

FIREROCK
96 UNITS
UNDER CONSTRUCTION

 **KIDS N US**
EARLY LEARNING SCHOOL

Optum

 **CLOCK TOWER**
SELF STORAGE

 **VILLAGE**
CONCEPTS
140 UNITS

LOT
8

LOT
5

DENSMORE RD

39,472 ADT





SOPER HILL RD

NWC SOPER HILL ROAD & SR 9 | MARYSVILLE, WA



First Western Properties | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

2 LOTS FOR SALE
SOPER HILL CENTER



FOR SALE | ONLY 2 LOTS REMAIN

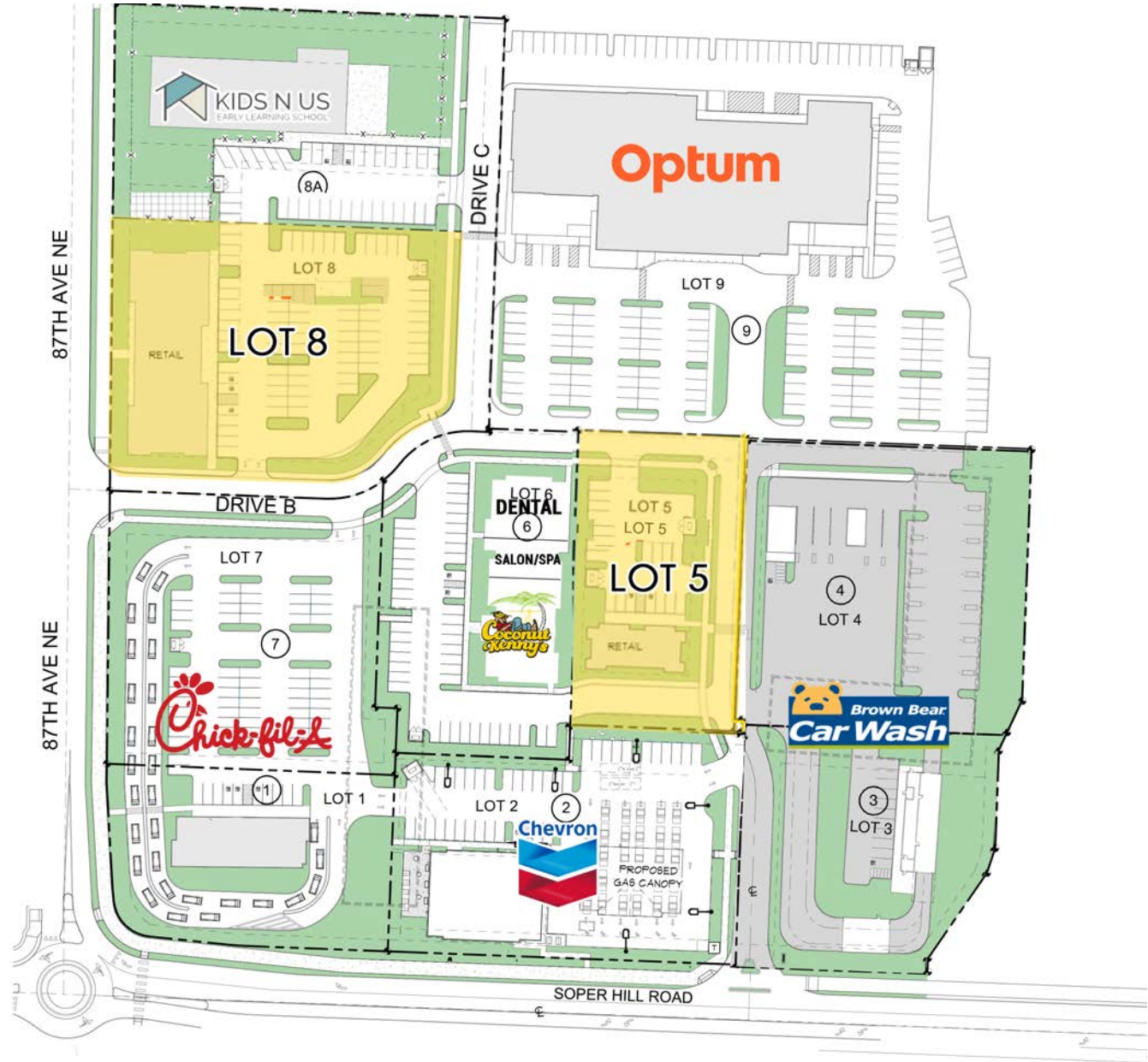
Commercial Lot Development Opportunity

First Western Properties is pleased to announce the sale of the Soper Hill Center commercial lots. Soper Hill Center is a 15 acre commercial land development in Marysville, WA. Located on Highway 9 near the intersection of SR 92 this parcel is just minutes from Frontier Village in Lake Stevens and services Marysville, Lake Stevens and Granite Falls. Zoning has recently been changed to Community Business which allows for a variety of commercial uses. The immediate market area has quintupled in population since 2000 resulting in high demand for retail and medical services. A new 37-acre Costco is now open three miles to the south on SR 9. Easy access, high visibility, flexible zoning and a variety of lot sizes make the Soper Hill Center an ideal location for any retail or medical demand. Seven of the nine lots have been purchased and current center tenancy include Optum Clinic, Chick-fil-a, Coconut Kenney's, Brown Bear Car Wash, Kids 'N Us Daycare, Dental, Salon/Spa, and Chevron.

