

FOR LEASE

115 N Granite Avenue
Granite Falls, WA 98252

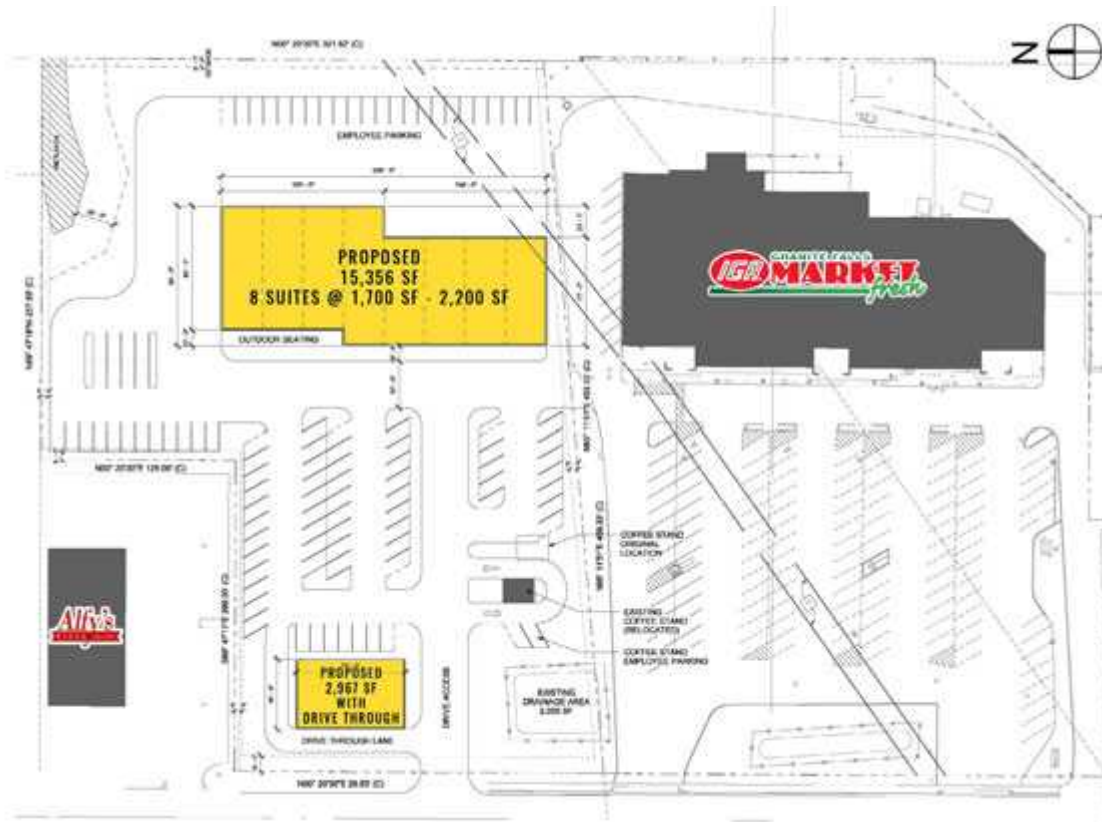


IGA MARKETPLACE RETAIL SHOPS

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115 N GRANITE AVENUE:



IGA MARKETPLACE RETAIL SHOPS

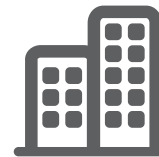
is a new shopping center development in the heart of Granite Falls. Anchored by a highly successful IGA marketplace, serving as the only grocery store in the area. Flexible shop space sizes are available up to 15,000+- SF for Junior Anchor. Additionally, one drive through pad space fronting N Granite Avenue and at the entrance to the center is also proposed. Adjacent to Alfys Pizza ans surrounded by 5 schools with student counts of 2,000, the site is truly well suited to meet the needs of the community as well as those traveling through along the only entrance to the North Cascades Route. Granite Falls is a growing community with over 400+ residential homes being developed within the immediate area currently further bolstering the need for additional amenities in town. The new development provides an exciting opportunity for all types of users, from food to services. Please contact agents to help create space configurations that may meet your tenants needs and for pricing information.



