

For Sale

Snohomish Historical Redevelopment Site

119-125 AVENUE B, SNOHOMISH, WA

BLAKE STEDMAN

425 586 5621

bstedman@nai-psp.com

RICHARD ZHOU

425 5865623

rzhou@nai-psp.com

NAI Puget Sound
Properties

Property Overview

Located in the heart of Snohomish's historical downtown, 119–125 Avenue B offers a compelling redevelopment opportunity within one of Snohomish County's most walkable and character-rich commercial districts. The property is zoned Historical Business (HB), allowing for a wide range of pedestrian and auto-oriented commercial uses, including retail, boutique office, restaurants, specialty services, and entertainment—with the added benefit of reduced parking requirements that support higher-density infill development.



2,300,000

- + Lot Size: 0.64 total acres (27,520 sf)
- + Building Size: 8,144 total sf
- + Retail or multifamily redevelopment opportunity
- + Heart of Historic Downtown Snohomish
- + Easy access to SR-9
- + Ample on-site parking
- + Water, sewer, electricity/gas available on-site

ADDRESS	PARCEL	LOT	BUILDING	YEAR BUILT
119 AVENUE B	00579500601103	19,470 SF	1. 5,768 SF	1949
121 AVENUE B	00579500601101	1,650 SF	2. 840 SF	1949
125 AVENUE B	00579500601102	6,400 SF	3. 816 SF 4. 720 SF	1915 1947





Market Overview

Nestled just steps from 1st Street's vibrant retail corridor, the site is surrounded by a dynamic mix of local shops, dining, civic institutions, and community events, attracting consistent foot traffic and tourism throughout the year. This central location places it within walking distance of Snohomish's historic riverfront, established neighborhoods, and numerous visitor attractions—making it an ideal canvas for mixed-use or destination-oriented redevelopment.

The property also enjoys excellent regional connectivity, with quick access to State Route 9 and State Route 2, linking it to Everett, Monroe, Lake Stevens, and the broader Puget Sound region. As Snohomish continues to experience residential growth and renewed investment in its downtown, 119–125 Avenue B stands out as a rare opportunity to shape the next chapter of the revitalization in one of Washington's most beloved small cities.

