

# 9620 STATE AVENUE

RETAIL FOR LEASE

9620 State Avenue, Marysville, WA 98270

**13,614 SF  
AVAILABLE**  
do not disturb tenants

## THE OPPORTUNITY

Prime North Marysville Junior Anchor Space located next to Grocery Outlet. This presents an excellent opportunity to share space with a robust regional tenant catering to daily needs. The site boasts ample parking, high visibility, and easy access. Situated in a rapidly growing area north of 88th Street, it's conveniently close to I-5.



SEATTLE  
PREMIUM COLLECTIBLES

TULAMP  
RESORT CASINO

Cabela's

THE HOME DEPOT

Walmart

STARBUCKS  
COFFEE  
Chick-fil-ee

9620  
State Avenue



metro

SUBWAY

Applebees

88th  
Street  
Exits

Pizza  
Hut

S

McDonald's

Subway

WELLS  
FARGO

HairMasters

Little Caesars

FredMeyer

REGAL  
CINEMAS  
MARYSVILLE 14

Coastal

Jack  
in-the-box

BR  
baskin  
Robbins

Evergreen  
Goodwill

88th Street NE

State Avenue

planet  
fitness

sears  
HOMETOWN STORE  
LOCALLY OWNED AND OPERATED

value village  
SHOP. REUSE. REIMAGINE.

BE|CU



\*do not disturb tenants



# DEMOGRAPHICS

## POPULATION

1-Mile: 8,238  
3-Mile: 49,200  
5-Mile: 73,186

## AVERAGE HOUSEHOLD INCOME

1-Mile: \$93,589  
3-Mile: \$93,864  
5-Mile: \$102,745

## EMPLOYEES

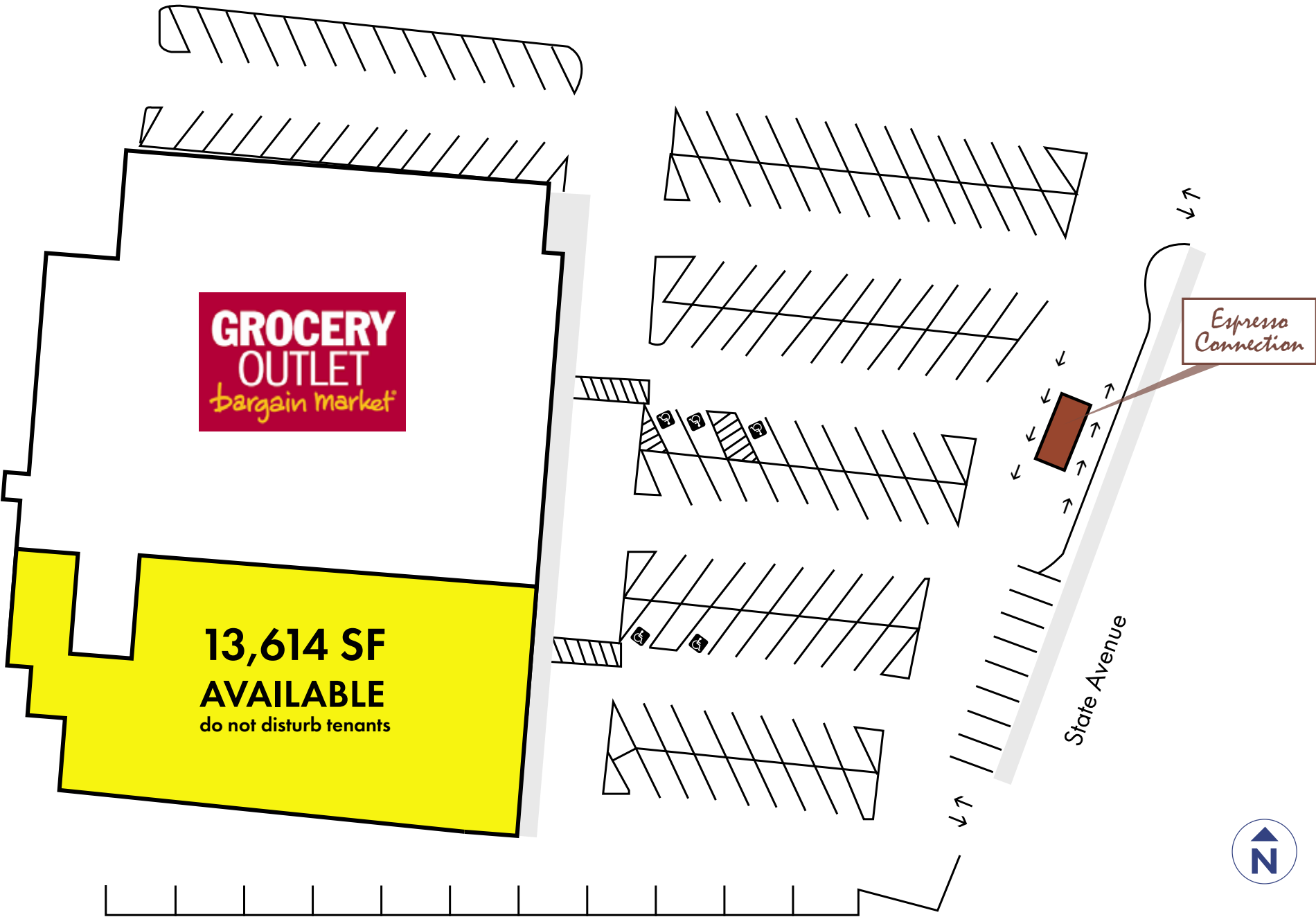
1-Mile: 8,942  
3-Mile: 21,117  
5-Mile: 29,768

## TRAFFIC COUNTS

21,136+ Vehicles  
@ Old Highway 99 &  
94th PL NE SW



*\*do not disturb tenants*



# RETAIL FOR LEASE

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Marysville, WA 98270

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# WCCR

West Coast Commercial Realty

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