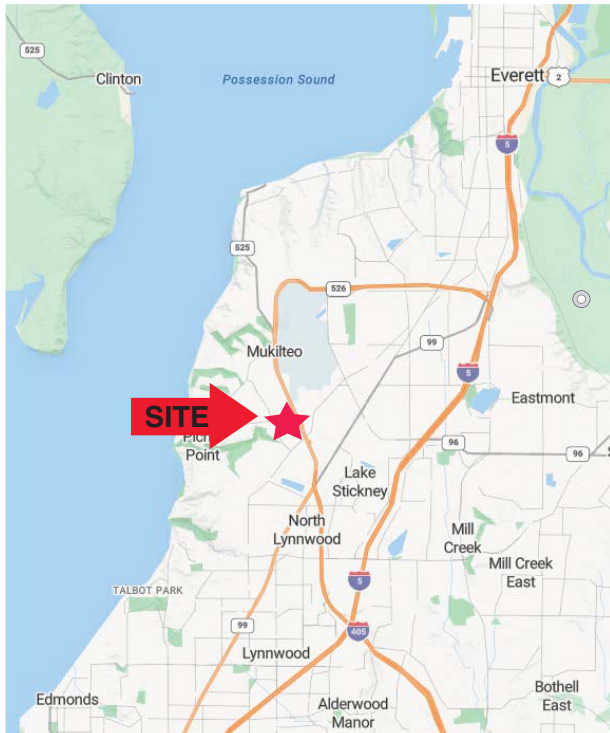




Land For Lease - 36,155 SF/.83 Acres

Development Site One block off State Rt 525



Price - \$5,833 per month plus NNN

Landlord is offering a 15-20 year lease with options to extend

CB(S), Community Business South

All utilities verified, curb cut established, no wet lands

Hard corner, signalized intersection

Parcel Number - 004413-000-012-00

20,784 Avg Combined Daily Traffic Counts

High Exposure property, Multiple Uses Allowed

Centrally located in Mukilteo - One block away from SR525

Nearby Ferry & Airport



Seattle Pacific Realty, Inc.