EXECUTIVE SUMMARY

Property Name	Soper Hill Center
Opportunity Type	Retail Redevelopment
Address	NWC Soper Hill Road & SR 9
Total Land Area	15 Acres (609,257 SF)
Jurisdiction	City of Marysville, WA
Zoning	Community Business Whiskey Ridge Subarea
Lot 5	Parcel: 00590700031901 Land Area: 36,074.16 SF Opportunity: For Sale
Lot 8	Parcel: 00590700030503 Land Area: 72,340.77 SF Opportunity: For Sale/Lease
Price	Pad Ready: \$45.00 PSF

CLICK FOR CB-WR Zone



VINTAGE HOUSING
188 UNITS

VILLAGE CONCEPTS
140 UNITS



Optum



KIDS N US
EARLY LEARNING SCHOOL

LOT 5

LOT 8



SOPER HILL RD

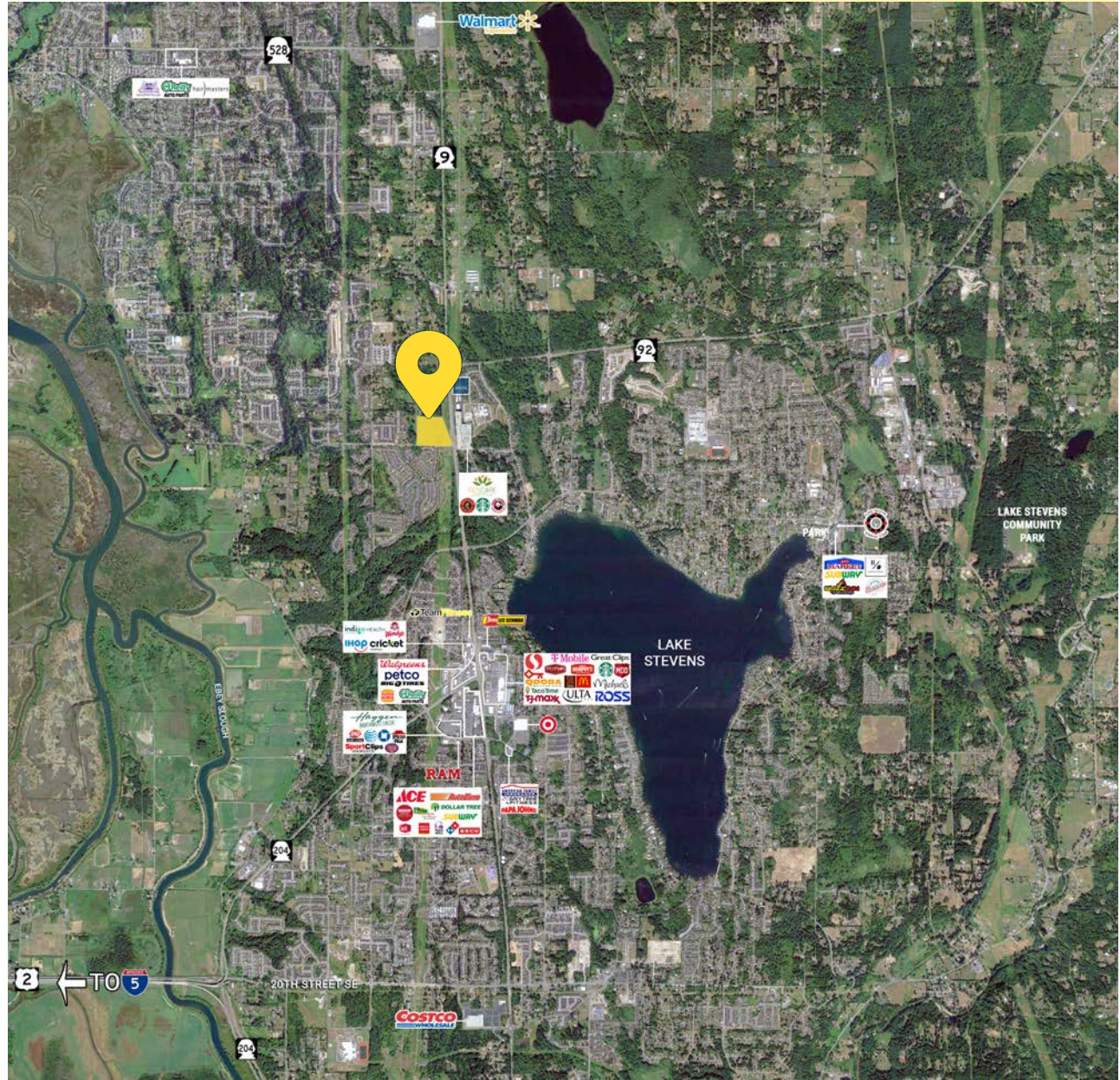
FIREROCK
96 UNITS
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LAKE STEVENS

