

ALLEN CREEK SHOPPING CENTER

6608-6618 64th Street NE | Marysville, WA 98270



WALLACE
PROPERTIES

330 112th Ave NE
Bellevue, WA 98004
425-455-9976

www.wallaceproperties.com



Marysville Retail for Lease

AVAILABLE

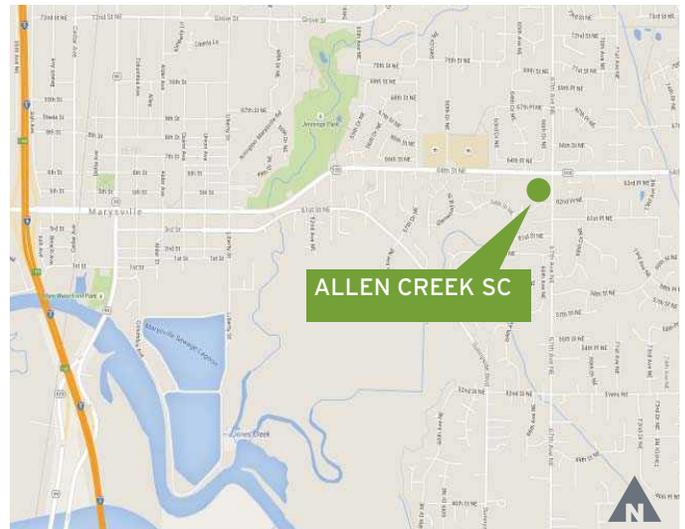
- **Suite 6608B:** 1,400 SF | Rental Rate: \$25/SF/YR NNN
Ideal for nail salon, waxing, chiropractor, financial planner, or insurance

FEATURES

- Busy shopping center surrounded by dense residential
- 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: Bartells, O'Reilly Auto Parts, Spark Hot Yoga, ProAction Physical Therapy, and Hair Masters. Altitude Trampoline Park coming soon!

Traffic Counts

	Cross Street	Traffic Vol
64th St NE	67th Ave NE	18,136 VPD
64th St NE	68th Ave NE	15,594 VPD
64th St NE	76th Ave	14,082 VPD



	1 mile	3 mile	5 mile
2017 Population:	14,445	57,709	111,284
2017 Households:	4,913	20,138	39,608
2017 Average HHI:	\$95,920	\$82,425	\$82,194
2017 Daytime Population:	934	14,520	39,028

For more information, please contact:

