



MARYSVILLE
TOWN CENTER

105 MARYSVILLE MALL WAY | MARYSVILLE, WA 98270

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2,115 SF

SUITE 200

CALL FOR RATES

Marysville Town Center offers prime retail and office opportunities with 979 - 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

94.7k
DAYTIME
POPULATION

\$122k
AVG. HOUSEHOLD
INCOME

54k
HOUSEHOLDS

21M
VISITS PER YEAR

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
12	Leased	21,877
13	Safeway	52,497
14	Dairy Queen	3,300
16	MOD Pizza	2,573
18	AT&T	1,183
20	Coastal Community Bank	2,630
101	Leased	979
102	Verizon	1,505
103	Reboot Combat	1,039
104	Edward Jones	1,215
200	AVAILABLE	2,115
PAD	BECU	4,000





125+ STORES
500,000 SF

SEATTLE PREMIUM OUTLETS
A SIMON CENTER

TULAMP
RESORT CASINO

Cabela's

Walmart

Home Depot

Huggon

Procter & Gamble

Walmart

LES SCHWAB

NAPA

value village

OUTLET

DOLLAR TREE

SAFeway

GNC

MARYSVILLE TOWN CENTER

Walmart

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.



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





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