

MARYSVILLE RETAIL SPACE FOR LEASE

Allen Creek Shopping Center: 6608 64th Street NE, Suite 2A | Marysville, WA 98270



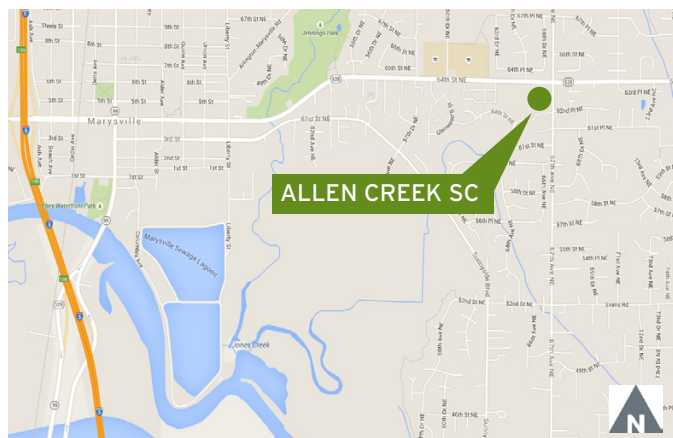
AVAILABLE

- **Suite 2A: Approx. 1,320 SF**
- Rental Rate: \$22/SF/YR NNN | Estimated NNN: \$6.42

FEATURES

- Bartell and Altitude trampoline anchored busy shopping center
- Beautiful new build out with high ceilings
- Excellent visibility and access from busy 64th Street NE (SR-528), a main thoroughfare in Marysville
- Easy access to and from Marysville CBD and I-5
- Abundant retail parking: 5.1/1,000
- Cotenants include: O'Reilly Auto Parts, physical therapy, dental, and other neighborhood services

Traffic Counts	Cross Street	Traffic Vol
64th St NE	67th Ave NE	20,366 VPD
64th St NE	68th Ave NE	17,301 VPD
64th St NE	76th Ave	14,482 VPD



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Aerial Map & Interior Photos





WALLACE
PROPERTIES

www.wallaceproperties.com
425-455-9976

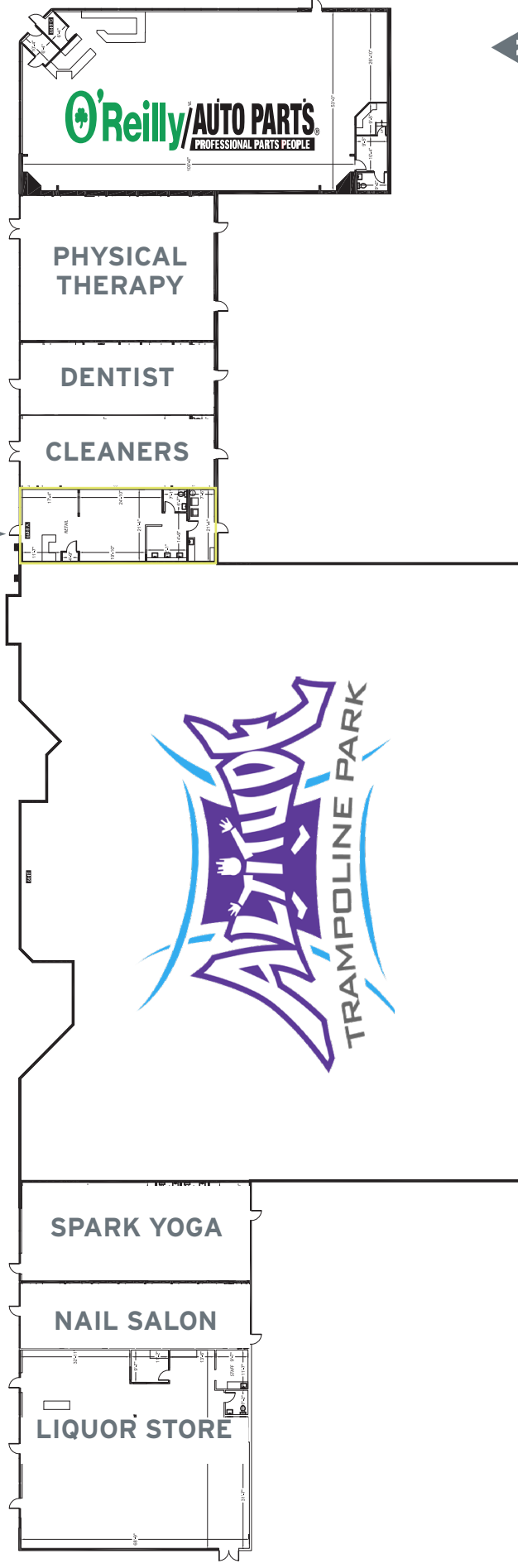
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AVAILABLE: SUITE 2A | 1,320 SF

