

TWIN CITY LANES AND TROPHY

27120 92ND AVE NW | STANWOOD | WASHINGTON

OWNER/USER BOWLING FACILITY



Marcus & Millichap

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An aerial photograph of a city, likely St. Louis, Missouri, showing a grid of streets, industrial areas, and green spaces. The image is overlaid with a dark blue, semi-transparent filter. In the top left corner, there is a solid orange square. The text 'EXECUTIVE SUMMARY' is written in large, white, bold, sans-serif capital letters across the top. In the bottom right quadrant, the numbers '01' are displayed in a large, stylized font. The '0' and '1' are filled with a lighter, semi-transparent version of the aerial image, creating a layered effect.

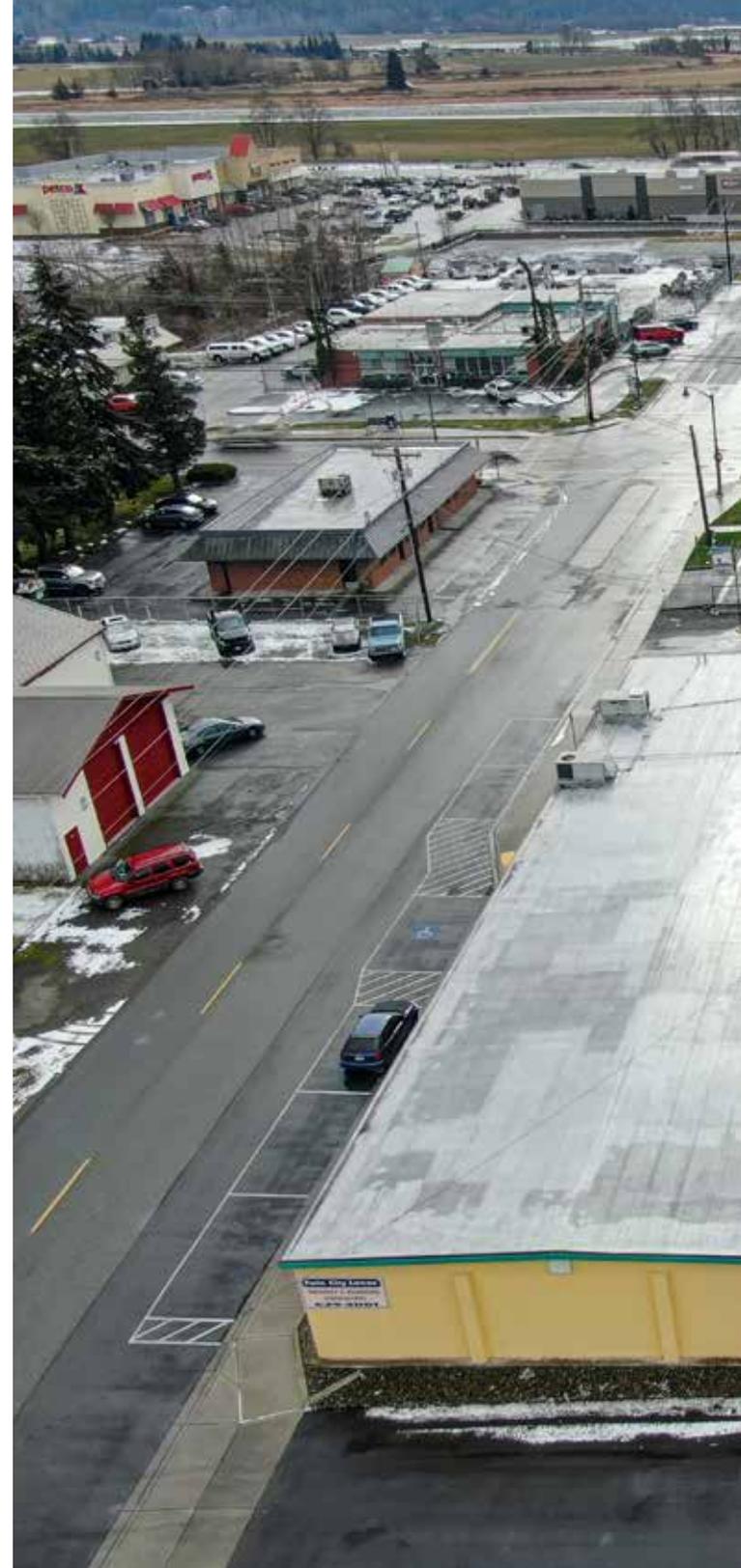
EXECUTIVE SUMMARY

01

OFFERING SUMMARY

MARCUS & MILLICHAP HAS BEEN EXCLUSIVELY CHOSEN TO MARKET TWIN CITY LANES AND TROPHY, this **owner/user bowling facility** in Stanwood, WA, offers a unique opportunity for **revitalization** or **repurposing**. Located on a **0.72-acre lot** with a total area of **7,700 square feet**, the property is zoned under **MB2 (Mainstreet Business 2)**, allowing for a diverse range of commercial uses such as **retail, offices, and personal services**. This zoning promotes an active pedestrian environment, which aligns well with the property's strategic location. It is **shadow-anchored** by major grocery stores like **QFC** and **Grocery Outlet**, enhancing visibility and accessibility. Additionally, its proximity to **Heritage Park**, a popular recreational area in Stanwood, adds to its appeal by attracting local and visiting patrons.

Originally known as Twin City Lanes and Trophy, the facility has a rich history, having been built in 1959 and renovated in 1969. While currently operating as a bowling facility the property is operating under **owner-user**, presenting an opportunity for an owner-user to either revive its original purpose or explore alternative uses that align with the community's needs. The property's location and zoning make it an attractive option for businesses seeking to capitalize on the area's foot traffic and community engagement. With the **potential to purchase the business as well**, this site offers a comprehensive package for entrepreneurs looking to establish a presence in Stanwood's vibrant Mainstreet Business district.





SITE DESCRIPTION

ADDRESS	27120 92 nd Ave NW Stanwood, WA 98292
PARCEL(S)	320324-004-123-00
LOT SIZE (AC)	0.72 AC
LOT SIZE (SF)	31,363 SF
GLA (SF)	7,700 SF
PARKING SPACES	21
YEAR BUILT/RENOVATED	1959/1969
ZONING	MB2

