



GRADE ROAD

16,640 ADT

15,055 ADT



3606 GRADE ROAD | LAKE STEVENS, WA

RETAIL/OFFICE FOR LEASE

GRADE ROAD SELF STORAGE

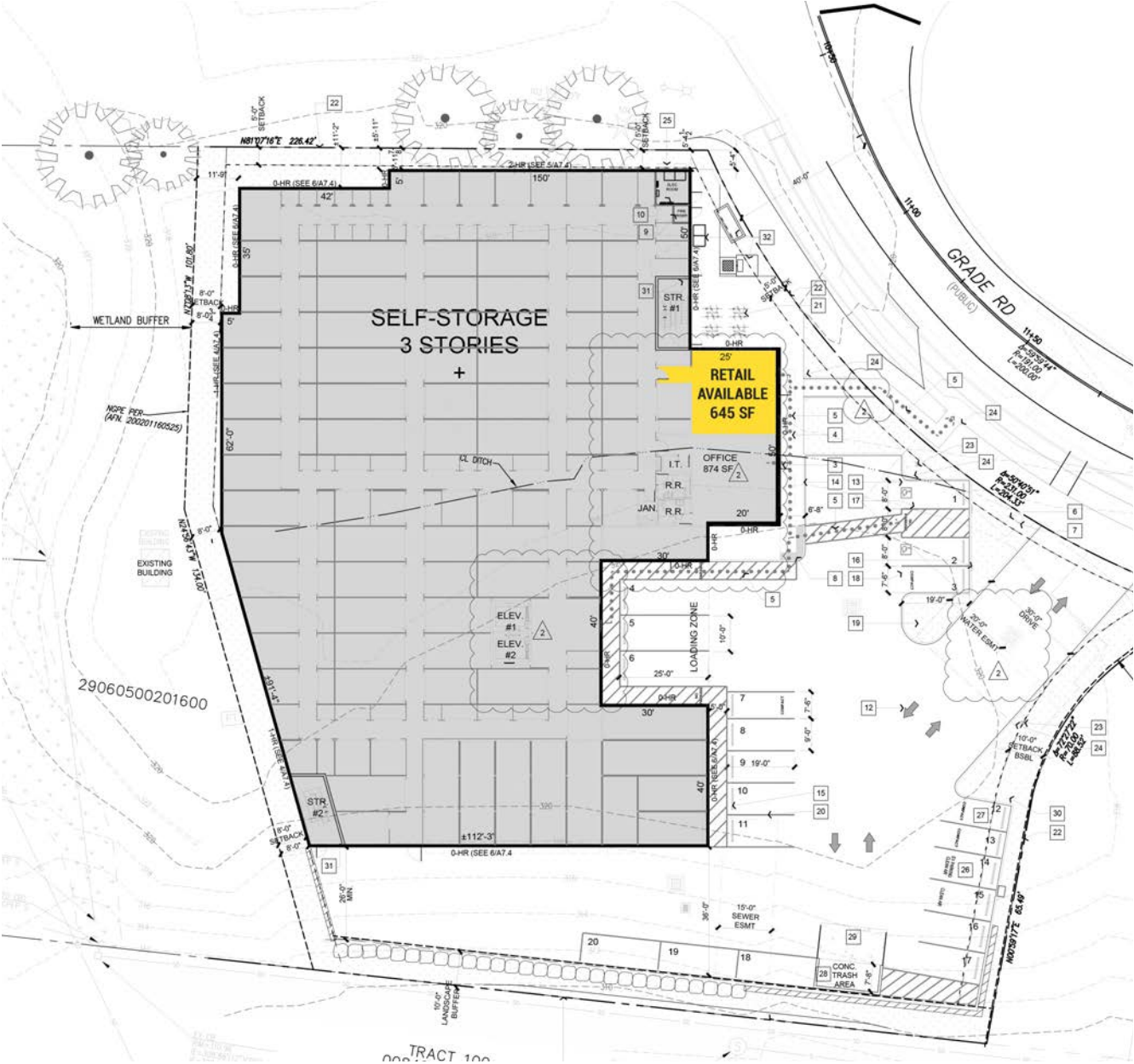
First Western Properties | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com



