



# SNOHOMISH TEXACO & EXTRA MILE

701 2nd Street, Snohomish, WA 98290

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

# INVESTMENT SUMMARY | 701 2ND STREET, SNOHOMISH, WA

Lee & Associates is pleased to exclusively offer for sale the Texaco fuel station & ExtraMile convenience store, including fee-simple real estate, located at 701 2nd Street in Snohomish, WA 98290.

The subject property is strategically located in the commercial heart of Snohomish, WA, on a high-visibility, high-traffic site that benefits from excellent exposure and easy access. Positioned at a key intersection, the location captures consistent commuter, family, and tourist traffic, ensuring strong daily customer flow and high repeat visits. The site has proven its enduring success for over a century, with fuel sales continuously operating since 1923, building a loyal, long-standing customer base that has made this business a trusted community staple.

The property stands out for its modern, well-maintained infrastructure and clean environmental profile. In 2020, the site underwent a full tank replacement that cleared all known environmental concerns, leaving no outstanding issues or remediation liabilities. Between 2020 and 2021, the entire facility was completely rebuilt, featuring a new fuel pad, double-wall fiberglass tanks, EMV-compliant high-speed dispensers, and a Tap-to-Pay system for fast, secure transactions. The convenience store interior was also refreshed in 2021 with a clean, inviting layout and brand-new coolers, creating an appealing and efficient retail environment with no near-term capital expenditure needs.

Significant value-add opportunities further enhance the investment appeal. Adding an on-site espresso stand would capture higher-margin beverage sales and increase customer visits, while introducing propane sales (tank exchange or refills) would diversify revenue streams and serve additional local demand. These straightforward enhancements, combined with the property's proven track record, modern upgrades, and prime location, position this asset for continued stability and meaningful NOI growth under new ownership.

## INVESTMENT HIGHLIGHTS



**High-Visibility, High-Traffic Site In the Commercial Center of Snohomish, WA**



**Completely Rebuilt In 2020-2021 With New Fuel Pad, Double-Wall Fiberglass Tanks, EMV-Compliant, High-Speed Dispensers, & Tap To Pay System**



**Proven Location: Capturing Commuter, Family, And Tourist Traffic With High Repeat Visits Since 1923**



**No Known Environmental Issues: Site Inspected During 2020 Tank Replacement**



**Fully Renovated C-Store With Clean, Inviting Layout and New Coolers in 2021**



**Value-Add Opportunities Via Adding Espresso Stand & Propane**

# SITE SUMMARY | 701 2ND STREET, SNOHOMISH, WA



PROPERTY OVERVIEW			
Price	Unpriced	Year Built	1956
Financials	Contact Listing Broker	Renovation	2021
Address	701 2nd Street, Snohomish WA 98290	Double Wall Fiberglass Tanks	2021
Parcel Number	00537700100401	Fuel Island Pad, Roof & Dispensers	2021
Parcel Size	0.14 Acres	Diesel	Yes
Building Size	1,144 SF	Store Hours	6 AM - 7 PM
Zoning	Pilchuck District - Center	Fuel Hours	24/7