SITE SUMMARY



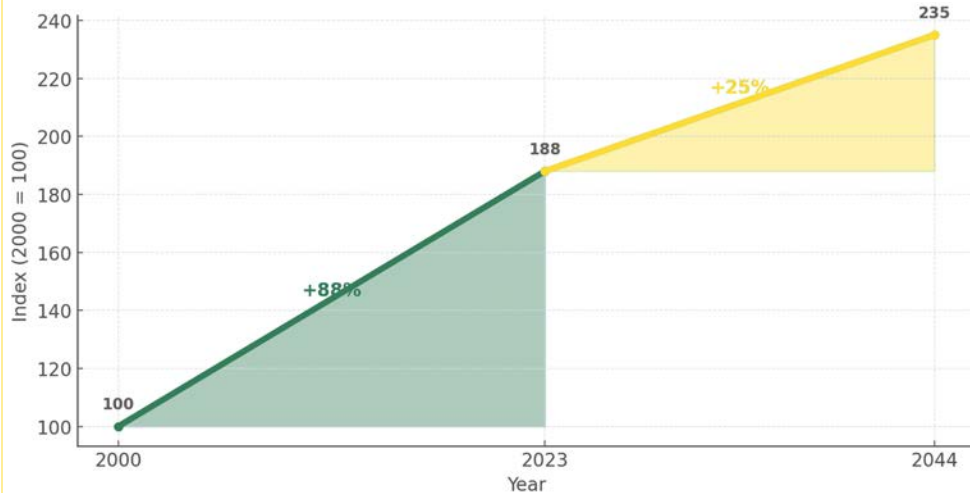
LOCATION SUMMARY



LOCATION SUMMARY

UNPRECEDENTED GROWTH

Growth Timeline



CONSUMER PROFILE

Quality of Life

Ranked 4th Best Small City for Families in the Western Region by NerdWallet.

Attracts stable, high-value, long-term customer households who prioritize local convenience.

Lake Stevens School District consistently outperforms its neighbors.

Signals a high-income, highly-educated resident profile that supports strong local businesses.

Largest recreational lake in Snohomish County (year-round draw). City Motto: "One Community Around the Lake."

High quality of life creates stickiness: residents are less likely to commute for shopping and more likely to buy where they live.

Home to families "who set their sights on pioneering a better way of life."

A dedicated local community that supports new businesses that enhance their quality of life.

