

FOR SALE: 4 LAND PARCELS

STRONG RETAIL & MEDICAL OFFICE AREA (WITHIN 1 MILE)

3905 172ND ST NE, ARLINGTON, WA 98223



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Established in 2010

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COMMERCIAL PARTNERS

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STRONG RETAIL & MEDICAL OFFICE AREA (WITHIN 1 MILE)

3905 172ND ST NE, ARLINGTON, WA 98223



LOCATED IN STRONG RETAIL AND MEDICAL TRADE AREA



ADJACENT TO 255 UNIT SENIOR HOUSING COMPLEX DEVELOPMENT



EXCELLENT EXPOSURE TO MAIN CORRIDOR



LOCATION OF A NEW 4-WAY STOP-LIT INTERSECTION

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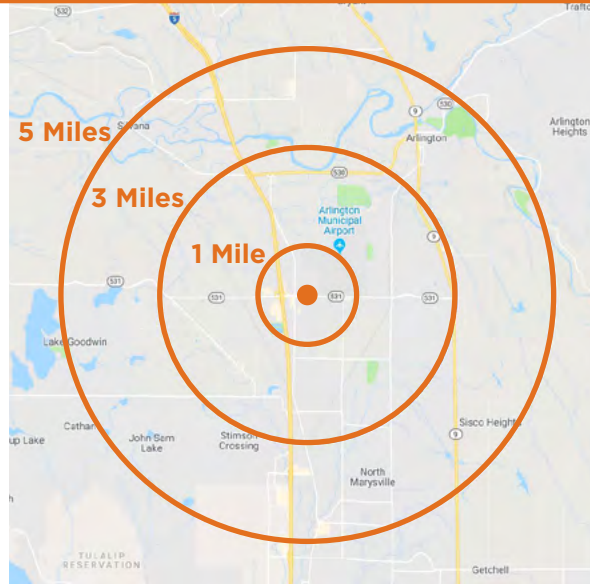
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PRIME LOCATION DEVELOPMENT OPPORTUNITY

3905 172ND ST NE, ARLINGTON, WA 98223

	Combined Price	\$5,133,065
	Land Area by Square Foot	146,659
	Land Area by Acres	3.36
	Zoning	HIGHWAY COMMERCIAL (HC)
#	Parcel Numbers & Area	<p>PARCEL D 31052100306800 55,521 SF \$1,943,235</p> <p>PARCEL C 31052100306700 29,257 SF \$1,023,995</p> <p>PARCEL B 31052100306600 28,128 SF \$984,480</p> <p>PARCEL A 31052100306500 33,753 SF \$1,181,355</p>
	Permitting Agency	CITY OF ARLINGTON
	Opportunity Zone	YES



LOCATION HIGHLIGHTS

- Strong Retail Trade Area
- Strong Medical Trade Area
- Snohomish County Population: 800,000+
- 5 miles to Seattle Premium Outlets & Tulalip Resort Casino
- Adjacent to 255 Unit Senior Housing Complex
- Location of a New 4-Way Stop-lit Intersection
- Traffic Mitigation Fees are Pre-Paid and included in the land price
- Less than 1 minute to I-5
- Excellent Traffic Counts: Highway 531 (172nd St NE) 25,000+ VPD // Highway 531 77,000 VPD on I-5

ABUNDANCE OF AMENITIES WITHIN 1 MILE:

RETAIL

Walmart
Costco
Target
Best Buy
Hobby Lobby
Dick's Sporting Goods
Marshalls
Lowe's Home Improvement
Tractor Supply Co
Safeway
Rite Aid
Dollar Tree

RESTAURANTS

IHOP
Hops N Drops/Hopjack's
Mod Pizza
Outback Steak House
Bonfish Grill
Qdoba
Buffalo Wild Wings
Boston's Restaurant & Sports Bar
Red Robin Gourmet Burgers & Brews
Panda Express
Jimmy Johns
Firehouse Subs

