

# THE SHOPS AT ARLINGTON VALLEY SQUARE

20115 74<sup>TH</sup> AVE NE, ARLINGTON, WA 98223



Population Proximity Drive Times:



20 Min Drive 105,304

30 Min Drive 252,532



**RAINIER**

COMMERCIAL  
PARTNERS

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# EXECUTIVE SUMMARY

## ARLINGTON VALLEY SQUARE

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Arlington Valley Square is undergoing a strategic transformation to become a vibrant retail destination. The new project will be able to accommodate a diverse range of tenant spaces and requirements, from large spaces for tenants such as grocery stores and fitness facilities to medium-sized tenants such as daycares and auto parts stores, as well as small specialty shops, restaurants, and breweries.

The second phase introduces a modern, brand-new 6,000-square-foot stand-alone retail building with a drive-through, enhancing convenience and accessibility while attracting additional retailers and service providers.

Featuring a modern and sleek architectural design, the redevelopment project will enhance the visual appeal of the existing building, reflecting its commitment to innovation and quality. This transformation is set to be a significant retail addition to the city of Arlington and its surrounding communities, boosting the local economy, enhancing the public's experience, and creating job opportunities.

The repositioning of the Arlington Valley Square marks an exciting new chapter for this great property in the heart of Arlington, transforming it into a vibrant, modern retail destination. With its ability to accommodate a diverse tenant mix, innovative design, and community-focused approach, Arlington Valley Square is poised to become a cornerstone of Arlington's retail landscape, benefiting residents and businesses alike.



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# CONCEPTUAL LAYOUT LEASING PLAN

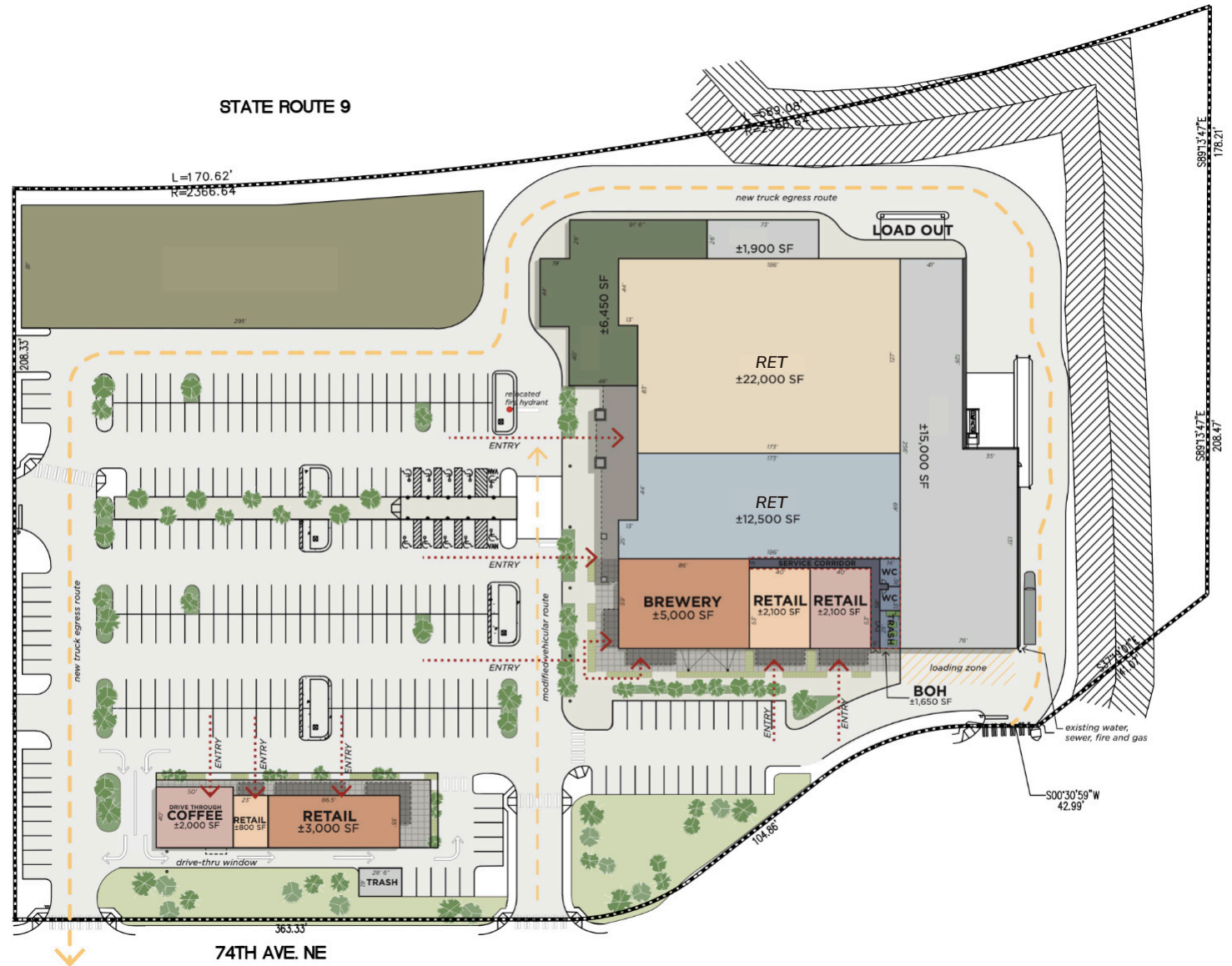
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Suite A: 22,000  
 Suite B: 12,500  
 Suite C: 15,000  
 Suite D: 5,000  
 Suite E: 2,100  
 Suite F: 2,100