\$1,100,000

TOTAL PRICE*

**Price is for real estate only contents and business and equipment can be negotiated separately.*

INVESTMENT HIGHLIGHTS



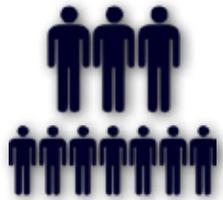
STRATEGIC LOCATION

The property is strategically located near major grocery stores like QFC and Grocery Outlet, enhancing its visibility and accessibility. Its proximity to Heritage Park, a popular recreational area, further increases its appeal by attracting both local and visiting patrons.



FLEXIBLE ZONING

Zoned under MB2 (Mainstreet Business 2), the property allows for a variety of commercial uses, including retail, offices, and personal services. This flexibility in zoning promotes an active pedestrian environment and offers multiple opportunities for business development.



COMMUNITY SETTING

Situated in a community-oriented location, the property benefits from being part of Stanwood's vibrant Mainstreet Business district. This setting fosters a strong sense of community engagement, making it ideal for businesses that thrive on local interaction.



REVITALIZATION OPPORTUNITY

With a rich history as Twin City Lanes and Trophy, the facility offers significant potential for revitalization or repurposing. Whether maintaining its original use as a bowling facility or exploring new business ventures, the property presents a compelling opportunity for an owner-user to create a thriving business in a prime location.







LOCATION OVERVIEW



PORT SUSAN



**SKAGIT
REGIONAL
CLINICS**

Great Clips
IT'S GONNA BE GREAT™

**STANWOOD
MIDDLE
SCHOOL**



**SUBJECT
PROPERTY**



DEVELOPMENT PROJECTS

▶ CEDARSIDE COMMONS

- Mixed-use development project approved as of April 1, 2024.
- Located northeast of the intersection of 72nd Avenue NW and State Route 532.
- Consists of 444 apartment units and 72 townhome units (516 total residential units).
- Includes 26,000 square feet of retail and office space.
- Offers 7,130 square feet of recreational amenities for residents.
- Incorporates 126,198 square feet of Native Growth Protection Area for wetland and stream preservation.

▶ HENNINGS TOWNHOMES

- A site development permit for Hennings Townhomes (Project Number: 24-0096) has been APPROVED with conditions as of February 7, 2025.
- Located at 8353 Hennings Drive, Stanwood, WA 98292 (Parcel #00681200002400).
- Involves the construction of one 3,328 square foot structure consisting of four townhomes. Each unit is 832 square feet with 3 bedrooms and attached garages.
- The project site is approximately 0.29 acres (12,511 square feet) and is zoned Multi-Family Residential (MR).

