

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.



9620 State Avenue

88th Street NE



State Avenue

88th Street Exits



*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

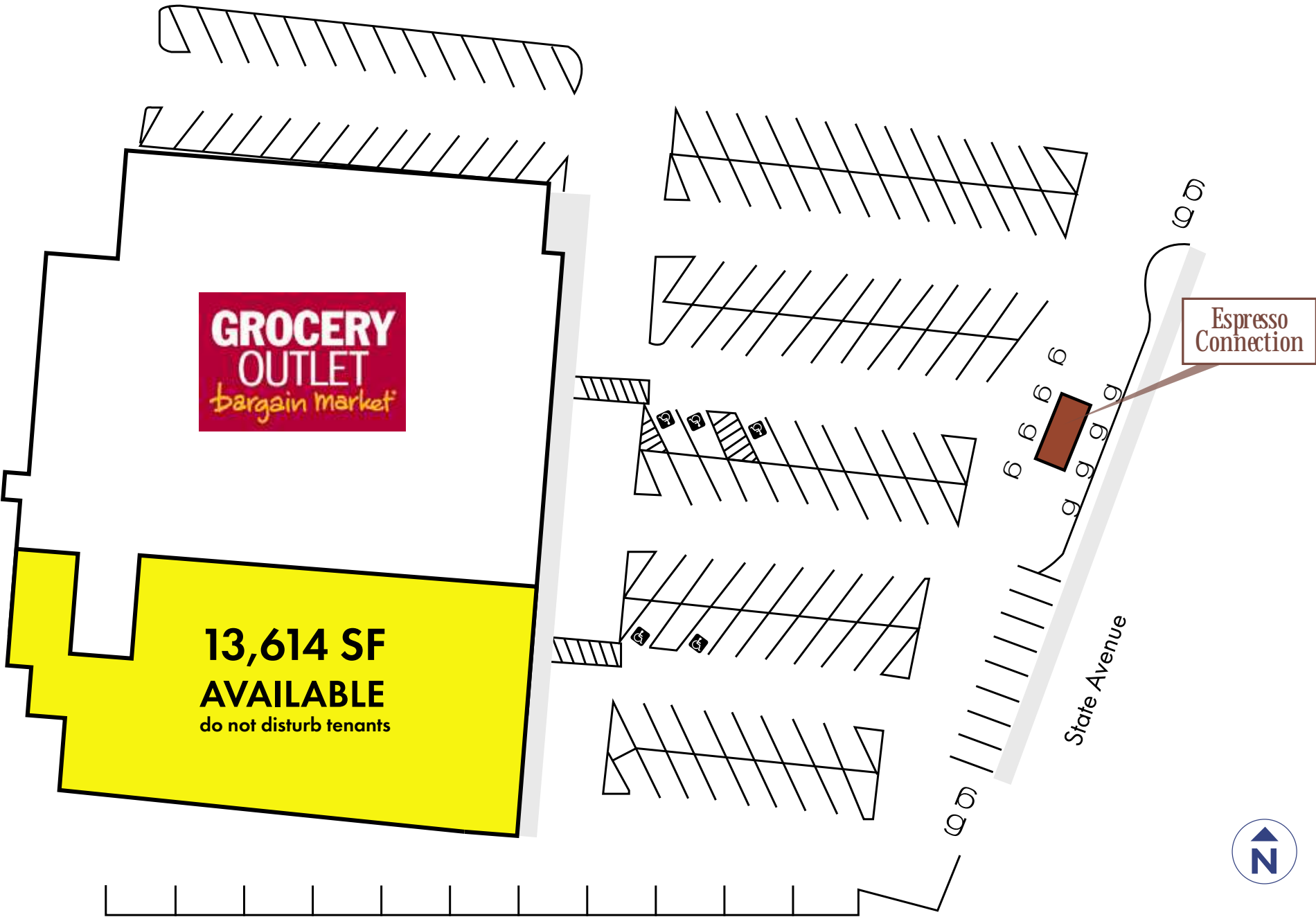
1-Mile: 8,942
3-Mile: 21,117
5-Mile: 29,768

TRAFFIC COUNTS

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



**do not disturb tenants*



RETAIL FOR LEASE

9620 State Avenue
Marysville, WA 98270

Tiffini Connell

tiffini@wccommercialrealty.com

Tyler Barnes

tylerb@wccommercialrealty.com

Riley Gill

rileyg@wccommercialrealty.com

WCCR

West Coast Commercial Realty

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. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