Contact

Sharon Crane

Broker

206.853.3725

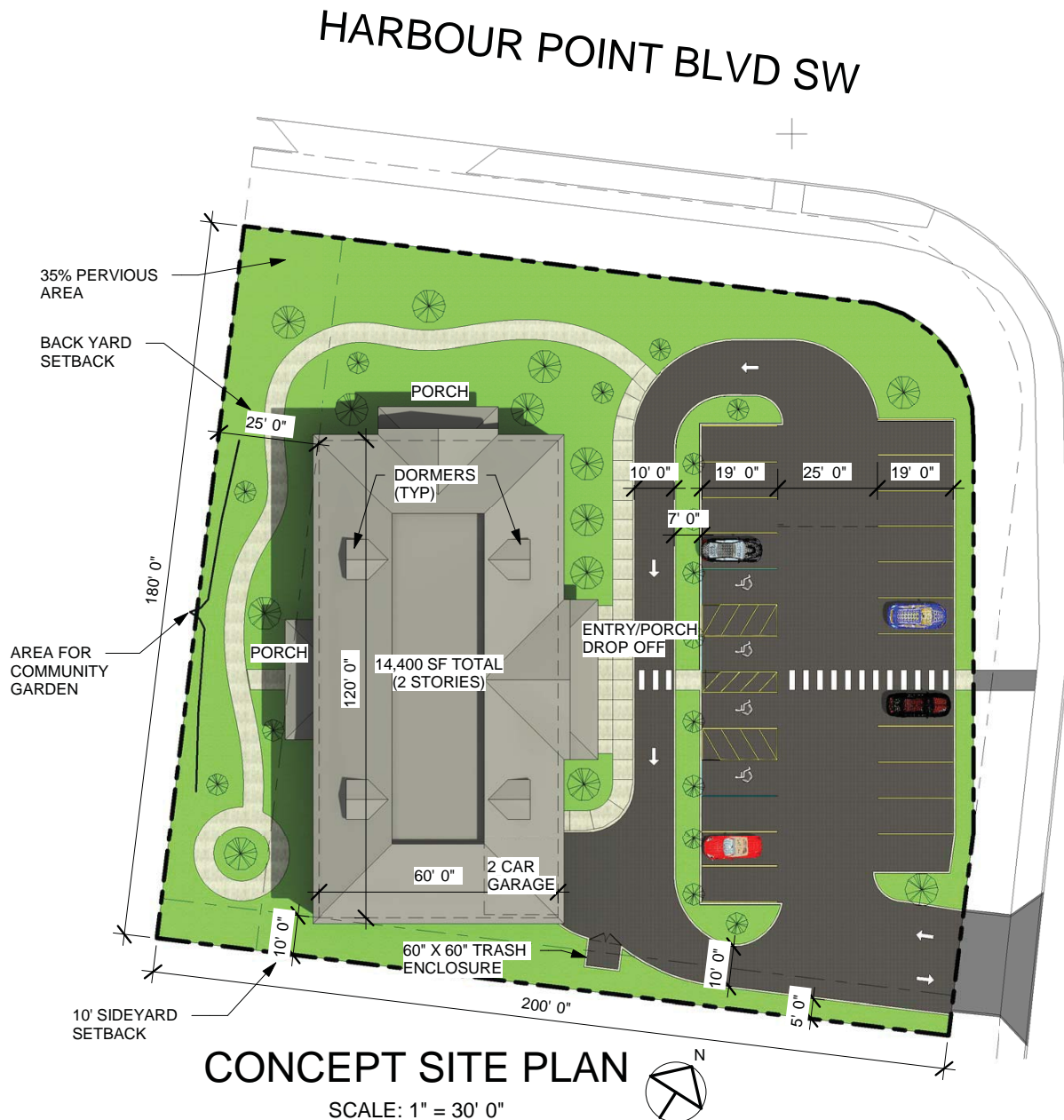
Crane@seapac.com

Land For Lease - 36,155 SF/.83 Acres

Harbor Point Blvd SW, Mukilteo

Market Overview

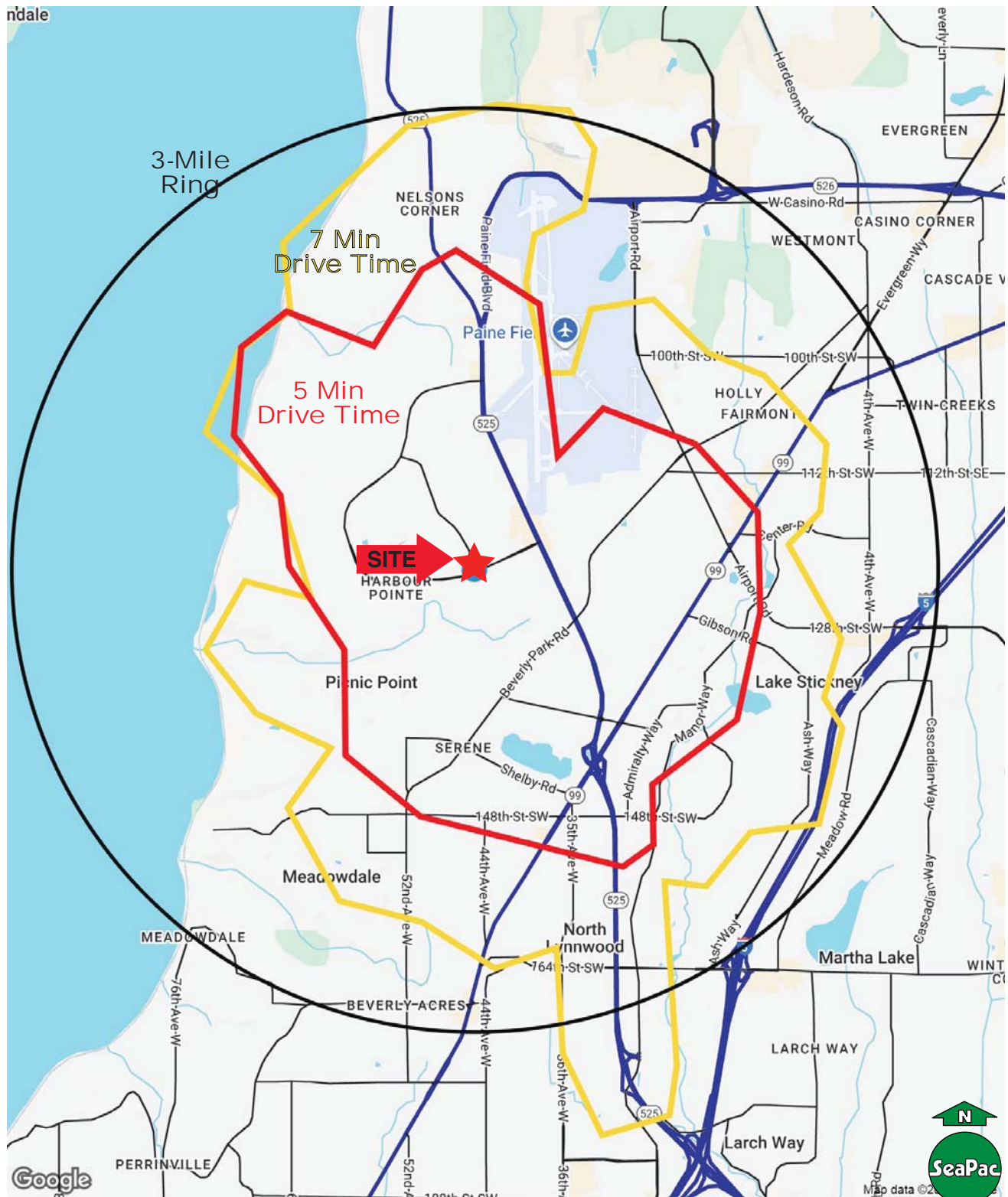
Previous Site Plan



Land For Lease - 36,155 SF/.83 Acres

Harbor Point Blvd SW, Mukilteo

Market Overview



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 47.8872/-122.2941

4100 Harbour Pointe Blvd SW Mukilteo, WA		3 mi radius	5 min drive time	7 min drive time
Population				
2025 Estimated Population		113,302	37,588	81,850
2030 Projected Population		115,024	38,271	84,181
2020 Census Population		107,605	35,000	76,212
2010 Census Population		91,684	30,653	65,331
Projected Annual Growth 2025 to 2030		0.3%	0.4%	0.6%
Historical Annual Growth 2010 to 2025		1.6%	1.5%	1.7%
2025 Median Age		35.8	37.3	36.0
Households				
2025 Estimated Households		43,749	14,152	31,552
2030 Projected Households		44,947	14,572	32,853
2020 Census Households		41,251	13,389	29,403
2010 Census Households		36,059	12,033	25,748
Projected Annual Growth 2025 to 2030		0.5%	0.6%	0.8%
Historical Annual Growth 2010 to 2025		1.4%	1.2%	1.5%
Race and Ethnicity				
2025 Estimated White		51.6%	52.8%	51.7%