HOSPITALITY

Wyndham Garden Hotel
Best Western Plus
Quality Inn

MEDICAL SERVICES

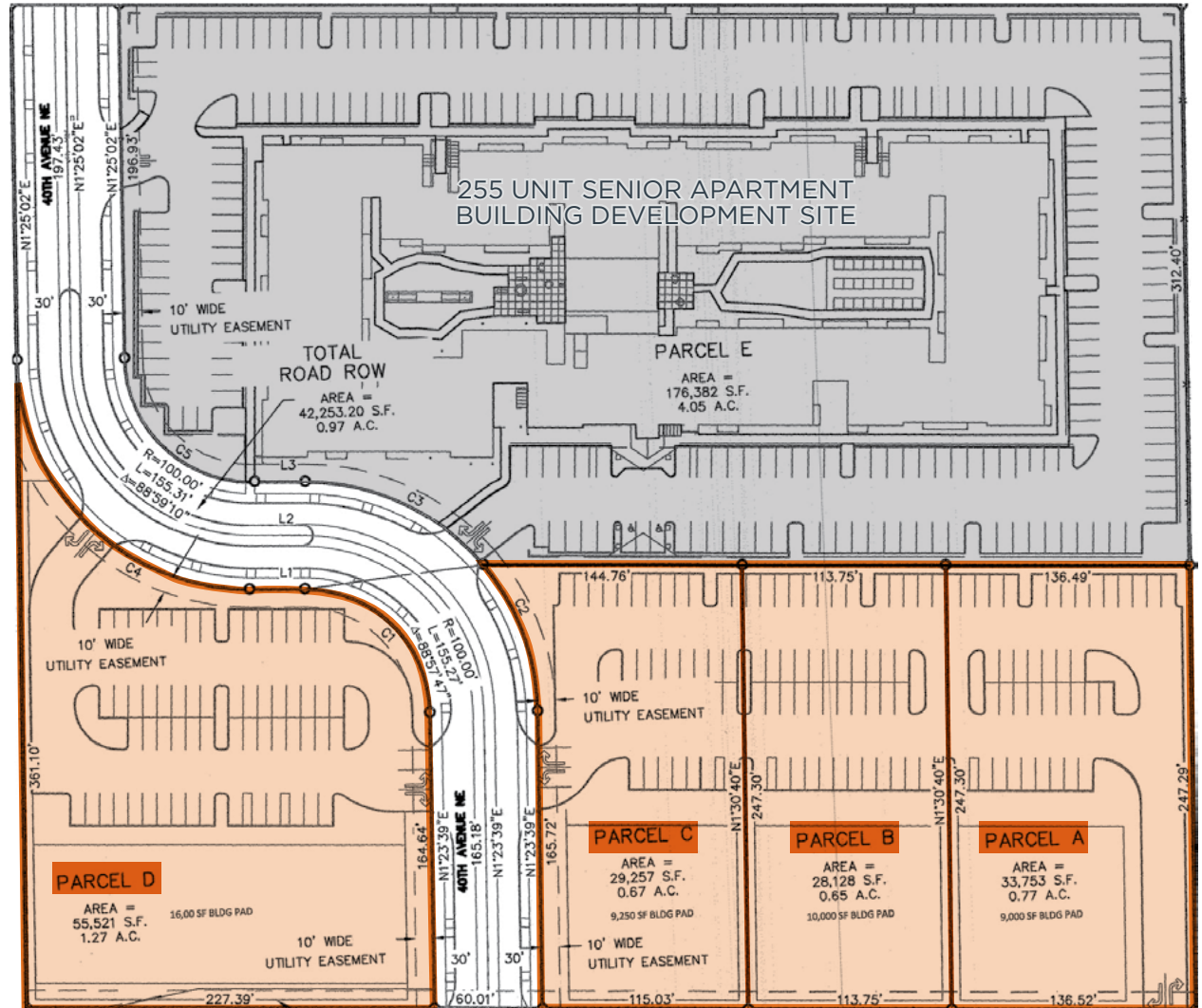
UW Medicine Smokey Point
The Everett Clinic
Arlington
Smile Now Dental
Smokey Point Family
Dentistry

Smokey Point Smiles
Dentistry
Arlington Family
Dentistry
Arlington Dental Group
Avenue Dental Care
Sunrise Dental
8 to 8 Dental Smokey Point
DSHS Community Services
Family Pet Medical & Surgery
Safeway/Walmart/
Costco Pharmacy

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BOUNDARY LINES MAY BE ADJUSTED

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