



# CEDAR PLAZA



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

For Lease

22803 44TH AVE W  
MOUNTLAKE TERRACE, WA



PRESENTED BY:

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# PROPERTY OVERVIEW | PROPERTY SUMMARY

CEDAR PLAZA is a dominant neighborhood retail center in Mountlake Terrace, anchored by QFC and supported by a strong mix of service-oriented tenants. The property benefits from excellent visibility, easy ingress and egress, and a dense residential trade area. Located near major highways and regional transit, the center remains a high-traffic destination for everyday shopping and services. Rare vacancy opportunity.

## PROPERTY DETAIL

**AVAILABLE | SUITE 1** 1,044 SF Resturant

**AVAILABLE | SUITE AI** 1,200 SF Retail

**AVAILABLE | SUITE B1** 6,089 SF Former Fitness

**AVAILABLE | SUITE D2** 11,906 SF Total Junior Anchor  
Main Floor: 10,834 SF  
Mezzanine: 1,072 SF  
Covered Patio: 6,438 SF

**AVAILABLE | SUITE E1** 1,390 SF Retail

**ASKING RATE** \$18-\$36 PSF, NNN

**NNN'S** \$8.26 PSF

**CO-TENANTS** QFC, CVS Pharmacy, Starbucks, East Coast Enzo's, Ringer's Pub & Grill, Patty's Eggnest, Sound Community Bank, Pet Adventure, Las Espuelas Mexican Restaurant

