



FIREROCK
96 UNITS
UNDER CONSTRUCTION

KIDS N US
EARLY LEARNING SCHOOL

Optum

CLOCK TOWER
SELF STORAGE

VILLAGE CONCEPTS
140 UNITS

DENSMORE RD

32,304 ADT

9

LOT 8

LOT 5

Chick-fil-A

SOPER HILL RD

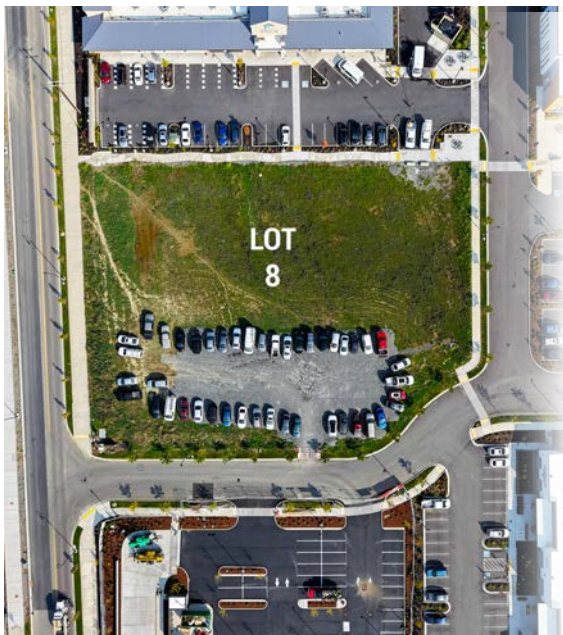
SOPER HILL CENTER

2 Lots For Sale

PROPERTY OVERVIEW | PROPERTY SUMMARY

COMMERCIAL LOT DEVELOPMENT OPPORTUNITY | 2 LOTS REMAIN!

Lee & Associates is pleased to announce the sale of the Soper Hill Center commercial lots. Soper Hill Center is a 15 acre commercial land development in Marysville, WA. Located on Highway 9 near the intersection of SR 92 this parcel is just minutes from Frontier Village in Lake Stevens and services Marysville, Lake Stevens and Granite Falls. Zoning has recently been changed to Community Business which allows for a variety of commercial uses. The immediate market area has quintupled in population since 2000 resulting in high demand for retail and medical services. Easy access, high visibility, flexible zoning and a variety of lot sizes make the Soper Hill Center an ideal location for any retail or medical demand. Seven of the nine lots have been purchased and current center tenancy include Optum Clinic, Chick-fil-a, Coconut Kenney's, Brown Bear Car Wash, Kids 'N Us Daycare, Dental, Salon/Spa, and Chevron.