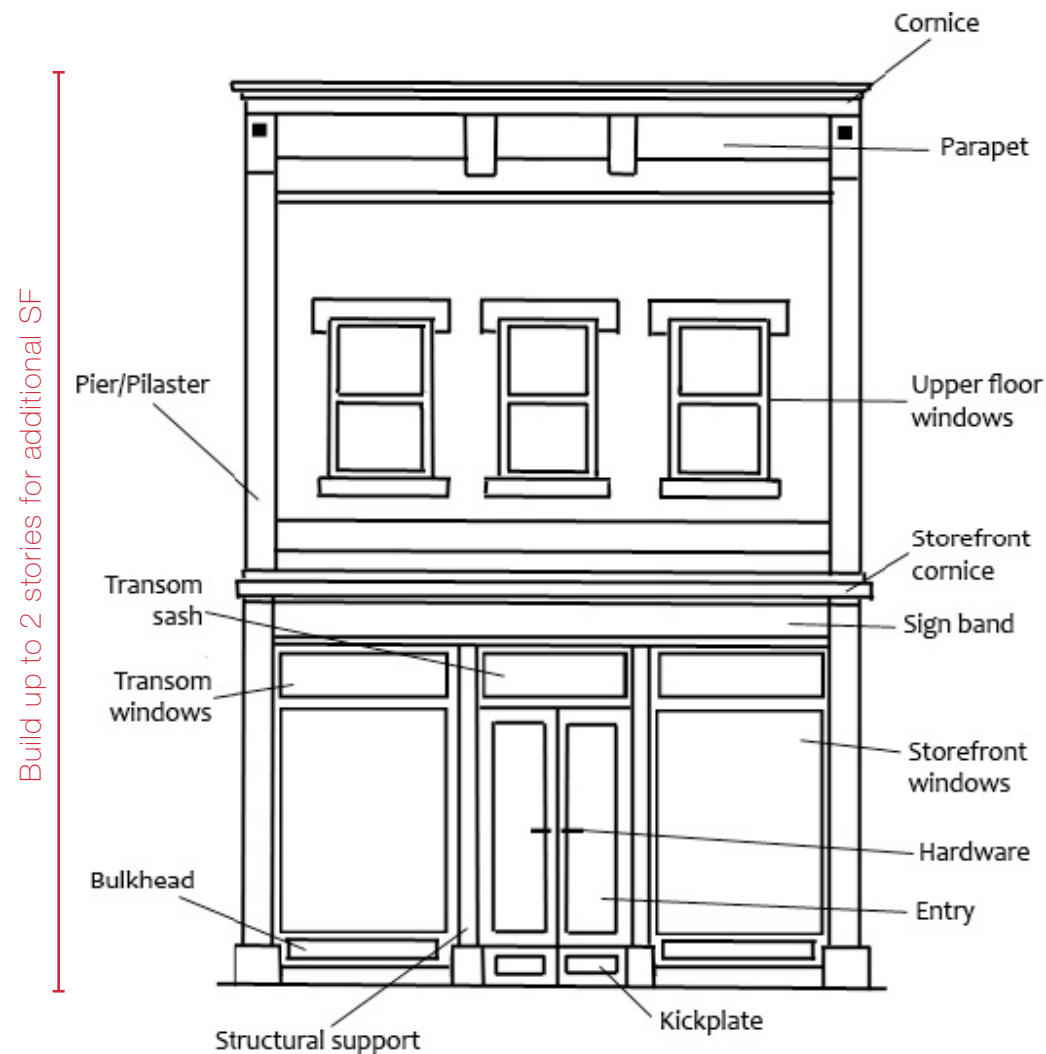
Positioned just 30 miles northeast of Seattle, Snohomish blends small-town character with strategic accessibility, making it an increasingly attractive destination for residents, businesses, and visitors alike. Snohomish boasts a vibrant downtown, highly rated schools, and proximity to major employment centers. The city has seen a rise in demand for housing to support its aging population and newcomers. For those seeking an escape from the suburbs, Snohomish offers a return to charm, walkability, and genuine community.

Redevelopment Design Standards

Snohomish's Historic Business District differs from modern commercial corridors because of its historic buildings and pedestrian scale. This area is the heart of historic Snohomish, and reflects the unique character of the community. The vibrant and active streetscape is enhanced by its unique, historic structures, which are enjoyed by residents, businesses, and visitors. Preservation and restoration of these existing buildings is a priority of the City.

Economic development and ongoing investment in the Historic Business District are encouraged to maintain its importance as the historic and cultural heart of the city. Adaptive re-use of existing structures promotes sustainable preservation of historic assets. Within this district, buildings may be up to two (2) stories in height for additional square footage when they align with historic design standards and maintain the district's pedestrian scale. The City and Design Review Board make every effort to provide guidance to commercial building owners and tenants in order to attract new customers while promoting an appreciation of the historic architecture that makes this place such a destination.

