



8007 180TH ST SE, SNOHOMISH

For Lease: Clearview Shop & Yard

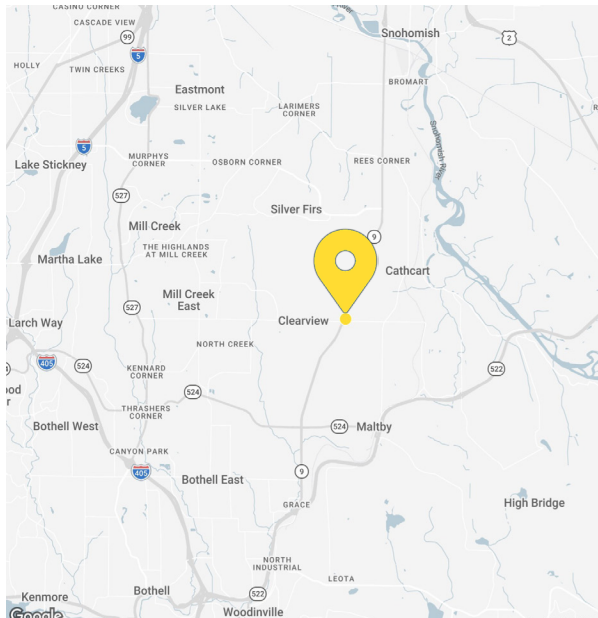


RELATIONSHIP FOCUSED. RESULTS DRIVEN.

PROPERTY OVERVIEW | PROPERTY SUMMARY

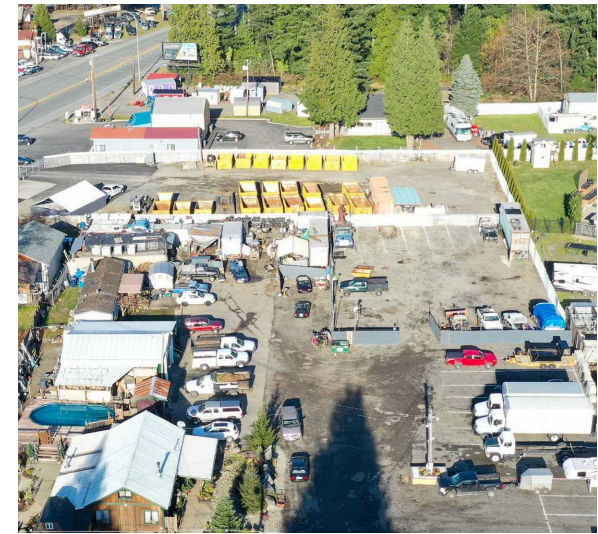
PROPERTY DETAIL

SHOP SIZE	±1,750 SF
YARD SIZE	±30,000 SF (Fenced, Level, Graded)
SHOP FEATURES	Warehouse, Office & Storage Space
PARCEL ID	270511-004-053-00 (Snohomish County)
ASKING RENT	<p>\$7,250 SF/MO + Utilities</p> <ul style="list-style-type: none"> Yard: \$0.18/SF/MO = \$5,400 monthly Shop \$1.06/SF/MO = \$1,850 Monthly

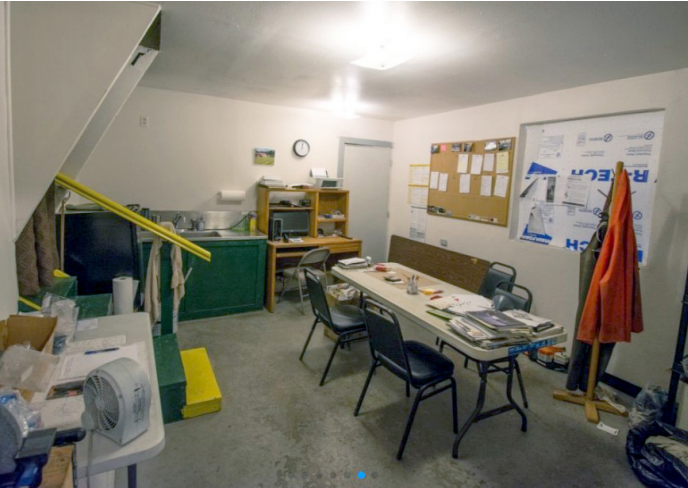


ADDITIONAL HIGHLIGHTS

12' Roll Up Door
Mezzanine Storage
Restroom with Shower
Fully Fenced, Level, Graded Yard
Separate Fenced Area in Back
Available: August 1, 2026
Right off SR 9 Easy Access to SR 522 & I-405