REGIONAL CONNECTIVITY

Location Advantage Drive Times

Everett

15

minutes

Bellevue

48

minutes

Seattle

54

minutes

Centennial Trail
Access

9

minutes

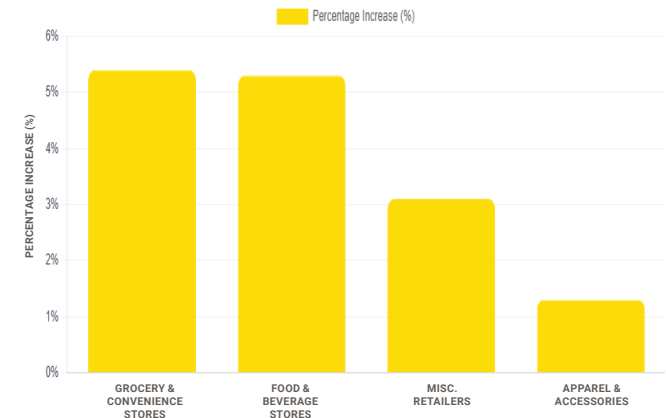
TRADE AREA CONNECTIVITY

Major Employers



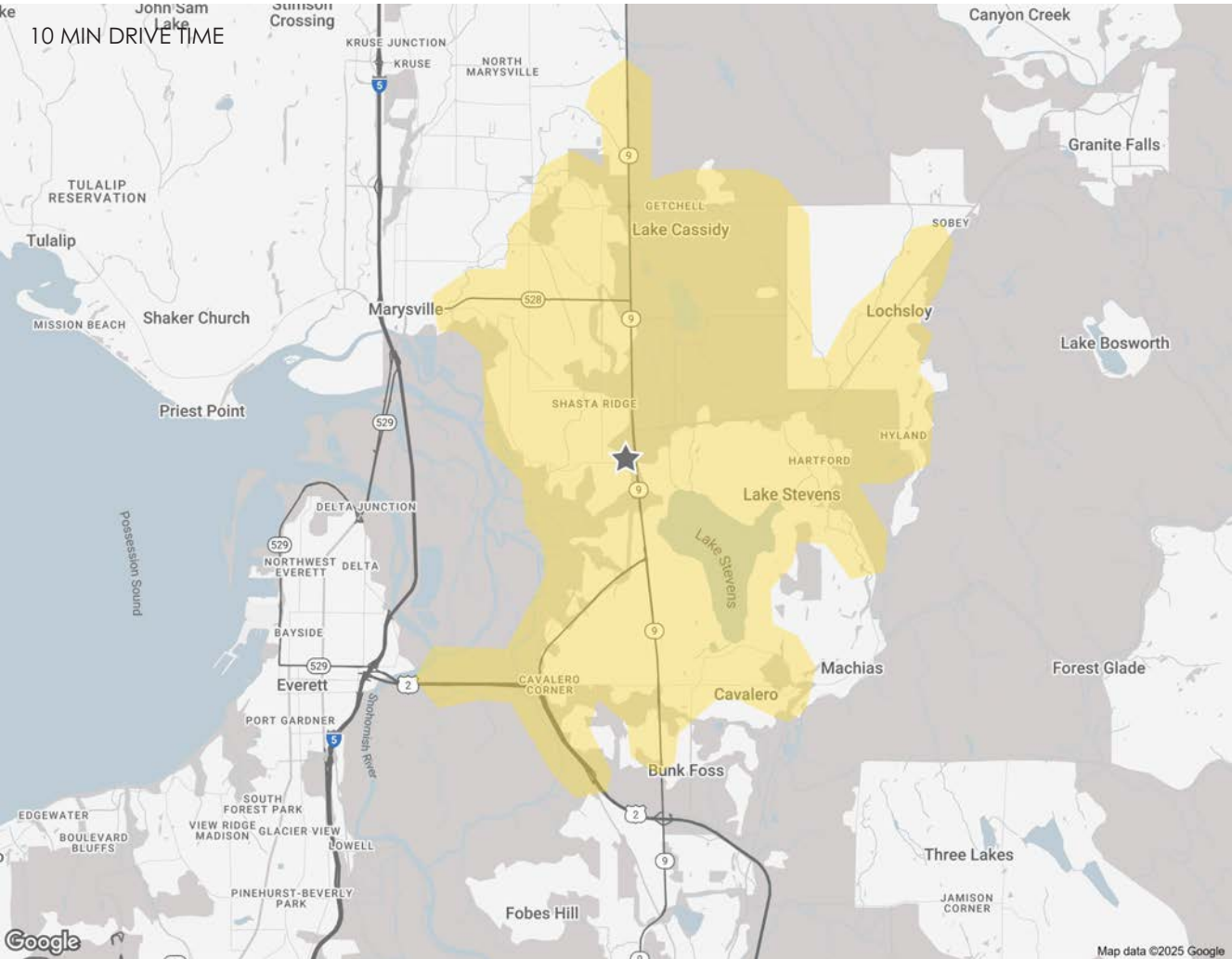
PERFORMANCE

Trade Area Retail



DEMOGRAPHICS

Marysville, the second-largest city in Snohomish County, has successfully woven together a high quality of life with a thriving economic engine, creating a community where prosperity and livability go hand-in-hand. The city's commitment to fostering a business-friendly environment is evident in its diverse and dynamic economic climate, which welcomes companies of all sizes. This dedication to economic growth is balanced by a lifestyle that embodies the Pacific Northwest spirit, offering great neighborhoods and a vibrant, engaged community that thrives on outdoor recreation. Whether it's through year-round events or simply exploring the beautiful natural surroundings, residents have ample opportunities to embrace the great outdoors, making Marysville a city that builds a prosperous future while remaining true to its natural and community-focused identity.



78,810

POPULATION
10 MIN DT



26,919

NO OF HOUSEHOLDS
10 MIN DT



\$152,164

AVERAGE HH INCOME
10 MIN DT



\$642,996

MEDIAN PROPERTY VALUE
10 MIN DT



36.6

YEARS OLD
MEDIAN AGE



\$1.77M

TOTAL NON-RETAIL
EXPENDITURE



28,368

DAYTIME ADJ. POPULATION
10 MIN DT



39,472

ADT AT INTERSECTION
SOPER HILL ROAD & SR 9



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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