▶ VIKING VILLAGE

- Viking Village is a mixed-use project featuring 78 townhome units and 24 multi-family apartment units located above 16,075 square feet of first-floor commercial space.
- The development includes 18,603 square feet of common open space areas and 19,674 square feet of private open space for individual yards.
- The project encompasses recreational amenities, open space, stormwater management, water and sewer infrastructure, and street and landscaping improvements.
- The second phase of the project focuses on completing site area and roadway improvements on the south side of Viking Way.



**SUBJECT
PROPERTY**

**HENNINGS
TOWNHOMES**

**VIKING
VILLAGE**

**CEDARSIDE
COMMONS**





92ND AVE NW







MARKET OVERVIEW



STANWOOD WASHINGTON

Stanwood, WA, boasts a vibrant and resilient economy, serving as a **central hub for the Stanwood-Camano region**. Its strategic location, just 50 miles north of Seattle, enhances local employment opportunities and promotes a healthy housing-to-jobs ratio. The city fosters economic growth through initiatives that support small businesses, vibrant downtown events, and a thriving farmers' market. With positive trends in sales tax revenues and a commitment to infrastructure improvements, Stanwood is well-positioned for continued growth and development.



POPULATION

7,789

Growth 2023-2028*
2.8%



HOUSEHOLDS

2,903

Growth 2023-2028*
3.5%



MEDIAN AGE

38.3

U.S. Median
38.7



MEDIAN
HOUSEHOLD
INCOME

\$83,228

U.S. Median
\$68,500

*Forecast

STANWOOD OVERVIEW



STANWOOD, Washington, is a rapidly growing city in Snohomish County, with a population of **9,422** as of 2024, reflecting an impressive **20.84% increase** since the last census in 2020. The city is experiencing an annual growth rate of **4.5%**, driven by its appealing small-town atmosphere and proximity to major urban centers. Stanwood's economy is supported by key employers such as the **Stanwood-Camano School District**, which provides approximately **550 jobs**, and the **Josephine Sunset Home**, employing around **303 people**. The city also benefits from its strategic location along **State Route 532**, which connects it to Interstate 5, facilitating access for both residents and businesses.

The local government is actively working on infrastructure developments to enhance community vitality and support future growth through its **Comprehensive Plan**. This plan aims to guide land use, transportation, and housing developments through 2035, ensuring that Stanwood maintains its historic character while accommodating new investments. Recent initiatives include the **2025-2030 Strategic Plan**, which outlines goals for economic development, community engagement, and infrastructure improvements. Notable projects on the horizon include the redevelopment of the **Viking Village**, which proposes to transform the area into **91 upscale townhouse units**, enhancing housing options within the community. With a median household income of approximately **\$106,822** and a low poverty rate of **6.77%**, Stanwood presents a stable economic environment that attracts families and businesses alike. With its blend of natural beauty, community spirit, and ongoing development efforts, Stanwood is positioned as an attractive destination for growth and investment.



LOCATION HIGHLIGHTS

HERITAGE PARK

01 MIN DRIVE

This expansive 44-acre park is located in the heart of Stanwood and serves as a community hub. It features sports fields, walking trails, picnic areas, and a dog park, making it an ideal spot for families and outdoor enthusiasts. The park also includes a skate park, providing recreational opportunities for all ages.

KAYAK POINT REGIONAL COUNTY PARK

15 MIN DRIVE

Just a short drive from downtown, this scenic waterfront park offers a campground, picnic areas, and boat access for fishing and kayaking. Visitors can enjoy beautiful views of the water and surrounding landscapes while participating in various outdoor activities.

STANWOOD AREA HISTORICAL SOCIETY

03 MIN DRIVE

For those interested in local history, this museum provides insights into the area's rich heritage. The society organizes events and exhibits that showcase the history of Stanwood and its surrounding communities, making it an educational stop for visitors.

CAMA BEACH HISTORICAL STATE PARK

20 MIN DRIVE

Located nearby on Camano Island, this state park features restored 1930s-era cabins and a variety of outdoor activities such as hiking, swimming, and beachcombing. With its picturesque setting along the coastline, it's perfect for a day trip or an overnight stay.