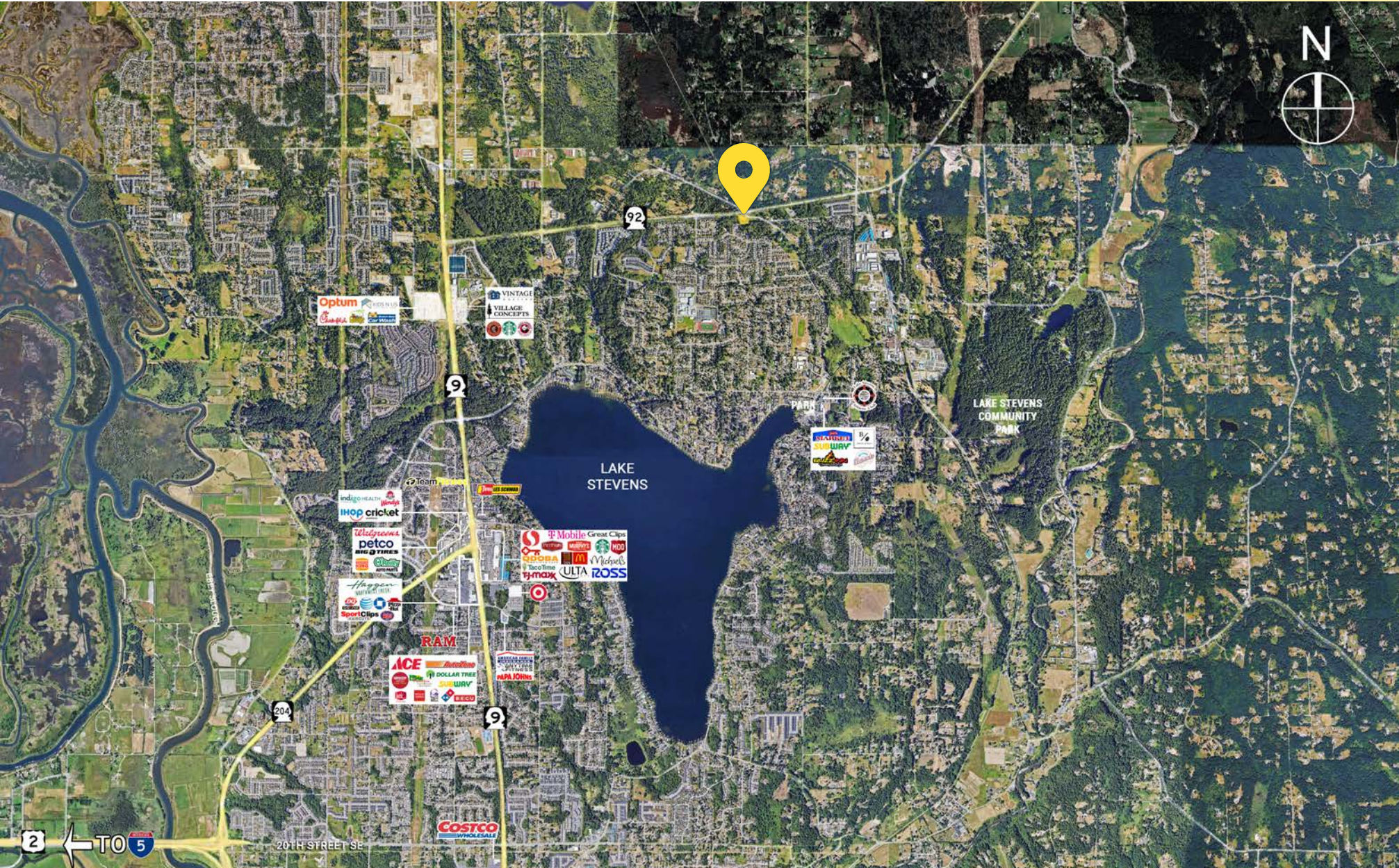
SITE SUMMARY

This small commercial space is located directly on SR 92, Lake Stevens' primary east-west arterial and a major commuter route. The site offers strong visibility to daily regional traffic and benefits from limited surrounding commercial development, reducing competition for attention. Situated within a self-storage facility that generates consistent daily visits, the space provides ample parking and convenient access. Its location outside of the downtown core and major retail clusters offers a more cost-effective option for businesses that value arterial exposure without the higher rents of Lake Stevens' primary commercial areas.

Property Name	Grade Road Self Storage
Opportunity Type	Office or Retail For Lease
Address	3606 Grade Road Lake Stevens, WA
Size	645 SF
Parking	15 Shared Spaces
Delivery	Q2 2026
Rate	Negotiable

