

FOR LEASE

172nd Street NE & I-5
Marysville, WA 98271



COMING SOON! **B BOOT BARN**



LAKEWOOD CROSSING

Josh Parnell | Justin Holmes

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

LAKEWOOD CROSSING is a power center serving the Marysville, Smokey Point, Arlington, and Stanwood Communities. The location hosts a well diversified mix of national, regional and local tenants. The Boeing expansion in Snohomish County, will bring thousands of people to the area. There are 600 new residential units under construction nearby.

172ND STREET NE & I-5

AVAILABLE:

▶ 1,270 SF \$40.00 PSF + \$10.00 NNN

COMING SOON!

18,800 SF **BOOT BARN**

1,245 SF **WORLD OF SOURDOUGH**



Population



Average HH Income

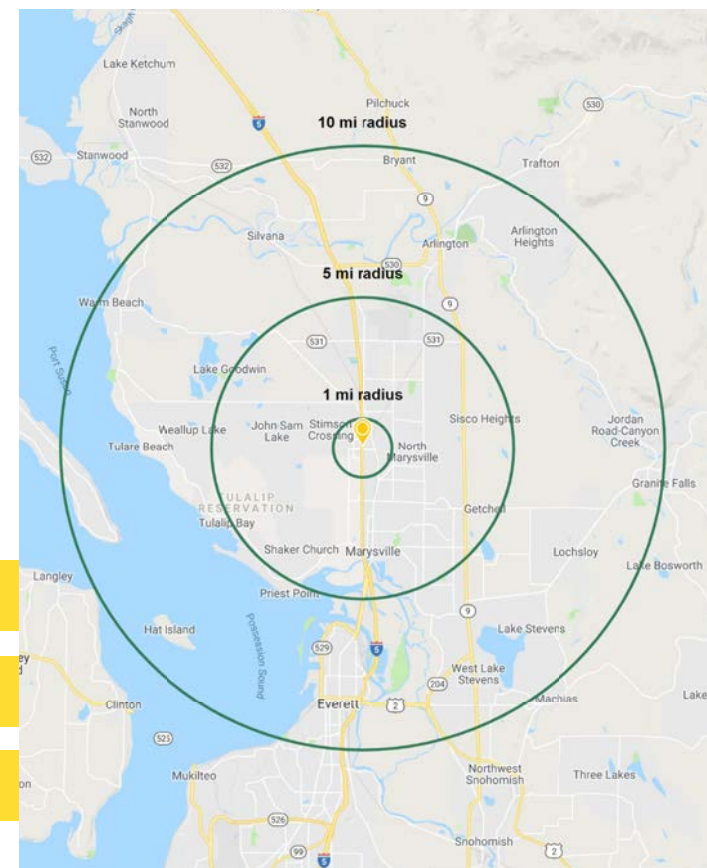


Daytime Population

Regis - 2024

	Population	Average HH Income	Daytime Population
Mile 1	8,226	\$90,249	5,572
Mile 5	30,471	\$115,856	18,250
Mile 10	65,952	\$137,694	39,433

TENANTS





LOCATION AERIAL



HOBBY LOBBY

MOD

DICK'S
SPORTING GOODS

FIREHOUSE
SUBS

HOP'S-DROPS

BURGER KING

RITE
AID

McDonald's

Starbucks

172ND ST NE

33,000

TACO BELL

FIVE GUYS

DISCOUNT
TIRE

Starbucks

Mor

BEST
BUY

verizon

TARGET

Red Robin

5

95,000

Bank of America

TRACOR
SUPPLY CO

7
ELEVEN

Jack
in the box

JO-ANN

PANDA EXPRESS

SAFEWAY

Walmart

27TH AVE NE

COSTCO
WHOLESALE

petco

B
BOOT
BARN

IHOP

Michaels
Marshalls

LOWE'S

TO SEATTLE



FIRST
WESTERN
PROPERTIES

SITE PLAN



AVAILABLE
1,270 SF



MARYSVILLE, WA is a vibrant, growing community nestled on the banks of the Snohomish River and bordered by the Cascade mountains to the east and Puget Sound to the west. The city offers a variety of outdoor recreation opportunities, diverse shopping options - from our Lakewood Crossing retail center to our historic downtown shops, and a spring and summer full of fairs and festivals with local flavor.

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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