204,614	238,062
2000-2010 Annual Rate	0.77%	0.68%	0.81%	1.72%
2010-2015 Annual Rate	1.02%	0.91%	0.88%	1.01%
2015-2020 Annual Rate	1.40%	1.25%	1.23%	1.23%
2015 Male Population	49.4%	50.2%	49.9%	50.5%
2015 Female Population	50.6%	49.8%	50.1%	49.5%
2015 Median Age	33.6	35.6	36.2	37.4
<b>Median Household Income</b>				
2015 Median Household Income	\$48,335	\$54,899	\$55,749	\$64,799
2020 Median Household Income	\$55,061	\$63,238	\$64,762	\$75,943
2015-2020 Annual Rate	2.64%	2.87%	3.04%	3.22%
<b>Average Household Income</b>				
2015 Average Household Income	\$65,021	\$70,009	\$73,082	\$77,183
2020 Average Household Income	\$74,167	\$79,363	\$82,601	\$86,662
2015-2020 Annual Rate	2.67%	2.54%	2.48%	2.34%
<b>Per Capita Income</b>				
2015 Per Capita Income	\$24,153	\$27,159	\$27,740	\$28,853
2020 Per Capita Income	\$27,459	\$30,625	\$31,240	\$32,468
2015-2020 Annual Rate	2.60%	2.43%	2.40%	2.39%



## TERMS OF THE OFFERING

**Marysville Shopping Center** is located thirty-four miles north of Downtown Seattle in Marysville Washington. The asset benefits from a below market anchor rent, 93% occupancy, and a good mix of national and regional tenants. The asset is located on State Avenue (Highway 99), the main highway serving Marysville, adjacent to a successful Fred Meyer in a strong retail trade area, with high traffic counts, and excellent visibility.

Address:	9623 State Avenue · Marysville, WA 98270-2257
Total Land Area:	10.19 Acres
Building SF:	115,286 SF
Year 1 Net Operating Income:	\$607,837
Asking Price:	\$9,000,000
Cap Rate:	6.75%
Financing:	Offered Free & Clear