

NEW CONSTRUCTION

Build-to-Suit | For Sale | For Lease
Occupancy beginning Q3 2021

9023 Soper Hill Road Lake Stevens, WA 98258



Lake Stevens Landing



Potential design

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Property & Development

Located in the **City of Lake Stevens**, Lake Stevens Landing is ideally located at the crossroads of Highway 9 and Soper Hill Road.

Lake Stevens Landing has outstanding access to major arterials, being adjacent to Highway 9, a short distance from Highway 2, which leads to Interstate 5. The City of Lake Stevens has dynamic retail shopping and centers of employment. Many of Lake Stevens residents commute to other cities around the area, such as Everett, Seattle and Bellevue. There is a transit center located to the south of Lake Stevens Landing which provides for an **easy and stress free commute to the greater Seattle, Eastside and Everett areas.**

Access to the site is via Soper Hill Road off of Highway 9. Soper Hill Road shall be enhanced including roundabout as part of the overall plan. Soper Hill Road east leads to the north shore of Lake Stevens and Lundeen Park and to the west to City of Marysville.

The site consists of 8 platted lots totaling +/- 10 acres **(+/-419,257 SF of land)**. The zoning is mostly CD Commercial District with the south lot, Lot 7 zoned LB Local business.

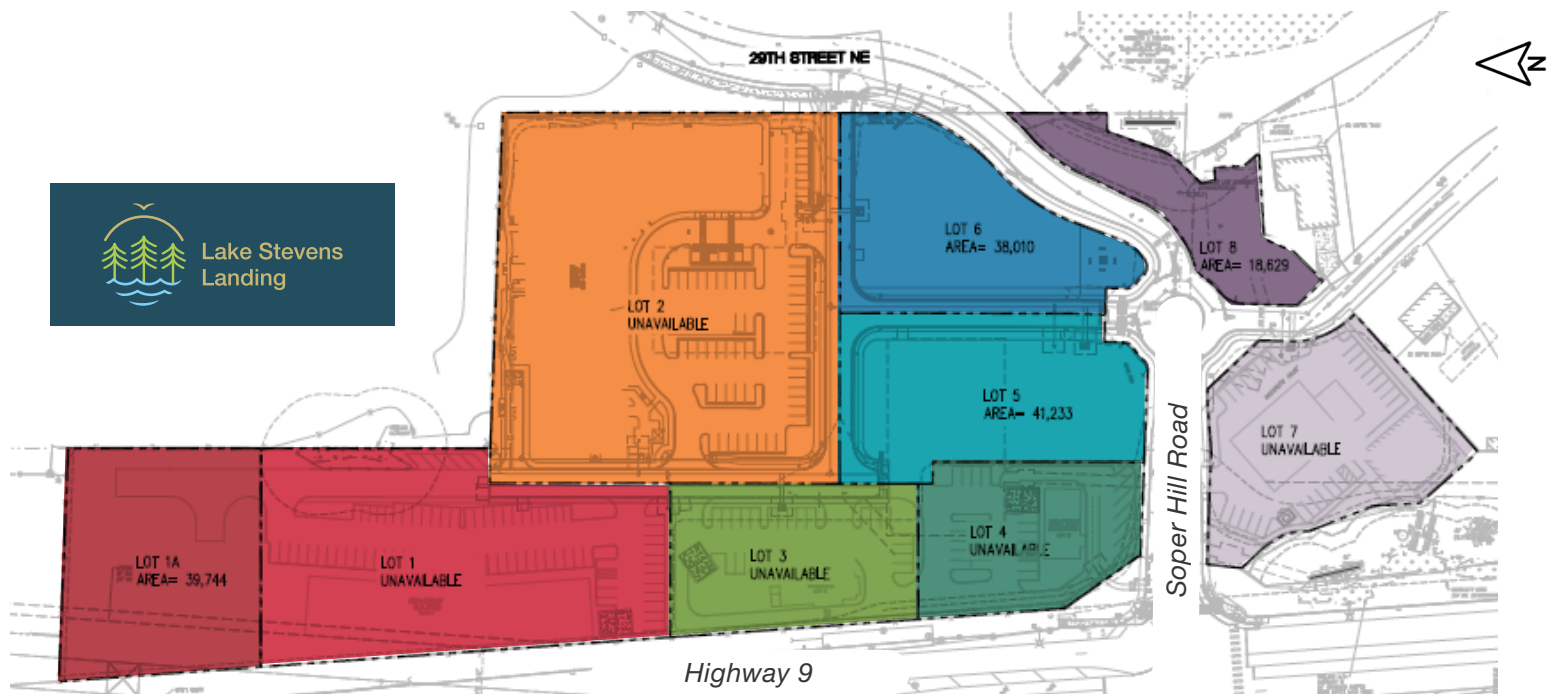
Lake Stevens Landing is located close to Frontier Village commercial retail district, downtown Lake Stevens, schools, parks and many other amenities. Downtown Lake Stevens is currently working on a major redevelopment plan to include more retail opportunities, more businesses, community and conference centers, and road improvements.