Population



Average HH Income

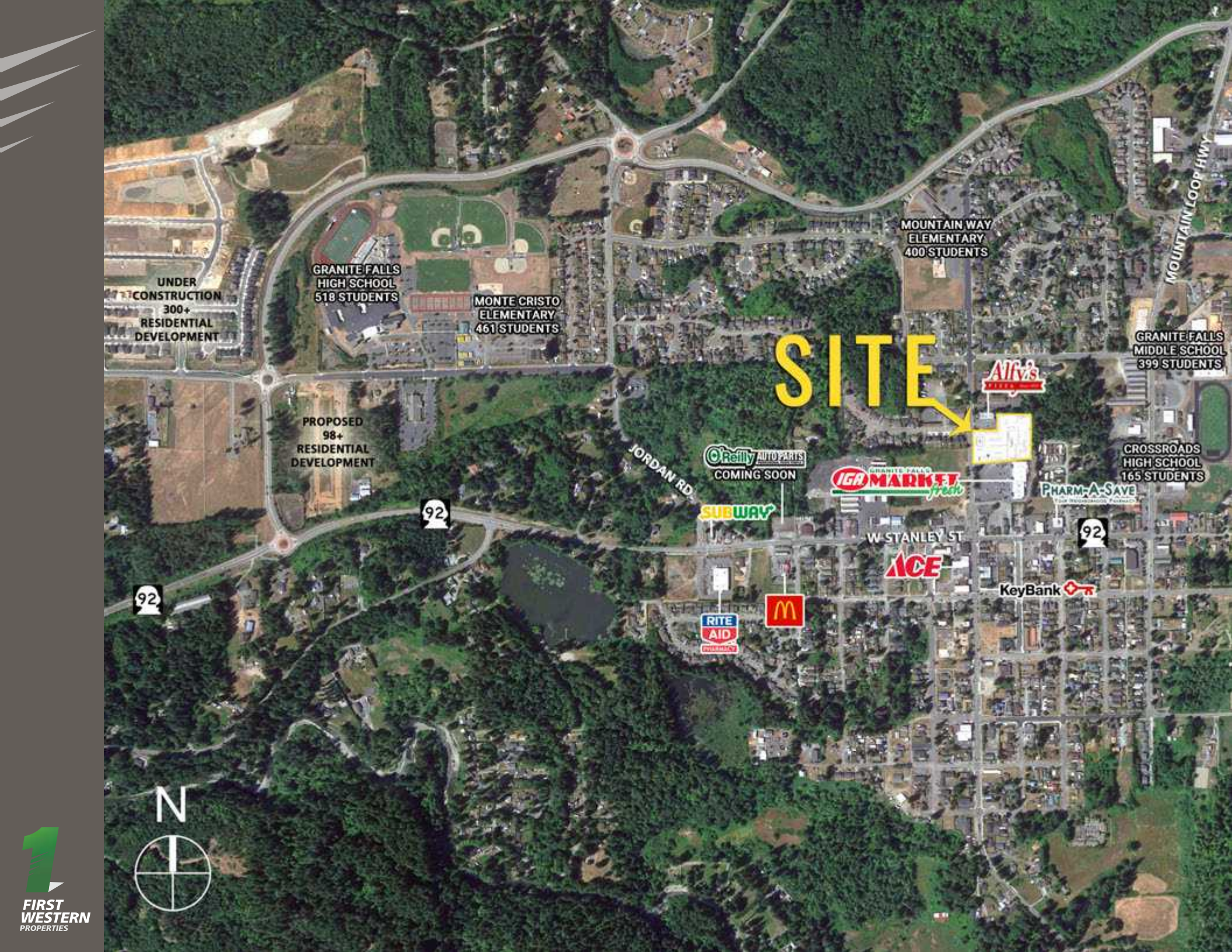


Daytime Population

Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	3,821	\$97,342	1,014
Mile 3	10,498	\$105,941	1,401
Mile 5	16,407	\$107,620	1,622





SITE

GRANITE FALLS
HIGH SCHOOL
518 STUDENTS

MONTE CRISTO
ELEMENTARY
461 STUDENTS

MOUNTAIN WAY
ELEMENTARY
400 STUDENTS

GRANITE FALLS
MIDDLE SCHOOL
399 STUDENTS

CROSSROADS
HIGH SCHOOL
165 STUDENTS

UNDER
CONSTRUCTION
300+
RESIDENTIAL
DEVELOPMENT

PROPOSED
98+
RESIDENTIAL
DEVELOPMENT

O'Reilly AUTO PARTS
COMING SOON

IGA MARKET
fresh

SUBWAY

PHARM-A-SAVE
THE PHARMACIA COMPANY

W STANLEY ST

ACE

KeyBank

RITE
AID
PHARMACY



92

92

92





GRANITE FALLS, WA located in the central point of Snohomish County, lies approximately 17 miles northeast of Everett and I-5. State Route 92 meets the main thoroughfare in town and passes on to the beautiful Mountain Loop Highway, which is Snohomish County's only access to the North Cascade Loop. The town is in a growth area in the county with five new housing subdivisions and a growing number and variety of businesses. Despite the fast growth, Granite Falls retains a country atmosphere, with a neighborly attitude and friendly people.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RETAIL FOCUSED. RESULTS DRIVEN.

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