### Building B

Suite A: 2,000 DT  
 Suite B: 3,000  
 Suite C: 1,800



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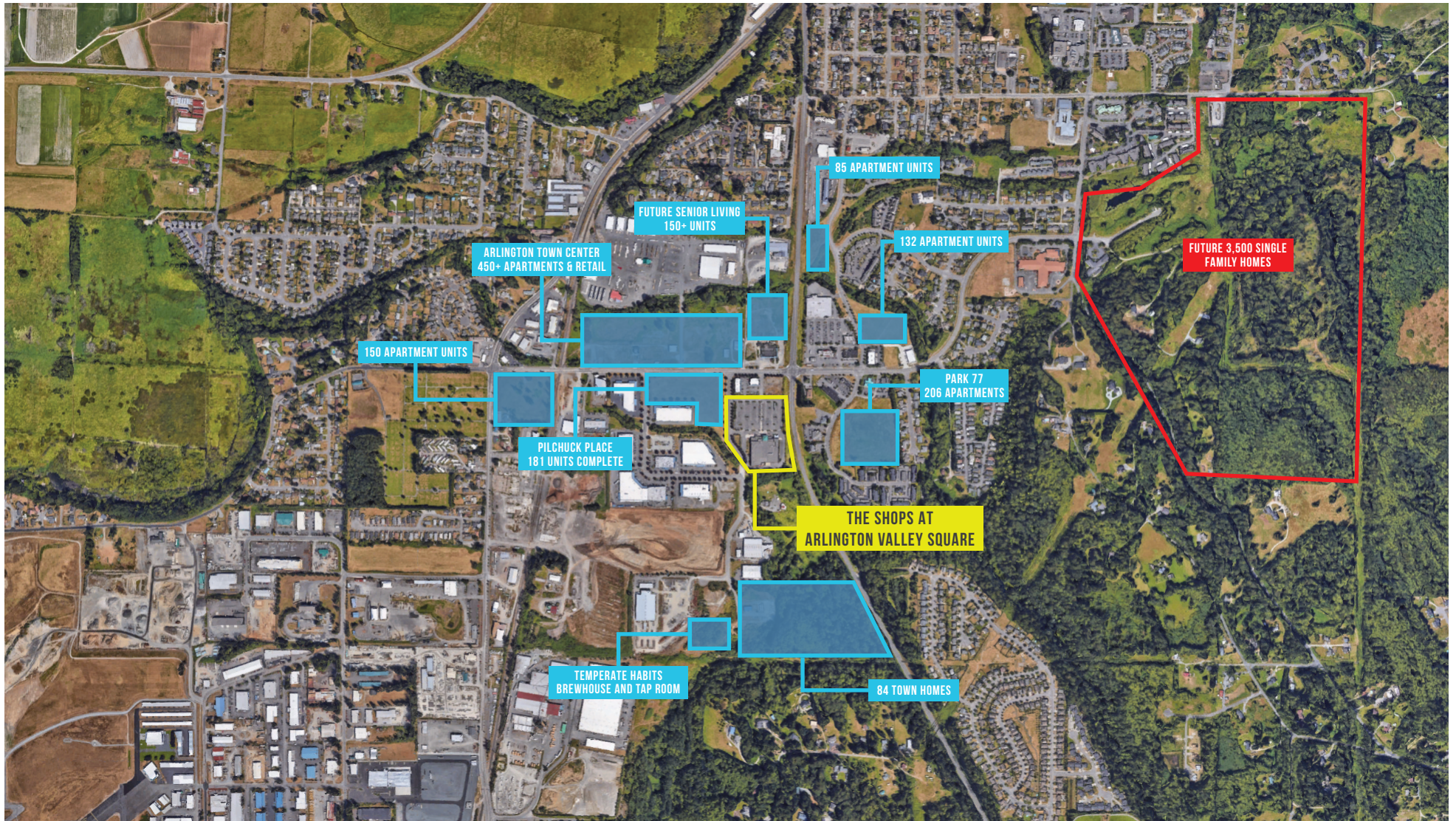