Lake Stevens has a **strong retail trade area** with retailers including Target, Safeway, Sports Authority, Staples, Walgreens, and Haggen. Lake Stevens is a high-income trade area with average household incomes of approximately \$103,970 in 1, 3 and 5 mile rings.

Available Lot Summary

Lot	Lot SF	Building Area	Land Price	Share of Estimated Project Site Costs	Intended Use
1A	39,744	TBD	\$1,200,000	\$655,766	Commercial
1	Pending	TBD	Pending	Pending	Multi-tenant Dental Building
2	Pending	TBD	Pending	Pending	GenCare Lifestyle Senior Care Living
3	Pending	TBD	Pending	Pending	Restaurant
4	Pending	TBD	Pending	Pending	Restaurant
5	41,233	TBD	\$1,450,000	\$680,345	Commercial
6	38,010	TBD	\$1,150,000	\$627,165	Commercial
7	Pending	TBD	Pending	Pending	Gas & Convenience Store
8	18,629	TBD	\$560,000	\$307,379	Commercial

* Share of estimated on and off site costs include storm water retentions system, utilities to site and other improvements

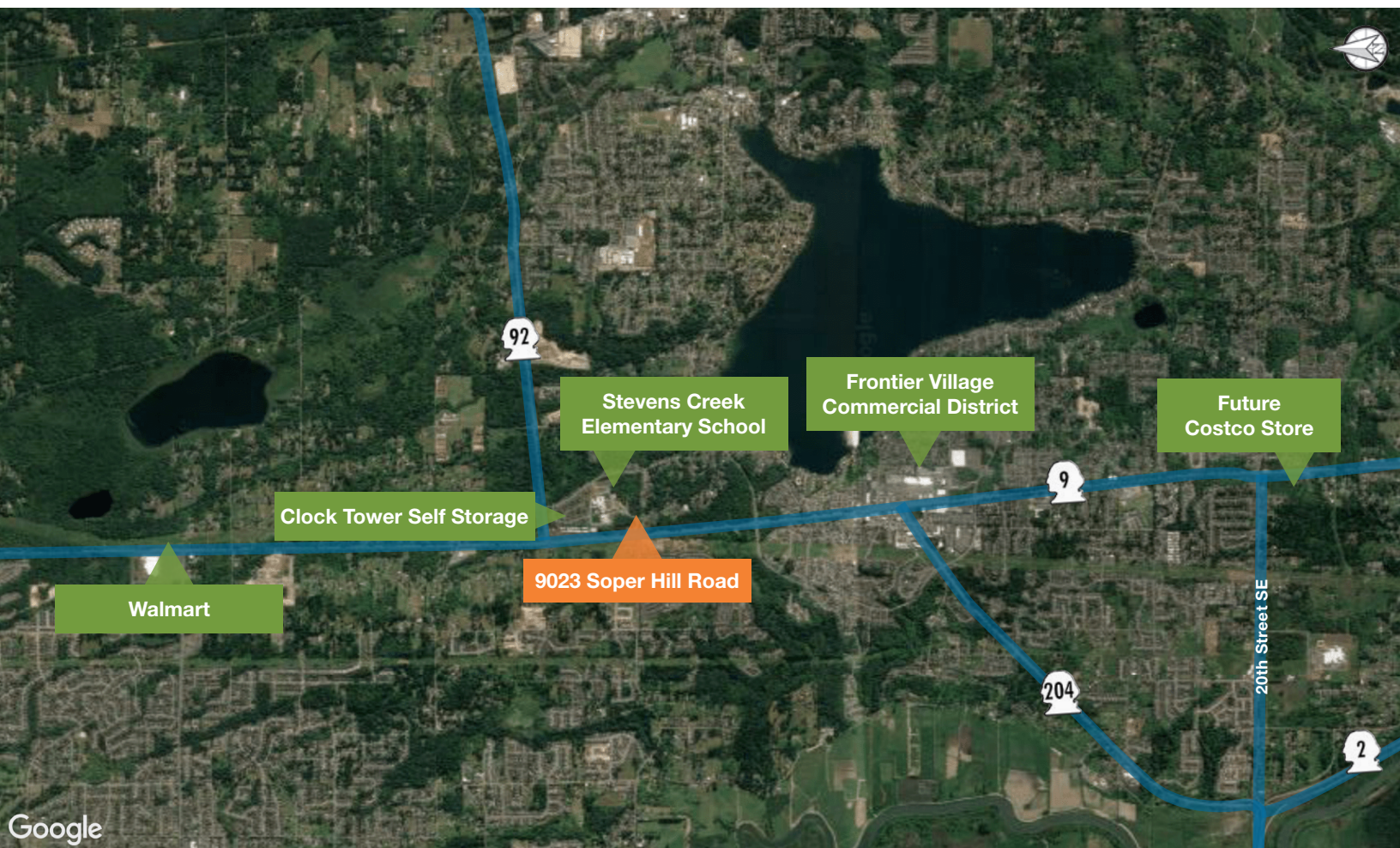


Property Summary

The potential development plan of the property may include the following:

- » Medical/Dental
- » Retail
- » Office
- » Senior Housing

Location	Eastside Intersection of Highway 9 and Soper Hill Road	Off-Site Amenities	Close to schools, parks, and Frontier Village Shopping Center
Jurisdiction	City of Lake Stevens	Arterial Access	Soper Hill Road
District	North Shore	Sewer	Lake Stevens Sewer District
Zoning	CD Commercial District (Lots 1, 2, 3, 4, 5, 6 and 8); LB Local Business (Lot 7)	Water	Public Utility District
Primary Land Use	Commercial; Senior Housing, Mixed-Use Multifamily	Schools	Lake Stevens School District
Development Approval	Binding Site Plan	Project Development	Site infrastructure engineering completed



Schools

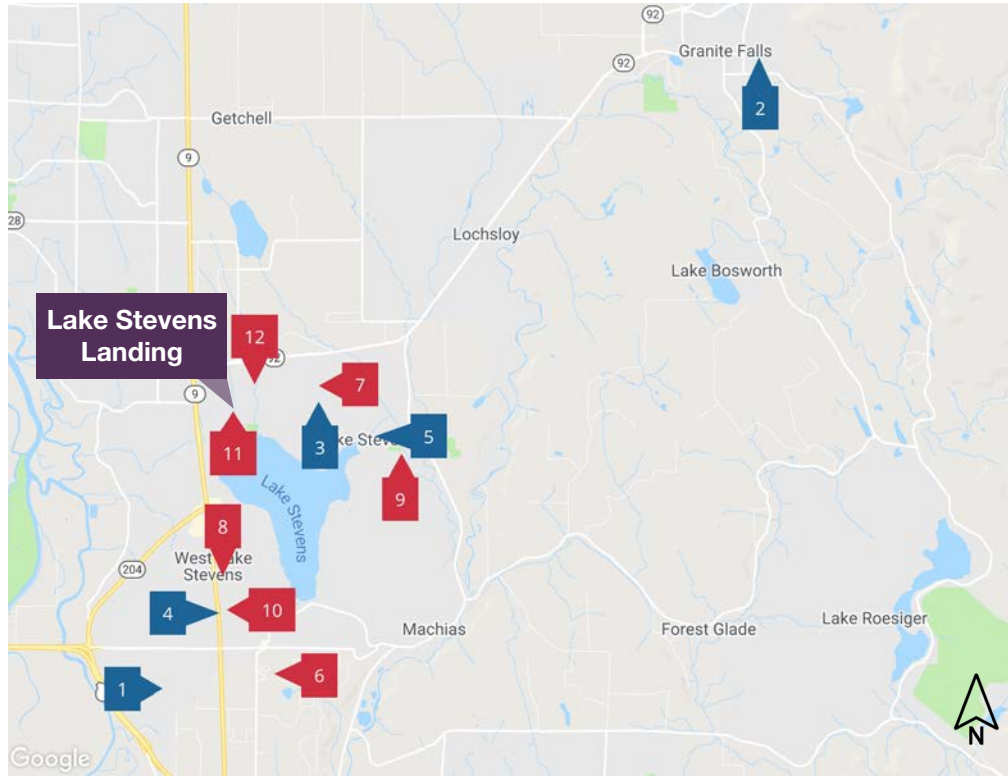
Lake Stevens is known for having the top schools in Washington State. Nearby Lake Stevens Schools are shown on this map.