2025 Estimated Black or African American		8.6%	7.6%	8.7%
2025 Estimated Asian or Pacific Islander		23.5%	25.7%	24.6%
2025 Estimated American Indian or Native Alaskan		0.8%	0.6%	0.7%
2025 Estimated Other Races		15.5%	13.3%	14.3%
2025 Estimated Hispanic		14.3%	11.9%	12.8%
Income				
2025 Estimated Average Household Income		\$134,398	\$140,524	\$137,574
2025 Estimated Median Household Income		\$108,526	\$109,732	\$111,445
2025 Estimated Per Capita Income		\$51,972	\$52,997	\$53,113
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)		3.1%	2.1%	2.6%
2025 Estimated Some High School (Grade Level 9 to 11)		4.9%	4.2%	4.5%
2025 Estimated High School Graduate		22.6%	20.8%	21.6%
2025 Estimated Some College		19.8%	19.5%	19.2%
2025 Estimated Associates Degree Only		11.3%	10.3%	11.4%
2025 Estimated Bachelors Degree Only		26.2%	27.5%	27.4%
2025 Estimated Graduate Degree		12.2%	15.6%	13.3%
Business				
2025 Estimated Total Businesses		3,645	1,682	2,718
2025 Estimated Total Employees		33,372	15,892	24,518
2025 Estimated Employee Population per Business		9.2	9.5	9.0
2025 Estimated Residential Population per Business		31.1	22.4	30.1

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