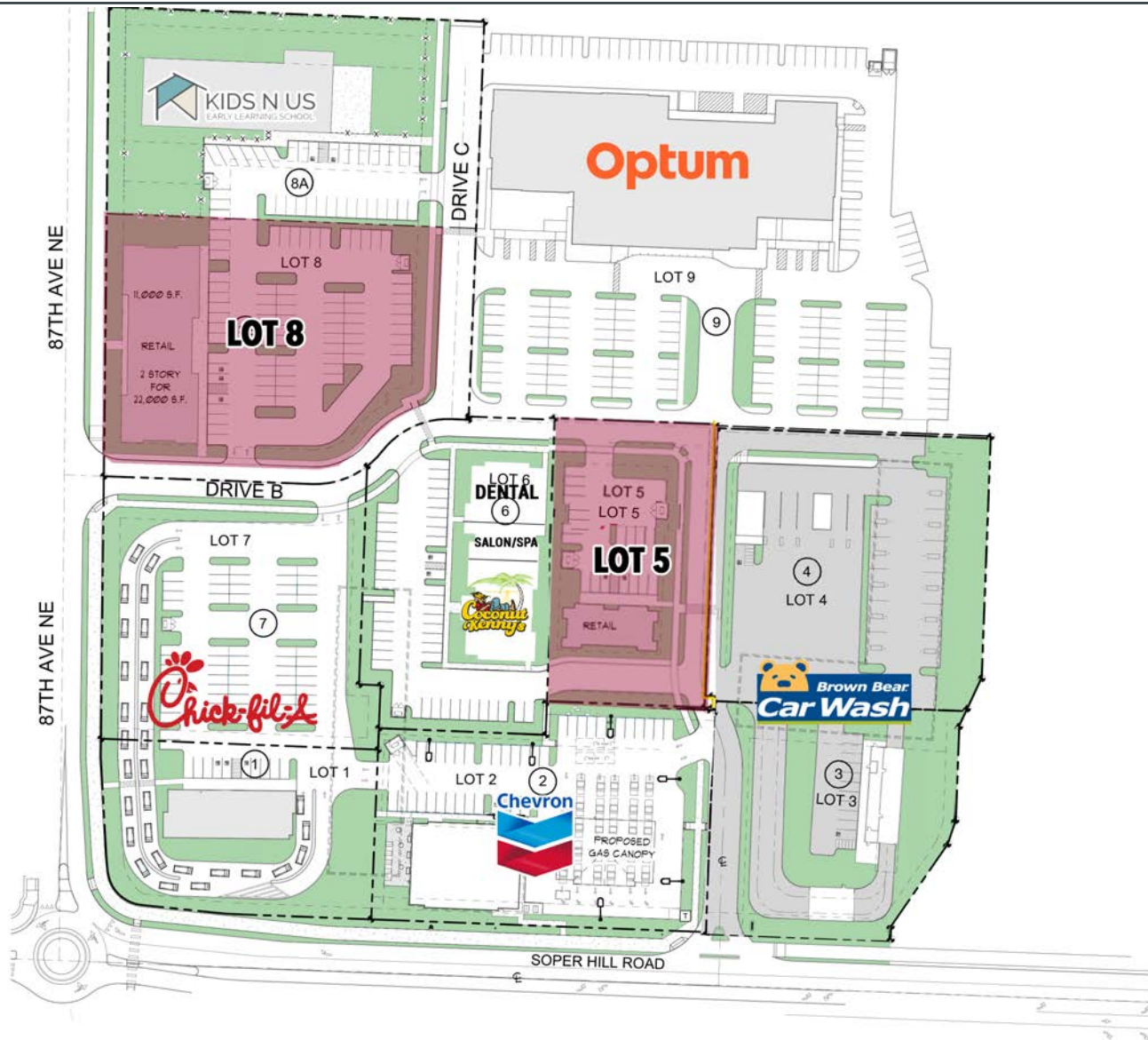
PROPERTY DETAIL

PROPERTY NAME	Soper Hill Center
OPPORTUNITY TYPE	Retail Development
ADDRESS	NWC Soper Hill RD & SR 9
TOTAL LAND AREA	15 Acres (609,257 SF)
ZONING	Community Business Whiskey Ridge Subarea
JURISDICTION	City of Marysville, WA
LOT 5	Parcel: 00590700031901 Land Area: 36,074.16 SF Opportunity: For Sale
LOT 8	Parcel: 00590700030503 Land Area: 72,340.77 SF Opportunity: For Sale/Lease
PRICE	• <u>Pad Ready: \$45.00 PSF</u>