Historic District Design Standards





Building 1 - Parking Lot



Building 1 - Street Entrance



Building 1 & 2 - Exterior



Building 1 - Exterior



Building 2 - Exterior



Building 2 - Lobby



Building 2 - Kitchen / Laundry



Building 2 - Reception



Building 3 - Exterior



Building 3 - Side Exterior



Building 4 - Exterior



Building 4 - Laundry



Building 4 - Kitchen



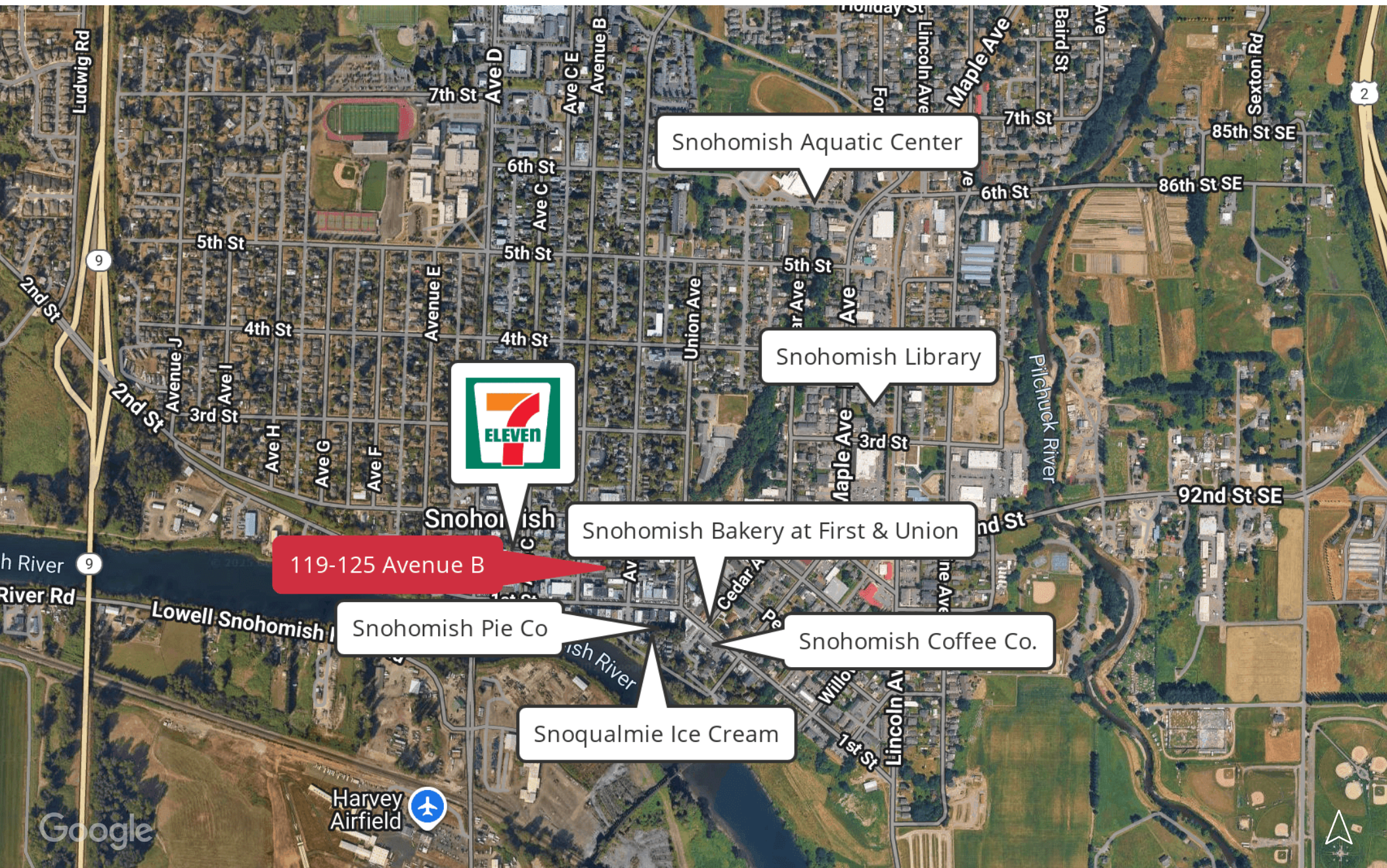
Demographic Overview

Snohomish County, located in the heart of the Pacific Northwest, is one of Washington State's most dynamic and rapidly growing regions – with both rural and urban areas, as well as maritime and alpine climates. Its strengths lie in its diverse economic base, with manufacturing and research, strong manufacturing and industrial zones, and a high quality of life that attracts businesses and residents alike. Snohomish County's unique combination of economic strengths, cultural diversity, and natural attractions makes it a cornerstone of Washington State's development and a prime destination for both businesses and residents.

119-125 AVENUE B

	1 MILE	3 MILES	5 MILES
2025 Population	5,803	19,429	90,671
2030 Population	5,915	19,906	93,866
Households	2,622	7,432	31,943
Median Age	41.0	41.5	39.8
Median HH Income	\$85,903	\$121,762	\$143,323
Average HH Income	\$110,968	\$145,639	\$169,630

Nearby Amenities



119-125 Avenue B

SNOHOMISH, WA

EXCLUSIVELY LISTED BY:

BLAKE STEDMAN

425 586 5621

bstedman@nai-psp.com

RICHARD ZHOU

425 5865623

rzhou@nai-psp.com

NAI Puget Sound
Properties

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.