

FIREROCK
96 UNITS
UNDER CONSTRUCTION

KIDS N US
EARLY LEARNING SCHOOL

Optum

CLOCK TOWER
SELF STORAGE

**VILLAGE
CONCEPTS**
140 UNITS

LOT
8

LOT
5

DENSMORE RD
32,304 ADT



Chick-fil-A

SOPER HILL RD

SOPER HILL CENTER

2 Lots For Sale

RELATIONSHIP FOCUSED. RESULTS DRIVEN.  **FIRST WESTERN PROPERTIES**

PROPERTY OVERVIEW | PROPERTY SUMMARY

COMMERCIAL LOT DEVELOPMENT OPPORTUNITY | 2 LOTS REMAIN!

First Western Properties 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



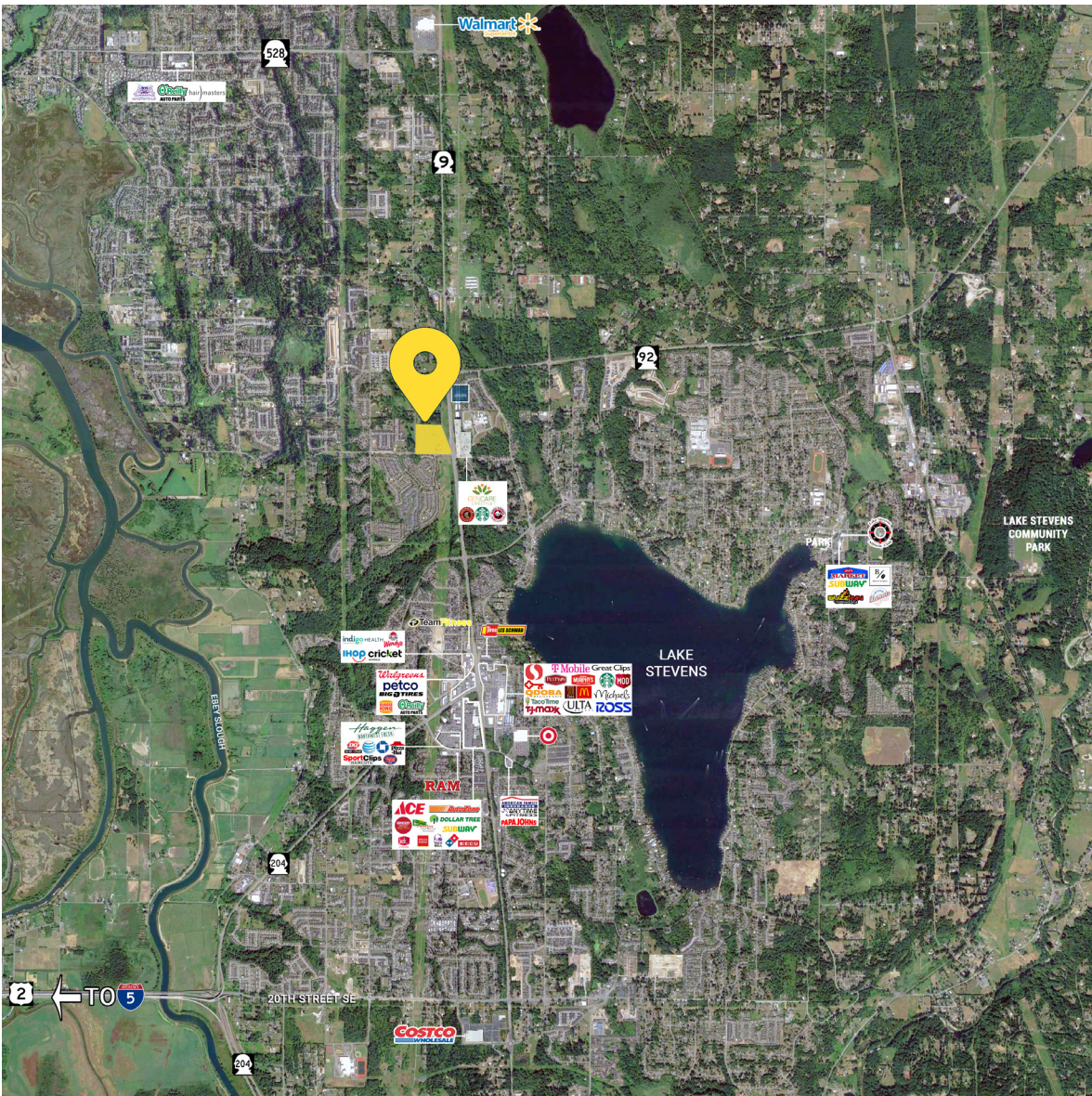
PROPERTY OVERVIEW | OBLIQUE AERIAL



PROPERTY OVERVIEW

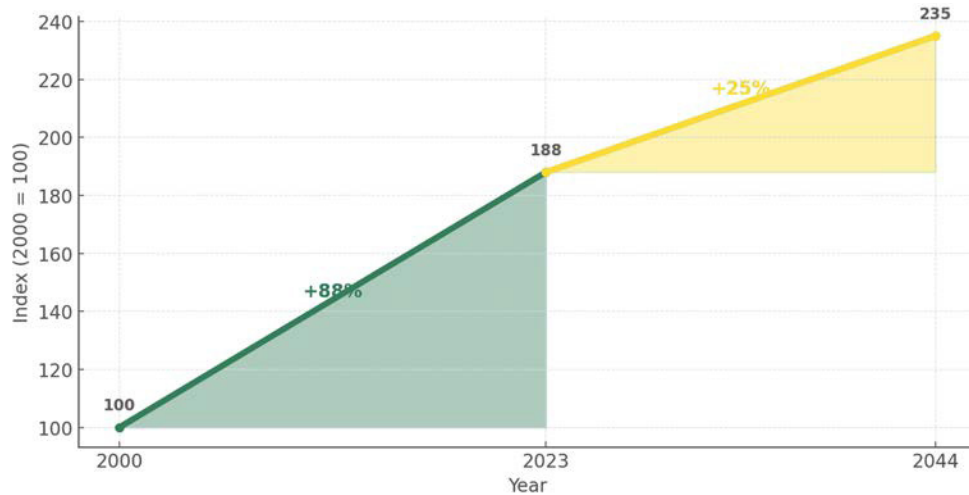


LOCATION OVERVIEW



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.

Lake Stevens School District consistently outperforms its neighbors.

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

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

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

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

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

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 Major Employers

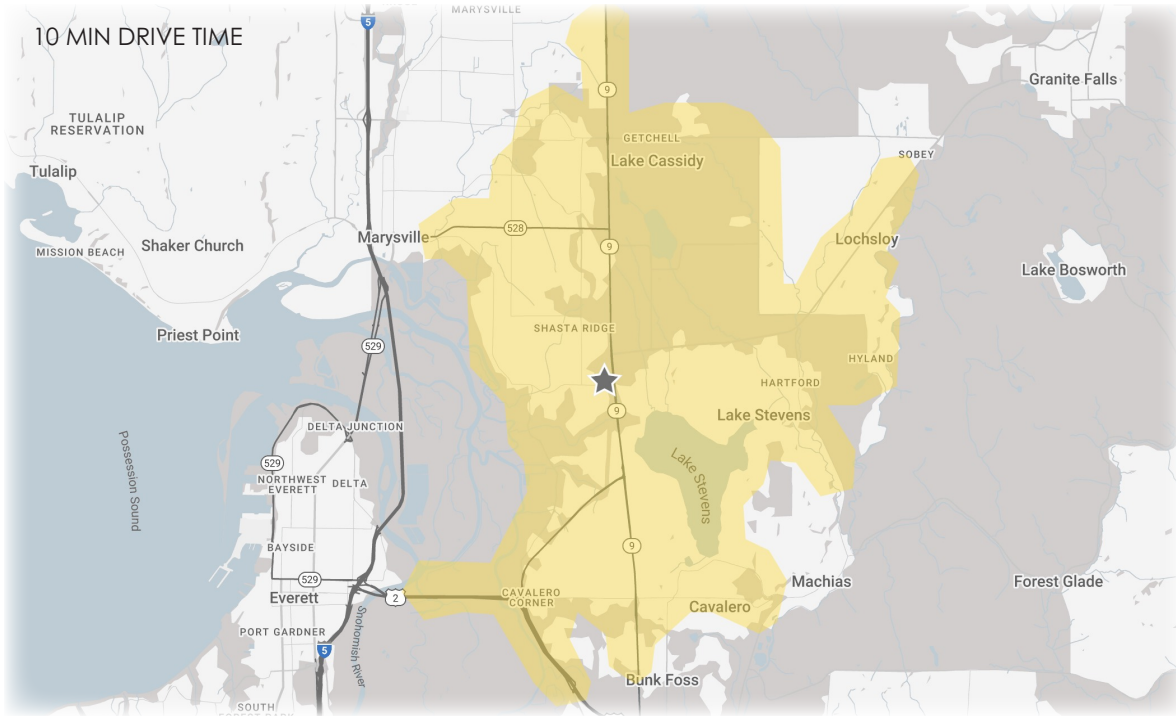


PERFORMANCE Trade Area Retail



PROPERTY OVERVIEW | DEMOGRAPHICS

MARYSVILLE, WA, the second-largest city in Snohomish County, has successfully woven together a high quality of life with a thriving economic engine, creating a community where prosperity and livability go hand-in-hand. The city's commitment to fostering a business-friendly environment is evident in its diverse and dynamic economic climate, which welcomes companies of all sizes. This dedication to economic growth is balanced by a lifestyle that embodies the Pacific Northwest spirit, offering great neighborhoods and a vibrant, engaged community that thrives on outdoor recreation. Whether it's through year-round events or simply exploring the beautiful natural surroundings, residents have ample opportunities to embrace the great outdoors, making Marysville a city that builds a prosperous future while remaining true to its natural and community-focused identity.



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. POPULATION
10 MIN DT



39,472

ADT
AT INTERSECTION

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

For more information, please contact one of the following individuals:

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