CLICK FOR

CB-WR Zone

PROPERTY OVERVIEW | SITE PLAN



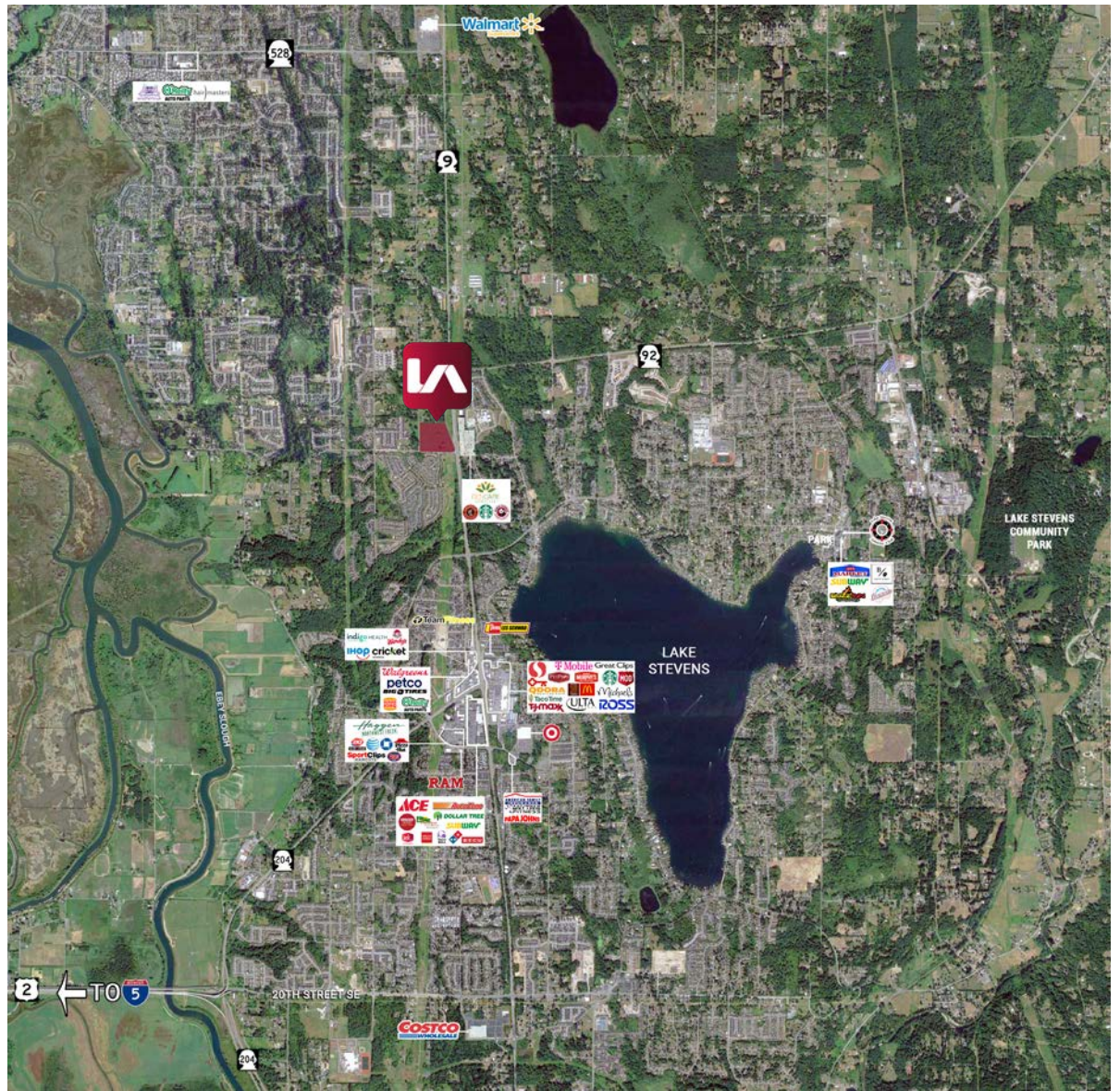
PROPERTY OVERVIEW | OBLIQUE AERIAL



PROPERTY OVERVIEW



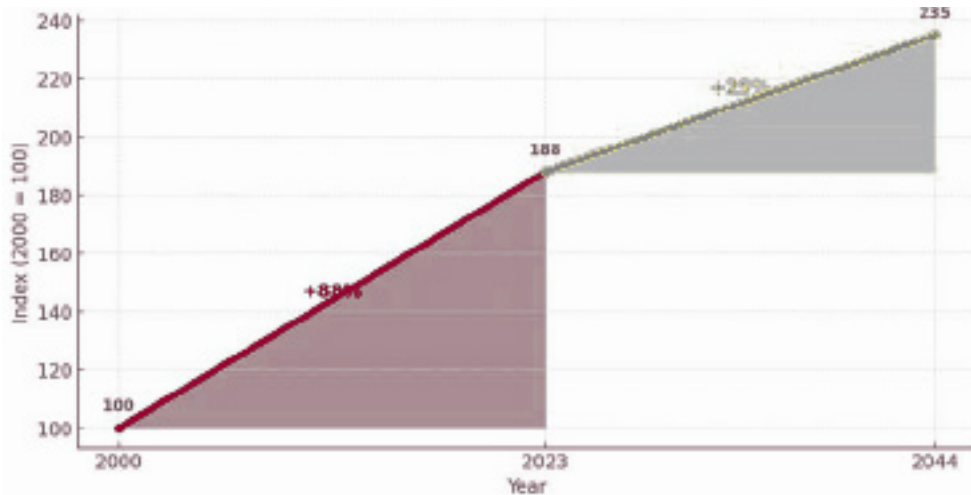
LOCATION OVERVIEW



LOCATION OVERVIEW | SUMMARY

UNPRECEDENTED GROWTH

Growth Timeline



CONSUMER PROFILE

Quality of Life

Ranked 4th Best Small City for Families in the Western Region by NerdWallet.

Attracts stable, high-value, long-term customer households who prioritize local convenience.

Lake Stevens School District consistently outperforms its neighbors.

Signals a high-income, highly-educated resident profile that supports strong local businesses.

Largest recreational lake in Snohomish County (year-round draw). City Motto: "One Community Around the Lake."

High quality of life creates stickiness: residents are less likely to commute for shopping and more likely to buy where they live.

Home to families "who set their sights on pioneering a better way of life."

A dedicated local community that supports new businesses that enhance their quality of life.