**PARKING** Generous Parking

**SIGNAGE** Pylon Sigange



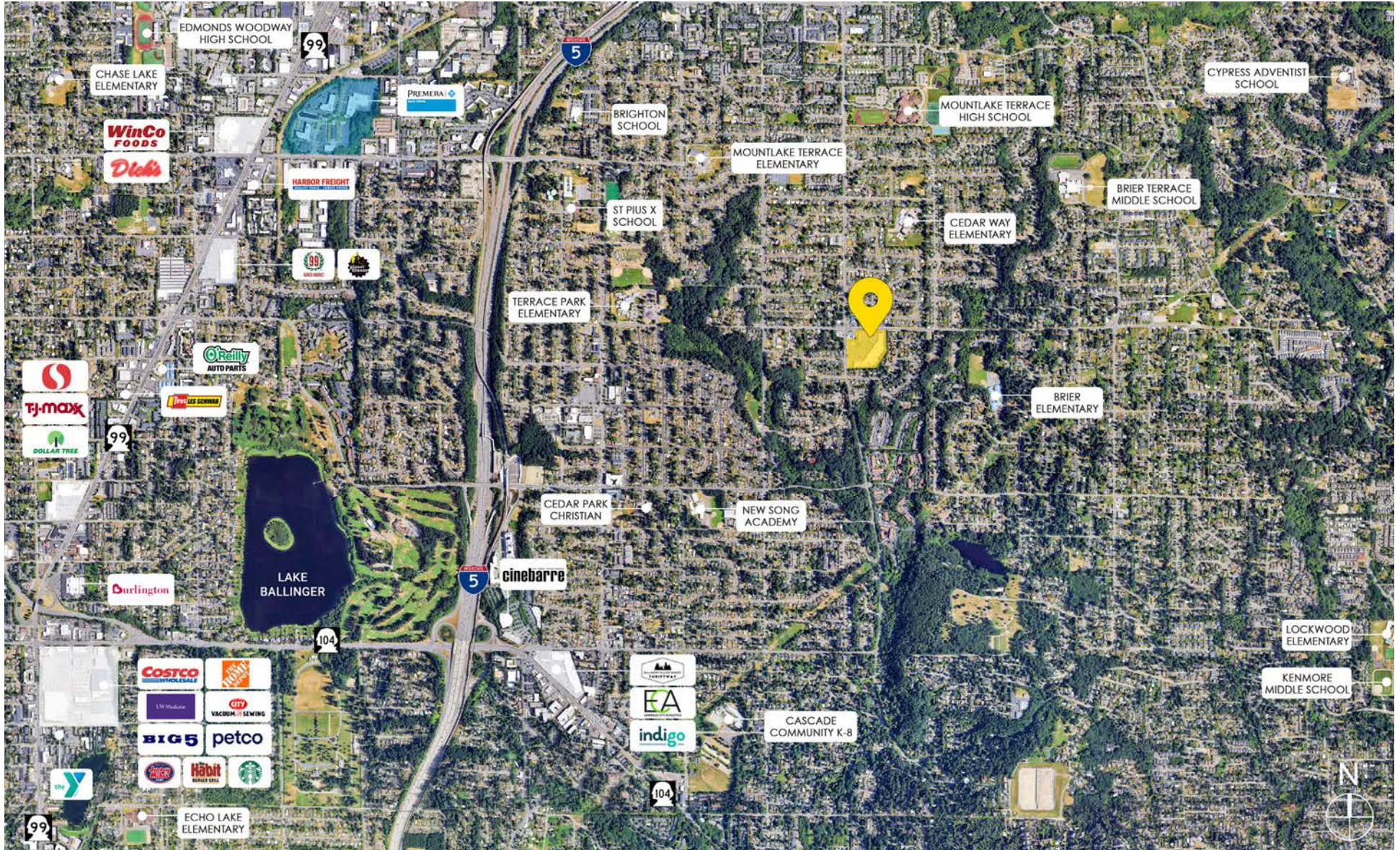
# PROPERTY OVERVIEW | SITE PLAN

# CLICK FOR SUITE DETAILS



SUITE	TENANT	SF
1	RESTAURANT	1,044 SF
2	Hair Experts	660 SF
3	Classy Nails	660 SF
4	Patty's Eggnest	3,350 SF
7	Las Espuelas Mexican	2,123 SF
A1	RETAIL	1,200 SF
A2	MLT Licensing	2,561 SF
B1	FITNESS	6,089 SF
B2	Laundromat	1,644 SF
B3	Ringer's Pub & Grill	3,350 SF
B4	Veterinary Clinic	2,440 SF
B5	Storage	1,544 SF
D1	CVS Pharmacy	12,146 SF
D2	JUNIOR ANCHOR	11,906 SF
E1	RETAIL	1,390 SF
E2	Smoke Shop	1,500 SF
E3	Massage	1,500 SF
E4	Pet Adventure	4,350 SF
22807	Sound Community Bank	2,000 SF
22808	Starbucks	1,725 SF
22809	Enzo's East Coast Pizzeria	1,313 SF

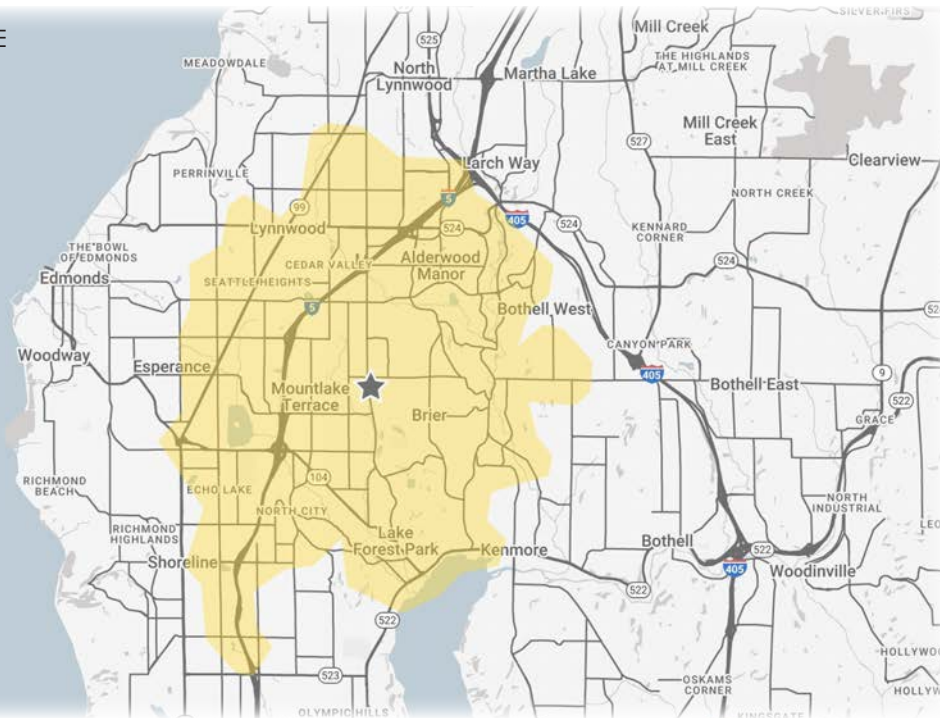
# PROPERTY OVERVIEW | VICINITY AERIAL



# PROPERTY OVERVIEW | DEMOGRAPHICS

MOUNTLAKE TERRACE, WA, strategically positioned 14 miles north of Seattle, has emerged as the Puget Sound's premier transit-oriented core, anchored by its operational Link Light Rail station which provides rapid, reliable service to Downtown Seattle, the University of Washington, and Sea-Tac International Airport. This superior connectivity, combined with direct I-5 access, offers residents metropolitan access at a Snohomish County value within a dynamic regional economy supported by giants like Premera Blue Cross, Amazon, and Microsoft. The city is actively enhancing its quality of life through the ongoing Town Center revitalization, creating a walkable hub seamlessly integrated with the transit center, while preserving its natural beauty, excellent school district, and diverse community, making MLT one of the North Sound's most attractive places for living and investment.

10 MIN DRIVE TIME



132,822

POPULATION  
10 MIN DT



54,542

NO OF HOUSEHOLDS  
10 MIN DT



\$148,569

AVERAGE HH INCOME  
10 MIN DT



\$741,731

MEDIAN PROPERTY VALUE  
10 MIN DT



38.7

YEARS OLD  
MEDIAN AGE



\$3.56B

TOTAL NON-RETAIL  
EXPENDITURE



85,368

DAYTIME ADJ. POPULATION  
10 MIN DT



10,673

ADT  
AT INTERSECTION

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KIRKLAND | TACOMA | PORTLAND | SEATTLE

For more information, please contact one of the following individuals:

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