



FOR LEASE
303 91st Avenue NE
Lake Stevens, WA 98258



LAKE STEVENS MARKETPLACE

Justin Holmes | Josh Parnell | Jamie Firth

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

303 91ST AVENUE NE:

1,029 SF \$32.00 PSF PLUS NNN

1,707 SF \$32.00 PSF PLUS NNN

- Ace Hardware, Grocery Outlet, and Rite Aid Anchored Center
- Strong retail trade area with low market vacancy
- Large employment base with Boeing and the US Navy
- Located in the Lake Stevens Retail Core
- 2024 NNN estimated at \$12.67 PSF



Population



Average HH Income

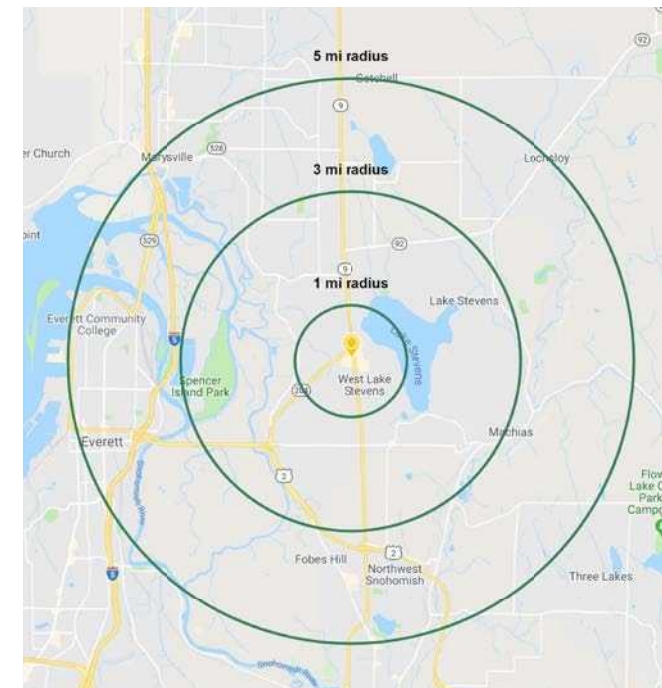


Daytime Population

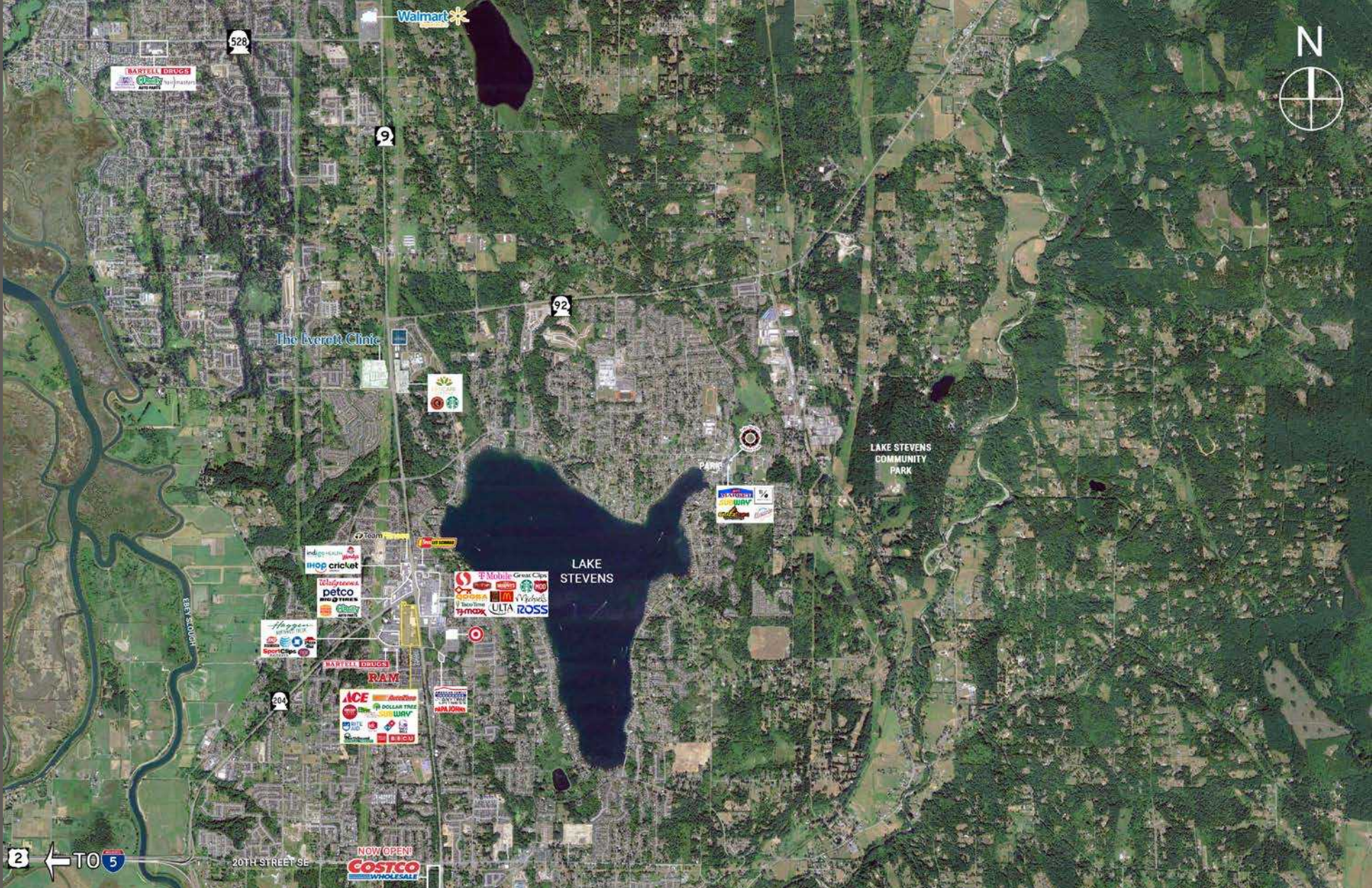
Regis - 2024

	Population	Average HH Income	Daytime Population
Mile 1	12,540	\$138,609	4,525
Mile 3	56,062	\$141,759	18,633
Mile 5	119,160	\$130,728	62,491

TENANTS



LOCATION DETAILS



Located in the Strong
Snohomish County Economy



Located Moments
from SR 204 & SR 9



21,206 CPD
SR 204



21,089 CPD
SR 9

SITE PLAN

Suite	SF	Tenant
D-401	22,289	Rite Aid
B-200	15,050	Dollar Tree
B-202	14,765	Ace Hardware
B-202	5,066	Ace Hardware - Patio
A-109	4,895	Sherwin Williams
B-201	4,640	Ixtapa Restaurant
H-801	3,000	Taco Bell
G-701 & 702	3,744	North Sound PT
E-503A	2,542	Royal Biryani House
C-103	2,212	BECU
A-103	1,029	Happy Lemon
A-104	1,029	AVAILABLE
A-106	2,054	Lake Stevens Animal Hospital
E-502	2,024	First Financial Northwest Bank
A-111	1,800	Cigar Land
E-503B	1,751	Bella Nails
E-504	1,707	AVAILABLE
C-302	1,608	Rice Up Thai Cuisine
A-101	1,550	Domino's
E-501	1,520	Hair Masters
A-102	1,035	Teriyaki Diner
A-105	1,031	Subway
G-701	944	North Sound PT





LAKE STEVENS, WA is located 8 miles east of Everett and borders to the cities of Marysville to the northwest and Snohomish to the south. Its popularity and natural beauty, combined with changing commuter habits, attracted more and more residents, changing its character to that of a suburban community. The lake remains the focal point of the greater Lake Stevens community for recreation and as “a symbol of our need to provide for a sustainable existence that will protect our natural environment”.

TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

JUSTIN HOLMES

253.447.2282
justin@firstwesternproperties.com

JOSH PARNELL

253.284.3630
josh@firstwesternproperties.com

JAMIE FIRTH

253.284.3649
jamie@firstwesternproperties.com



First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.