

# Aurora Marketplace

23632 HIGHWAY 99, EDMONDS, WA 98026



## RETAIL FOR LEASE

- ▶ Dominant grocery-anchored center with frontage on Highway 99
- ▶ Inline space available
- ▶ Anchored by TJ Maxx and Safeway
- ▶ Co-tenants include UPS, T-Mobile, Papa Murphy's, Dollar Tree, Jackson Hewitt
- ▶ Convenient access to freeways
- ▶ 2019 NNN's estimated at \$7.62/SF



The information herein has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.

**Leasing Contact:**

**MICHELLE ABBOTT**  
[mabbott@iwcre.com](mailto:mabbott@iwcre.com)  
D 206.533.5097  
C 206.963.3737

# Aurora Marketplace

23632 HIGHWAY 99, EDMONDS, WA 98026



## DEMOGRAPHICS



### Population

1 MI	18,551
3 MI	126,577
5 MI	254,442



### Average Household Income

1 MI	\$88,480
3 MI	\$98,533
5 MI	\$100,081



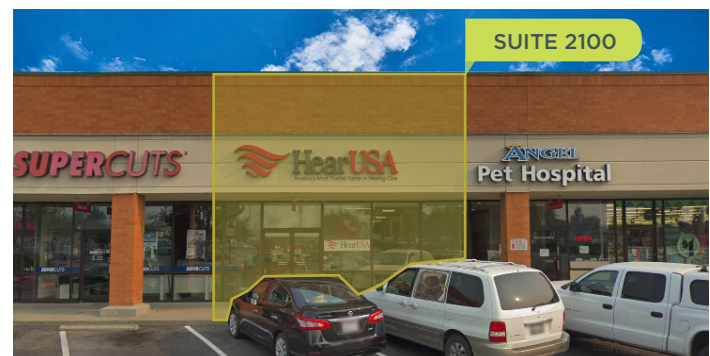
### Daytime Employment

1 MI	4,400
3 MI	51,912
5 MI	98,042

Source: CoStar Data, 2019

## AVAILABLE FOR LEASE

SUITE	SF	RATE
2100	1,309	Call for Rates



### Leasing Contact:

MICHELLE ABBOTT  
[mabbott@iwcre.com](mailto:mabbott@iwcre.com)  
 D 206.533.5097  
 C 206.963.3737

The information herein has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.