



# MARYSVILLE TOWN CENTER

105 MARYSVILLE MALL WAY | MARYSVILLE, WA 98270

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MARYSVILLE, WA 98270

**21,877 SF    2,115 SF**

SUITE 12

SUITE 200

CALL FOR RATES

Marysville Town Center offers prime retail and office opportunities with 2,115 - 21,877 SF available.

Boasting strong freeway visibility and easy access to I-5, this centrally located property sits along Highway 538 in Marysville, just 30 miles north of Seattle. Exciting nearby developments, including the Marysville Riverwalk project with 325-400 new apartments, a hotel, and a sports complex, enhance the area's vibrancy. Upcoming corridor and interchange improvements along I-5 will further boost accessibility.





**140k**  
TOTAL  
POPULATION

**54k**  
HOUSEHOLDS

**94.7k**  
DAYTIME  
POPULATION

**21M**  
VISITS PER YEAR

**\$122k**  
AVG. HOUSEHOLD  
INCOME

**341k**  
VISITORS PER YEAR

\*2024 PROJECTIONS 15 MINUTE DRIVE TIME COLLECTED VIA SITESUSA  
VISITOR DATA COLLECTED VIA PLACER.AI

# SPACE AVAILABLE

SUITE	TENANT	SQ FT
1	Staples	24,009
2	Daiso	8,129
3	Petco	12,312
4	JC Penney	29,842
5	Urban Air	4,585
6	Jackson Hewitt	890
8/10	Urban Air	53,500
9	Bath & Body Works	3,080
11	Burlington	21,500
<b>12</b>	<b>AVAILABLE</b>	<b>21,877</b>
13	Albertsons	52,497
14	Dairy Queen	3,300
16	MOD Pizza	2,573
18	AT&T	1,183
20	Coastal Community Bank	2,630
101	Barber Shop	979
102	Verizon	1,505
103	Reboot Combat	1,039
104	Edward Jones	1,215
<b>200</b>	<b>AVAILABLE</b>	<b>2,115</b>







This enhanced accessibility positions the center for stronger customer traffic and expanded regional draw from both I-5 and the greater Marysville trade area.



VIA EVERETT HERALD

## Improved Access & Growing Traffic Exposure

The new I-5/SR 529 interchange — opened in October 2025 — provides direct northbound and southbound freeway access to State Avenue, dramatically improving connectivity to downtown Marysville and the surrounding retail corridor.

With congestion relief from the former at-grade rail crossing and smoother traffic flow along State Avenue, traffic counts in front of Marysville Town Center are projected to increase significantly, with continued growth as travel patterns adjust.





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