REGIONAL CONNECTIVITY

Location Advantage Drive Times

Everett

15

minutes

Bellevue

48

minutes

Seattle

54

minutes

Centennial Trail
Access

9

minutes

TRADE AREA

CONNECTIVITY



PERFORMANCE

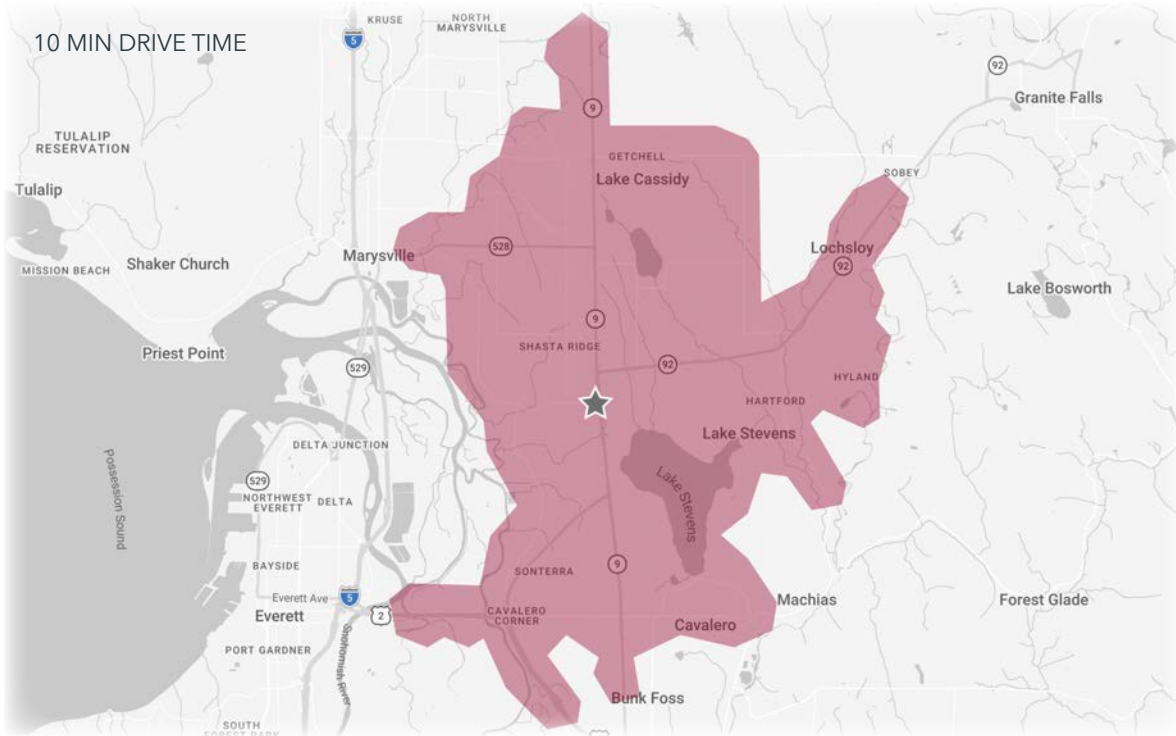
Trade Area Retail

Retail Category Sales Growth (Percentage Increase)



PROPERTY OVERVIEW | DEMOGRAPHICS

LAKE STEVENS, WA, one of Snohomish County's fastest-growing communities, seamlessly blends small-town character with strategic growth, creating a city where economic opportunity and lifestyle appeal converge. Anchored by ongoing commercial investment along key corridors such as SR-9 and Frontier Village, the city continues to attract both businesses and residents seeking accessibility within the broader Puget Sound economy. Its pro-growth yet community-focused planning approach encourages thoughtful development while preserving the natural assets that define the area. Centered around its namesake lake – a year-round hub for recreation, events, and outdoor living – Lake Stevens offers a balance of entrepreneurial momentum, strong neighborhoods, and Pacific Northwest scenery, positioning it as an increasingly desirable destination for investment, family life, and long-term growth.



79,346

POPULATION
10 MIN DT



27,137

NO OF HOUSEHOLDS
10 MIN DT



\$153,389

AVERAGE HH INCOME
10 MIN DT



\$643,076

MEDIAN PROPERTY VALUE
10 MIN DT



36.7

YEARS OLD
MEDIAN AGE



\$1.79B

TOTAL NON-RETAIL
EXPENDITURE



28,641

DAYTIME ADJ. INCOME
10 MIN DT



39,472

ADT
AT INTERSECTION



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

INQUIRE:

TEJ ASHER

Senior Vice President

C: 425.320.8834

tasher@lee-associates.com

ANGELA OLIVERI

Principal

C: 206.853.1330

aoliveri@lee-associates.com



COMMERCIAL REAL ESTATE SERVICES

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