# NEW DEVELOPMENTS AND LOCATION OVERVIEW

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# LOCATION OVERVIEW

## ARLINGTON VALLEY SQUARE

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### POPULATION & DRIVE TIMES

#### 20-Minute Drive:

105,304 residents within a 20-minute drive.

#### 30-Minute Drive:

252,532 residents within a 30-minute drive.

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# THE TOWN OF ARLINGTON

## ARLINGTON VALLEY SQUARE

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### ARLINGTON WASHINGTON

Nestled in the picturesque Pacific Northwest, Arlington, Washington, offers a perfect blend of small-town charm and modern amenities. Surrounded by lush forests, scenic rivers, and breathtaking mountain views, Arlington is an ideal location for outdoor enthusiasts and nature lovers. The warm and welcoming community boasts excellent public services, top-rated schools, and various recreational facilities. The historic downtown area features boutique shops, cafes, and restaurants, preserving the city's unique character.

With a thriving local economy, Arlington is home to diverse businesses and benefits from its strategic location near major highways and Seattle. The population in the market area has quintupled since 2000, resulting in massive growth and increased demand for commercial and retail spaces. Ongoing development projects, like the Arlington Valley Square redevelopment, enhance the city's economic growth and retail landscape. Arlington's real estate market offers a range of options, from cozy single-family homes to modern apartments, catering to various tastes and budgets.

Rich in cultural and recreational activities, Arlington hosts annual festivals, farmers markets, and outdoor concerts. Adventure seekers can enjoy hiking, biking, fishing, and nearby skiing resorts. Arlington's commitment to preserving its natural beauty ensures plenty of green spaces and outdoor activities for all.

Arlington, Washington, is a vibrant and growing community with exceptional quality of life, stunning landscapes, and abundant amenities, making it a perfect place to call home. Discover the unique charm and endless opportunities that Arlington has to offer.

## DEMOGRAPHICS

20115 74<sup>TH</sup> AVE NE, ARLINGTON, WA 98223

	1 MILE	3 MILES	5 MILES
<b>GENERATIONS</b>			
Generation Alpha (Born 2017 or Later)	6.9%	6.6%	6.4%
Generation Z (Born 1999-2016)	23.1%	23.6%	22.5%
Millennials (Born 1981-1998)	27.7%	25.4%	25.2%
Generation X (Born 1965-1980)	19.9%	20.6%	20.0%
Baby Boomers (Born 1946-1964)	17.6%	18.8%	20.9%
Greatest Generations (Born 1945 or Earlier)	4.9%	5.1%	5.1%

### HOUSEHOLD INCOME

Average Household Income	\$92,530	\$94,038	\$100,630
Median Household Income	\$83,740	\$83,647	\$85,625

### HOUSING VALUE

Median Home Price	\$391,772	\$398,369	\$413,827
Average Home Price	\$430,224	\$462,575	\$465,741

### HOUSING UNITS

Owner-Occupied Housing	60.9%	63.8%	68.7%
Renter-Occupied Housing	35.6%	32.0%	27.7%

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