

FOR SALE

ELMA GATEWAY DEVELOPMENT SITE

35 MARILYN LN, ELMA, WA

SUBJECT
PROPERTY



GROCERY
OUTLET
Pregnancy Market

KIDDER.COM

km Kidder
Mathews

Property Highlights

ADDRESS	35 Marilyn Ln, Elma, WA
PARCEL	618063623003
PRICE	\$1,500,000
SIZE	9.57 AC (417,249 SF)
ZONING	C-3 General Commercial

USES PERMITTED

Residential uses permitted

Retail and dining uses permitted

Office uses permitted

Light industrial/manufacturing uses permitted

Warehouse and distribution center uses permitted

DENSITY AND DIMENSIONAL STANDARDS

Maximum height is 75 feet

Minimum lot size is 10000 square feet

BRUCE BARKER

253.722.1459

bruce.barker@kidder.com



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	1,925	6,565	8,593
2030 PROJECTED	1,882	6,473	8,523
2020 CENSUS	2,000	6,901	8,853
2010 CENSUS	1,926	6,565	8,450

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	37.1	39.2	40.2
% FEMALE	48.5%	49.7%	49.6%
% MALE	51.5%	50.3%	50.4%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$88,126	\$80,988	\$82,157
2030 MEDIAN PROJECTED	\$87,123	\$80,485	\$81,768
2025 AVERAGE	\$105,271	\$100,613	\$102,197
2030 AVERAGE PROJECTED	\$104,067	\$99,697	\$101,400

Data Source: ©2025, Sites USA



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