Middle and High Schools

1. Cavelero Mid High School
2. Crossroads High School
3. Lake Stevens High School
4. Lake Stevens Middle School
5. North Lake Middle School

Elementary Schools

6. Glenwood Elementary
7. Highland Elementary
8. Hillcrest Elementary
9. Mt. Pilchuck Elementary
10. Skyline Elementary
11. Stevens Creek Elementary
12. Sunny Crest Elementary



Transportation Major Arterials



Retailer Map



City of Lake Stevens Overview

Since settling in 1886, Lake Stevens has been home to families who set their sights on pioneering a better way of life for western Washington and beyond. **Surrounding one of the region's most coveted recreational lakes, the City of Lake Stevens has emerged as one of the most desirable places in the state to call home.**

Just 10 minutes east of Everett, and 34 minutes from downtown Seattle, Lake Stevens is home to hardworking families and retirees. Lake Stevens' growth is outpacing the rest of Snohomish County. In 2016, Lake Stevens had more than 31,000 citizens and forecast that by 2035 Lake Stevens will experience 40% growth to exceed a population of 40,000.

Here are some of the reasons people like to call Lake Stevens home:

- » NerdWallet ranked Lake Stevens fourth in the Best Small Cities for Families in the Western Region
- » Located on the Centennial Trail, Lake Stevens is a gateway destination for cyclists
- » Washington State Board of Education Achievement Index shows that Lake Stevens School District consistently outperforms its neighbors
- » Lake Stevens is the largest lake in Snohomish County that provides year-round recreational opportunities for our citizens and tourists

Lake Stevens' government operates under the mayor-council system. The City's motto "One Community Around the Lake" embodies its quality of life, top-ranked school district, and City Council's commitment to providing excellent services and amenities for its citizens.

Source: [Economic Alliance Snohomish County](#)