Monica Wallace
425.455.9976
mwallace@wallaceproperties.com

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Location Aerial



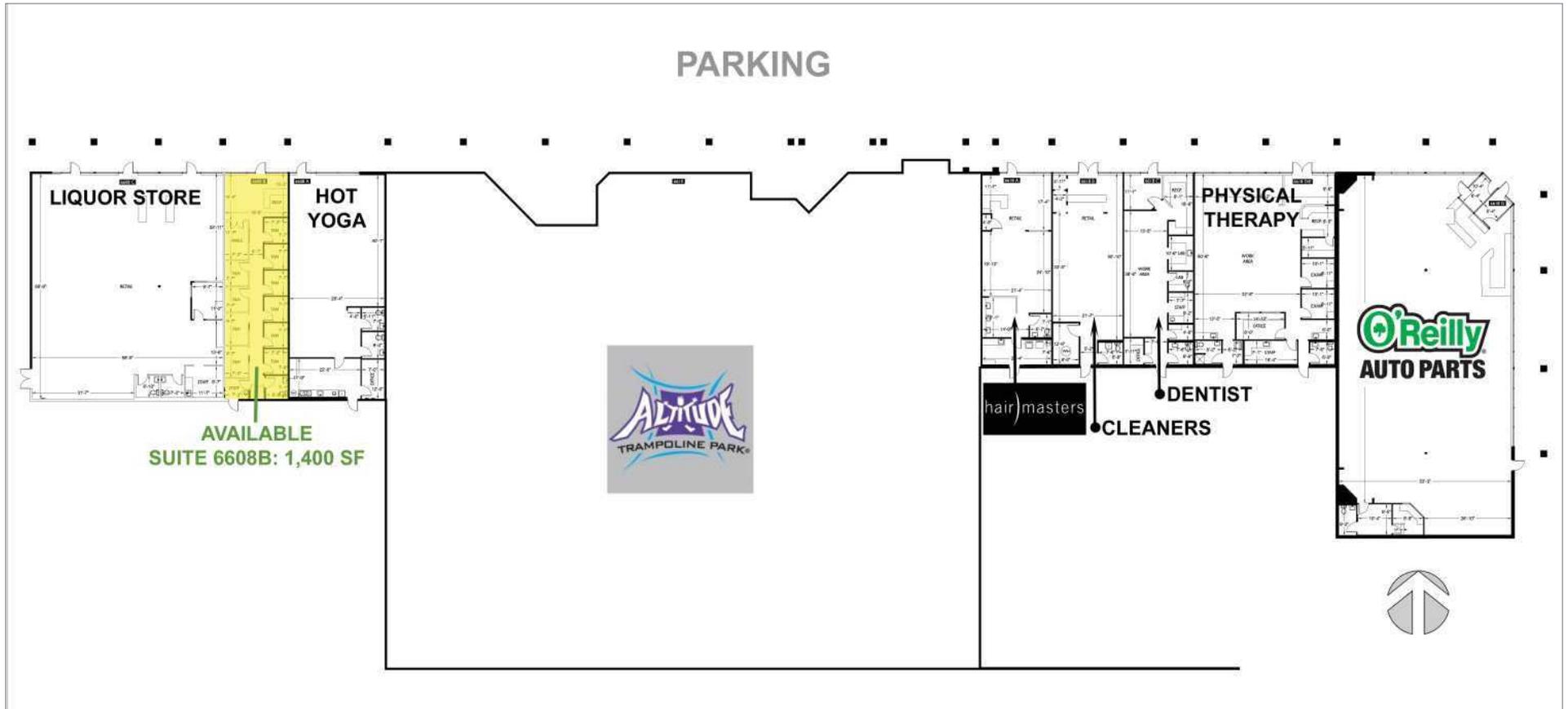
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Demographics				
	1 Mile	3 Miles	5 Miles	
POPULATION	2017 Estimated Population	14,445	57,709	111,284
	2022 Projected Population	15,533	62,272	120,310
	2010 Census Population	13,834	53,176	101,702
	2000 Census Population	11,676	40,778	83,326
	Projected Annual Growth 2017 to 2022	1.5%	1.6%	1.6%
	Historical Annual Growth 2000 to 2017	1.4%	2.4%	2.0%
	2017 Median Age	35.9	35.7	35.8
HOUSEHOLDS	2017 Estimated Households	4,913	20,138	39,608
	2022 Projected Households	5,234	21,545	42,456
	2010 Census Households	4,735	18,726	36,552
	2000 Census Households	3,928	14,577	29,525
	Projected Annual Growth 2017 to 2022	1.3%	1.4%	1.4%
	Historical Annual Growth 2000 to 2017	1.5%	2.2%	2.0%
RACE/ETHNICITY	2017 Estimated White	78.2%	77.1%	78.1%
	2017 Estimated Black or African American	2.4%	2.2%	2.4%
	2017 Estimated Asian or Pacific Islander	8.6%	7.8%	7.2%
	2017 Estimated American Indian or Native Alaskan	1.4%	2.0%	1.9%
	2017 Estimated Other Races	9.4%	10.9%	10.4%
	2017 Estimated Hispanic	9.4%	10.5%	10.6%
INCOME	2017 Estimated Average Household Income	\$95,920	\$82,425	\$82,194
	2017 Estimated Median Household Income	\$83,692	\$76,197	\$74,976
	2017 Estimated Per Capita Income	\$32,659	\$28,831	\$29,345
EDUCATION (Age 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	1.9%	3.2%	3.2%
	2017 Estimated Some High School (Grade Level 9 to 11)	6.6%	6.7%	6.9%
	2017 Estimated High School Graduate	28.2%	28.7%	28.1%
	2017 Estimated Some College	28.9%	29.8%	29.6%
	2017 Estimated Associates Degree Only	10.5%	10.5%	10.7%
	2017 Estimated Bachelors Degree Only	17.9%	14.3%	14.9%
	2017 Estimated Graduate Degree	6.1%	6.6%	6.4%
BUSINESS	2017 Estimated Total Businesses	175	1,744	3,494
	2017 Estimated Total Employees	934	14,520	39,028
	2017 Estimated Employee Population per Business	5.4	8.3	11.2
	2017 Estimated Residential Population per Business	82.7	33.1	31.9

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