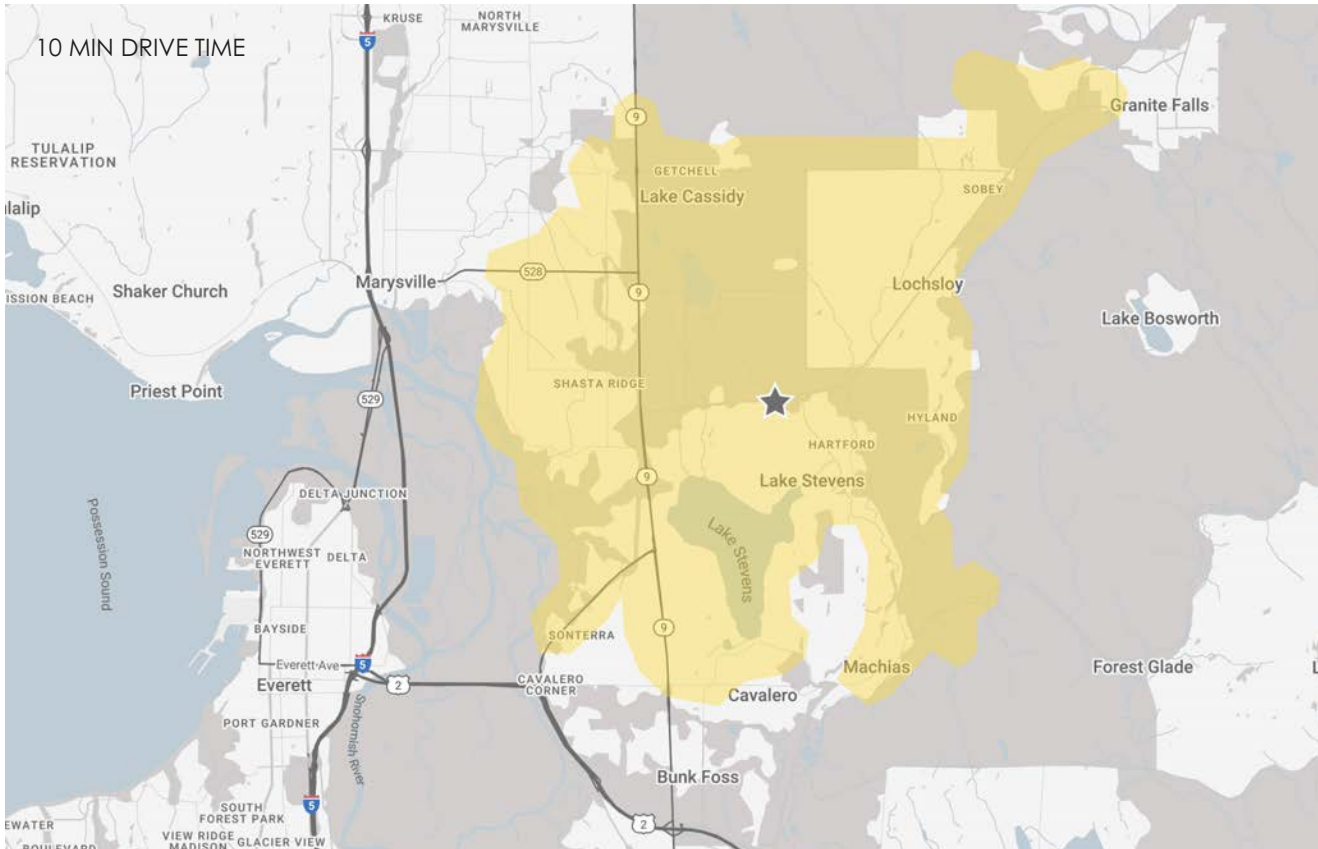


LOCATION AERIAL



DEMOGRAPHICS

Lake Stevens, Washington, is a highly desirable, rapidly growing suburban community located in Snohomish County, characterized by its defining centerpiece: the largest lake in the county. The city's official vision is to be the region's favorite family-friendly destination—a superb place to live, shop, conduct business, and visit. Strategically positioned just east of Everett and offering a manageable commute to major economic centers like Seattle, Lake Stevens acts as a critical residential anchor for the greater Puget Sound region, demonstrating an impressive growth rate that has recently outpaced Snohomish County averages. The city is focused on maintaining fiscal strength and delivering top-quality infrastructure and services to support continued expansion, including the strategic revitalization of key commercial corridors like the downtown area and Frontier Village. Lake Stevens boasts an exceptional quality of life, highlighted by a high homeownership rate (around 75%) and a median household income significantly above state and national averages, reflecting its affluent resident base. Furthermore, the city is dedicated to improving access to the outdoors, leveraging its natural beauty and lake-centered recreational opportunities, making it a highly attractive location for families and businesses prioritizing stability, growth, and community engagement.



70,817

POPULATION
10 MIN DT



24,205

NO OF HOUSEHOLDS
10 MIN DT



\$155,751

AVERAGE HH INCOME
10 MIN DT



\$644,828

MEDIAN PROPERTY VALUE
10 MIN DT



36.9

YEARS OLD
MEDIAN AGE



\$1.68B

TOTAL NON-RETAIL
EXPENDITURE



25,645

DAYTIME ADJ. POPULATION
10 MIN DT



19,770

ADT
AT INTERSECTION



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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