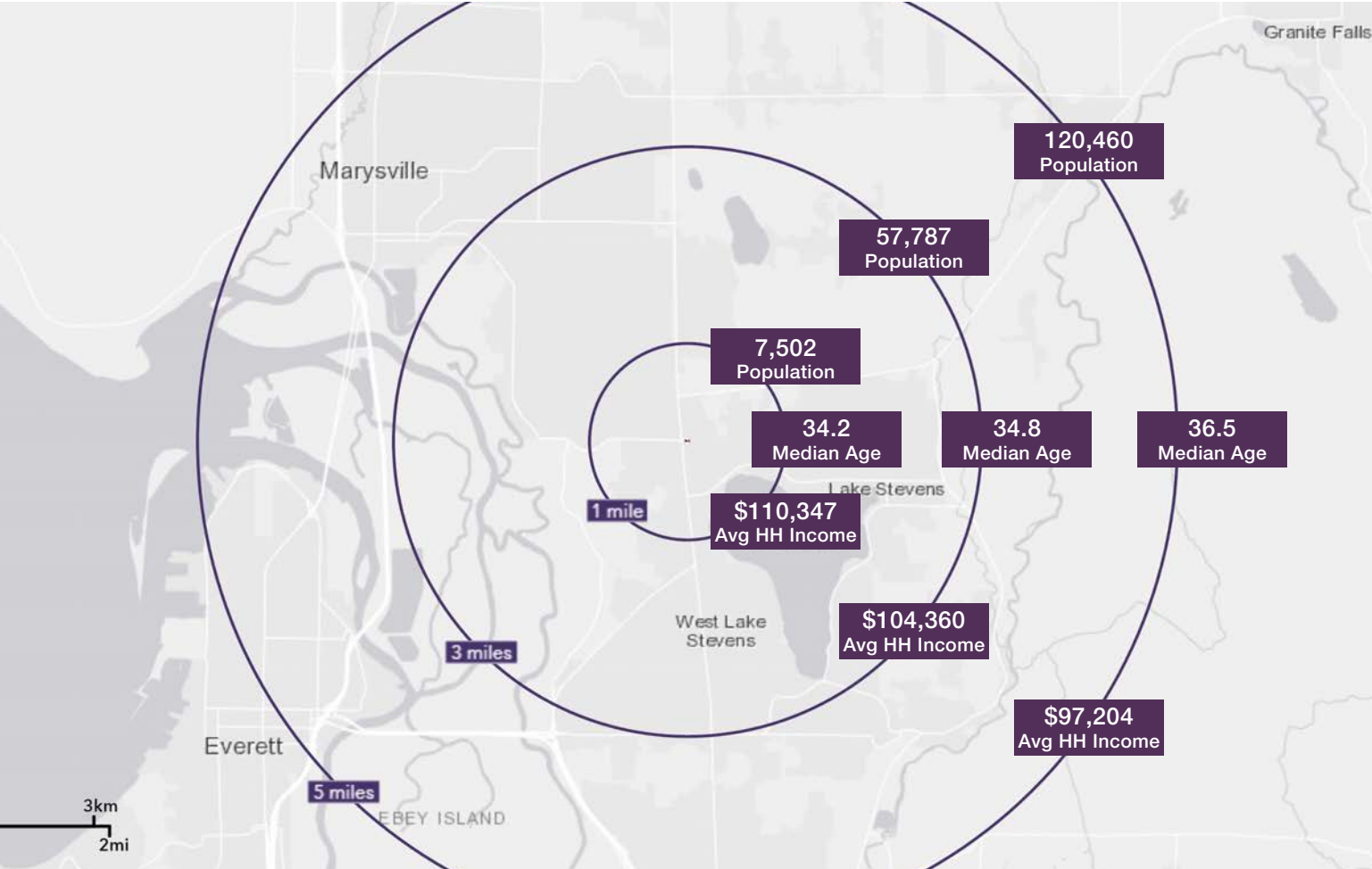
Drive Times

Everett	Bellevue	Seattle	Skiing	Boating
15	60	60	60	10
minutes	minutes	minutes	minutes	minutes

Major Employers

Lake Stevens School District	Cobalt Enterprises	Safeway	Haggen	Target
				

Demographics



Welcome GenCare to Lake Stevens Landing!

GenCare Senior Living & Care occupancy scheduled for Fall of 2021.

GenCare LifeStyle plans to develop a new senior housing community in Lake Stevens Landing. The new community will be part of a larger planned development at the intersection of State Route 9 and Soper Hill Road, adjacent to Steven's Creek Elementary School and the Early Learning Center.

GenCare LifeStyle Lake Stevens will be a fully serviced senior housing community providing amenities and care for independent and assisted living residents and will include a small wing dedicated to serving the needs of those with Alzheimer's and Dementia. The new 4-story, 130,000 SF community will contain 124 luxury apartments for independent and assisted living residents, including studio, one bedroom, and two bedroom apartments. All apartments will contain full kitchens and a washer/ dryer, however communal dining and laundry services will also be offered. The memory care wing will provide 24 beds in a combination of studios and semi-private suites in a self-contained neighborhood designed to be supportive to the needs of those with cognitive challenges related to Alzheimer's and dementia.

As part of GenCare's Whole Life Living philosophy, GenCare's culinary service is focused on providing fresh, hormone and antibiotic free, locally grown, and organic ingredients, and offers gluten-free and diabetic friendly meals. The community will offer a variety of activity and fitness programs tailored to meet the needs and interests of their residents. Amenities include an extensive fitness room, pool, bistro/bar, media room, game room, and a large multi-purpose space for a variety of activities and educational programs. GenCare's robust activity program helps residents stay connected by bringing education, performances, and events to the community and planning trips to local events and festivals.



Developer Experience and Expertise



Many companies have engaged The Benaroya Company to fulfill their BUILD-TO-SUIT needs, relying on Benaroya's expertise in providing exceptional quality, speed and value.



Expertise

With over 60 years of development experience, Benaroya brings invaluable expertise to the development process.

This deep expertise is coupled with their unique ability to make and implement decisions quickly without the burden of obtaining approval from lenders, board members, or outside partners.

This independence, flexibility and financial strength gives them the ability to provide their build-to-suit clients the structure that best meets their needs.



Services

As a turnkey build-to-suit developer, Benaroya will build on property they own, a site controlled by the user or with your assistance, they will source an appropriate site. They will own and lease the facility or act as the developer for the client's ownership.

Benaroya typically acts as a single source for both financing and fast track delivery. They can facilitate corporate expansions, relocation, consolidations and speculative development on behalf of investment clients for a variety of types of facilities including Office, Industrial, Data Center, Medical, Retail, Technology and Manufacturing.



Benefits

Their team provides dedicated leadership who take a hands-on approach with a reputation for unparalleled excellence and responsiveness.

Their team can manage all aspects of the project regardless of the complexity from start to finish ensuring your project is completed smoothly, on time and on budget. Benaroya's streamlined structure enables us to easily accommodate changes requested by the client during the development process.