PARKING

AVAILABLE



* Floor plan is approximate and subject to the tenant confirming the dimensions.

FOR MORE INFORMATION, PLEASE CALL:

Christine Hanhart
425-233-1875
chanhart@wallaceproperties.com

WALLACE
PROPERTIES

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 6608-6618 64th St NE, Marysville, WA 98270



CITY, STATE

Marysville, WA

POPULATION

56,696

AVG. HH SIZE

2.78

MEDIAN HH INCOME

\$71,106

HOME OWNERSHIP

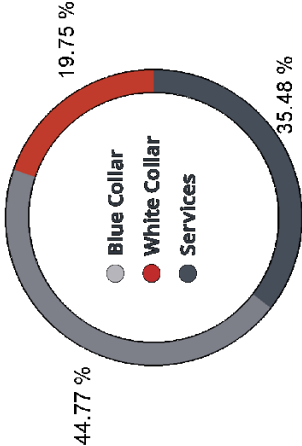
Renters:

5,919

Owners:

13,866

EMPLOYMENT



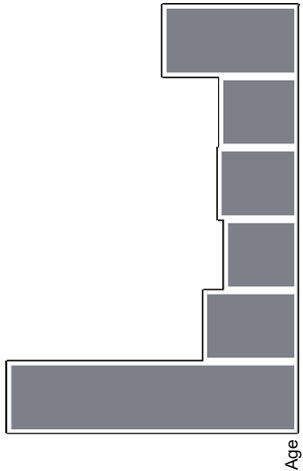
48.72 %

Employed

2.02 %

Unemployed

GENDER & AGE



RACE & ETHNICITY

White: 72.29 %

Asian: 5.65 %

Native American: 0.80 %

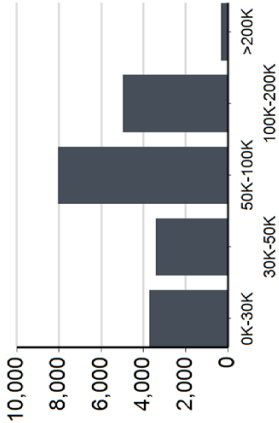
Pacific Islanders: 0.12 %

African-American: 1.12 %

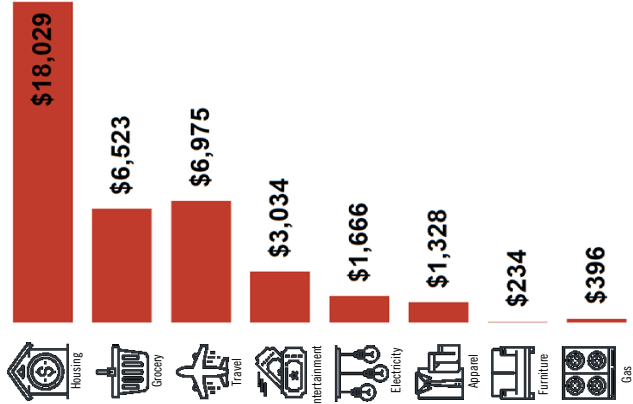
Hispanic: 10.64 %

Two or More Races: 9.38 %

INCOME BY HOUSEHOLD



HH SPENDING



EDUCATION

High School Grad: 26.40 %

Some College: 32.19 %

Associates: 10.12 %

Bachelors: 20.69 %



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