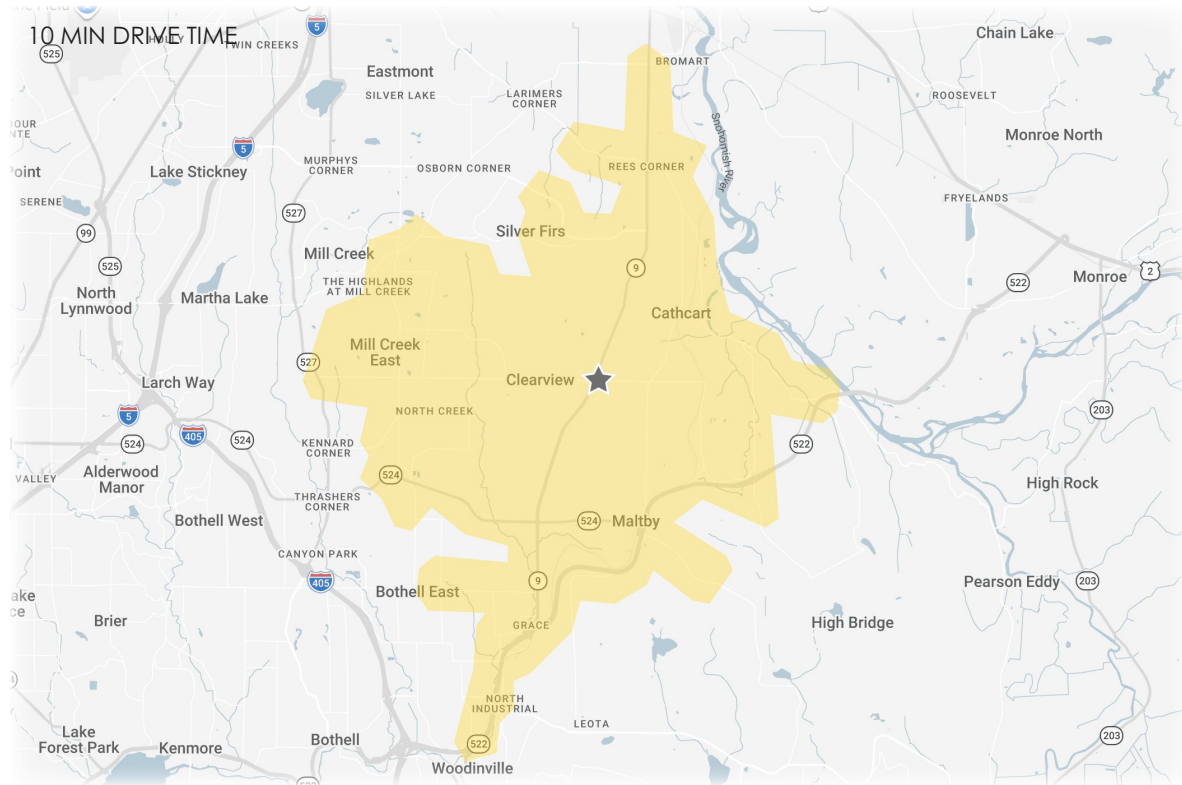


PROPERTY OVERVIEW | IMAGES



LOCATION OVERVIEW | DEMOGRAPHICS

CLEARVIEW, WA, a coveted rural enclave set along the SR 9 corridor between Snohomish, Woodinville, and Mill Creek, balances country character with strategic Eastside connectivity. Surrounded by farms, woodlands, and streams, Clearview offers a serene retreat from the region's rapid urbanization, a pocket of rural calm held just within reach of Puget Sound's primary economic centers. The area's appeal is anchored by a prosperous, family-oriented demographic and an enviable position between the Eastside's employment hubs and the Seattle–Everett corridor, making it a quiet “commuter's haven.” Clearview stands as one of Snohomish County's most desirable rural-residential communities, offering a rare combination of pastoral charm, privacy, and proximity.



57,859

POPULATION
10 MIN DT



19,433

NO OF HOUSEHOLDS
10 MIN DT



\$241,534

AVERAGE HH INCOME
10 MIN DT



\$982,029

MEDIAN PROPERTY VALUE
10 MIN DT



38.0

YEARS OLD
MEDIAN AGE



\$1.39B

TOTAL NON-RETAIL
EXPENDITURE



30,636

DAYTIME ADJ. POPULATION
10 MIN DT



32,729

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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