PHOTOS | EXTERIOR



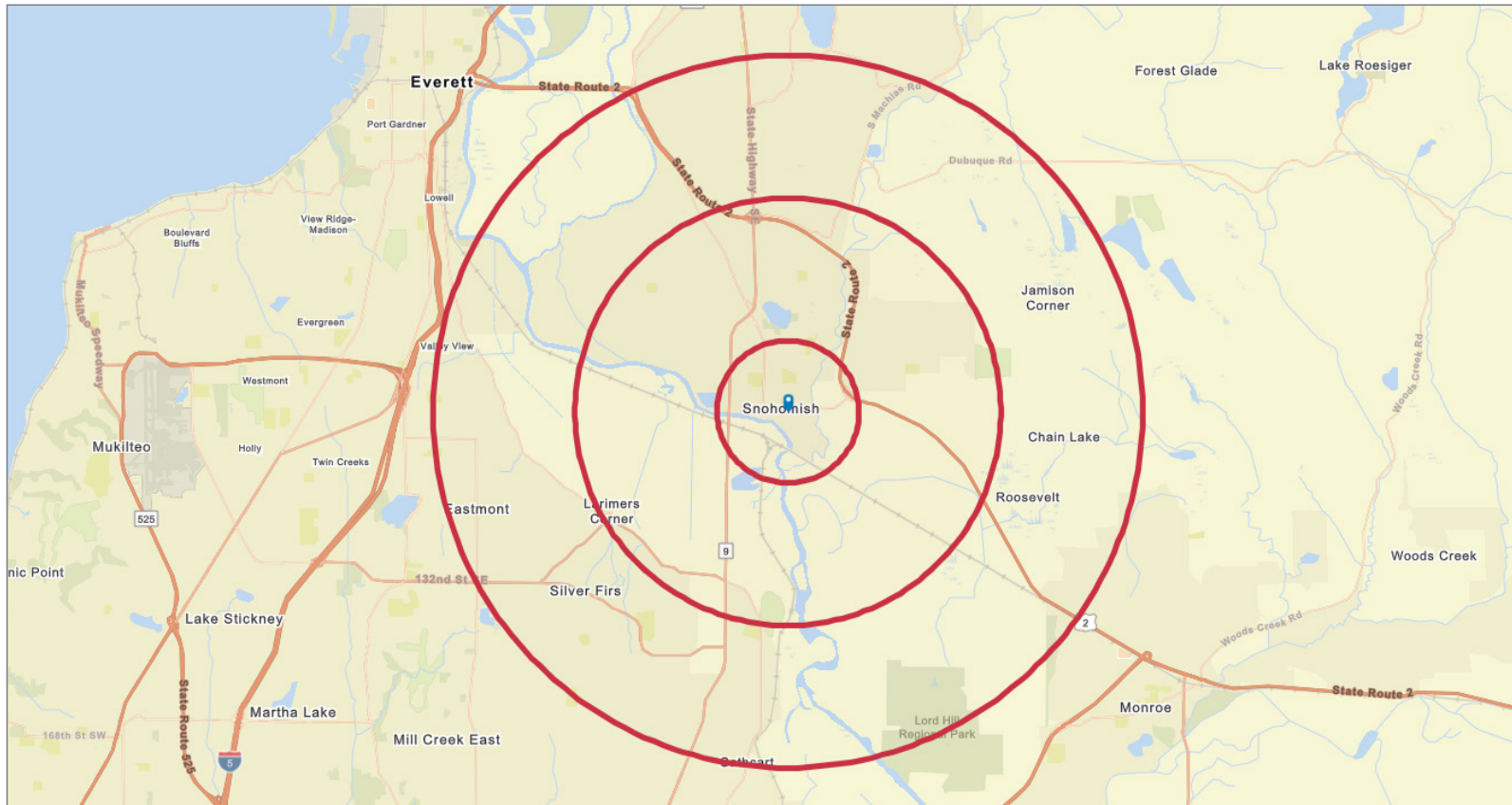
# PROPERTY AERIAL



# LOCATION OVERVIEW



# DEMOGRAPHICS | SNOHOMISH, WA

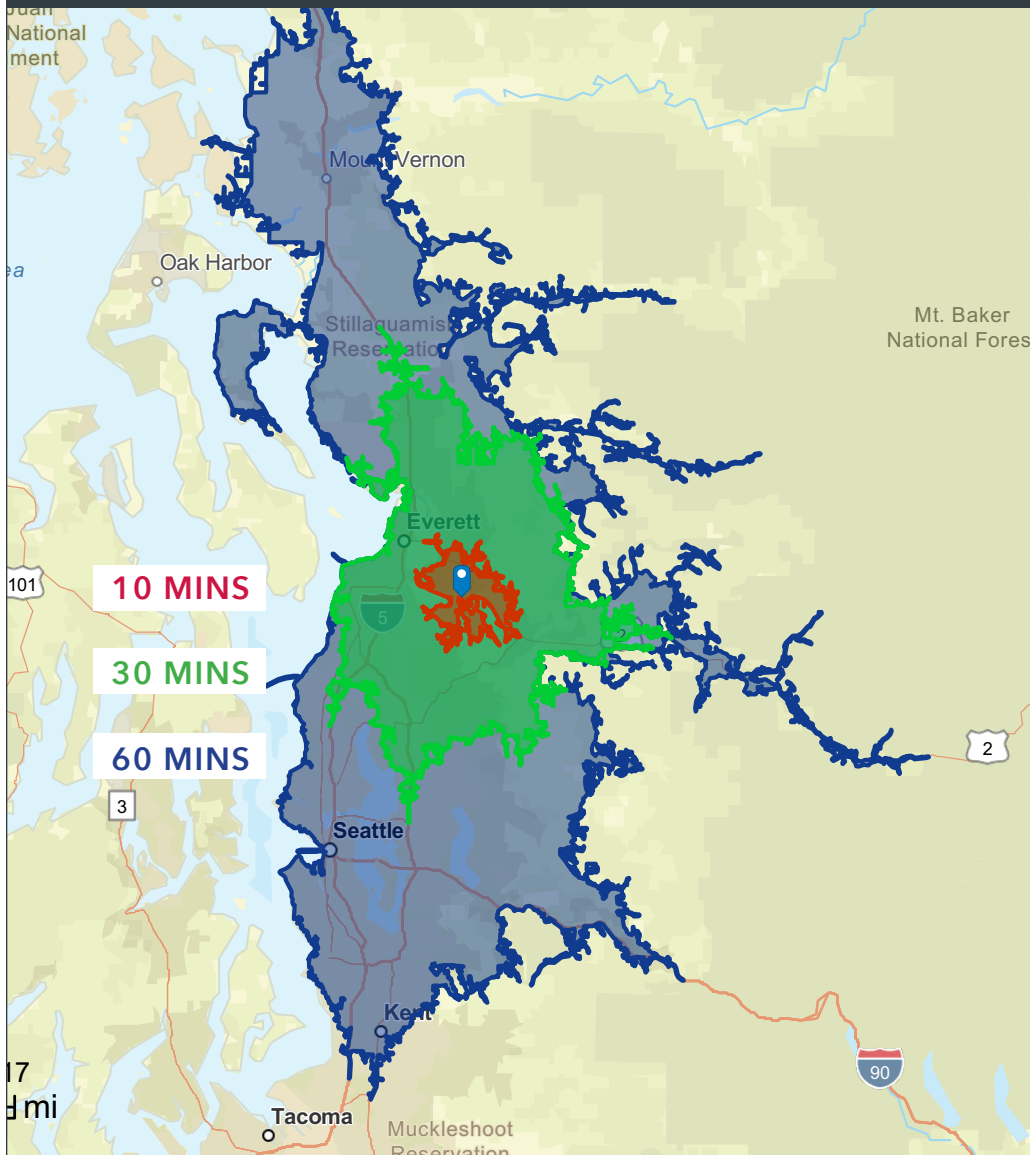


POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	6,150	18,022	80,057
2025 Population	6,162	18,394	84,899
2030 Pop. Projection	6,270	18,768	87,801
2025 Median Age	41.3	41.7	40.0

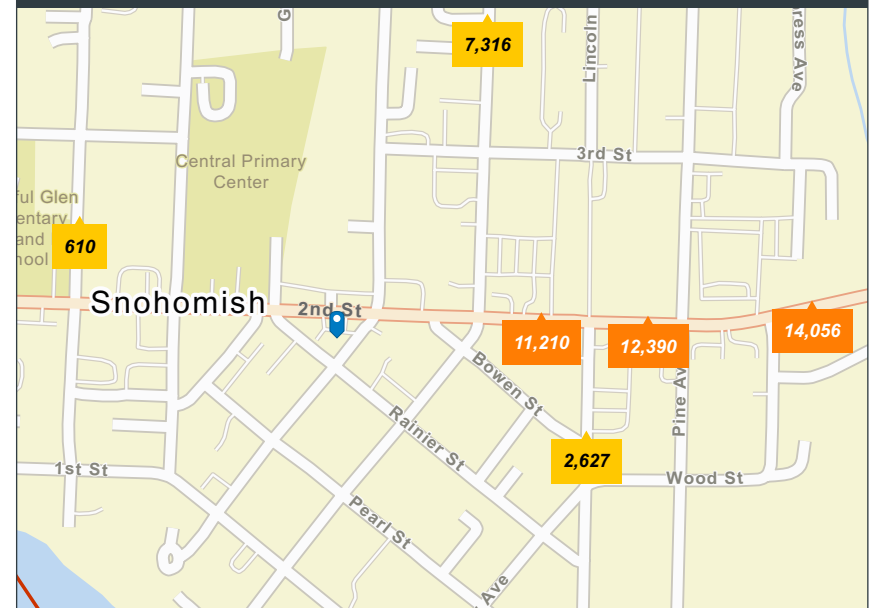
HOUSEHOLDS	1 MILES	3 MILES	5 MILES
Total Households	2,650	2,699	2,756
Average HH Size	2.29	2.26	2.25
Average HH Income	\$116,104	\$143,838	\$167,056
Average House Value	\$707,942	\$790,574	\$814,002

# DRIVE TIME & TRAFFIC COUNTS | 701 2ND STREET, SNOHOMISH, WA

## DRIVE TIME



## TRAFFIC COUNTS



### Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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