HERITAGE PARK

01 MIN DRIVE



KAYAK POINT REGIONAL COUNTY PARK

15 MIN DRIVE



STANWOOD AREA HISTORICAL SOCIETY

03 MIN DRIVE



CAMA BEACH HISTORICAL STATE PARK

20 MIN DRIVE



DEMOGRAPHIC SUMMARY

POPULATION

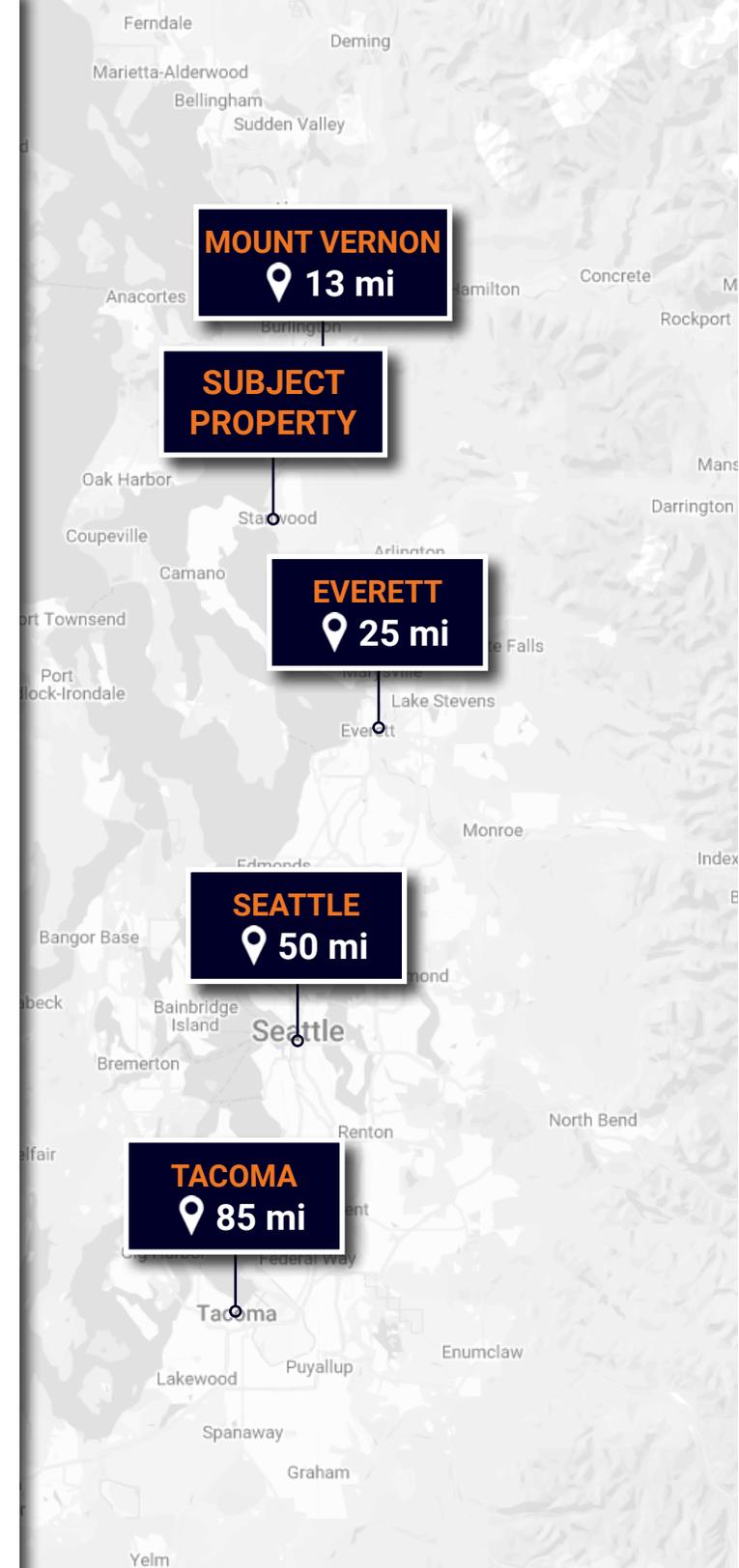
	3 MILES	5 MILES	10 MILES
2028 PROJECTION	10,649	17,322	68,097
2023 ESTIMATE	10,110	16,614	65,922
2020 CENSUS	10,040	16,678	64,829
2010 CENSUS	8,466	14,387	56,485

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2028 PROJECTION	4,018	6,735	26,633
2023 ESTIMATE	3,790	6,429	25,710
2020 CENSUS	3,645	6,235	25,183
2010 CENSUS	3,238	5,634	21,885

HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
AVERAGE INCOME	\$106,216	\$115,783	\$115,526
MEDIAN INCOME	\$86,501	\$92,521	\$89,947
PER CAPITA INCOME	\$40,249	\$45,126	\$45,151



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