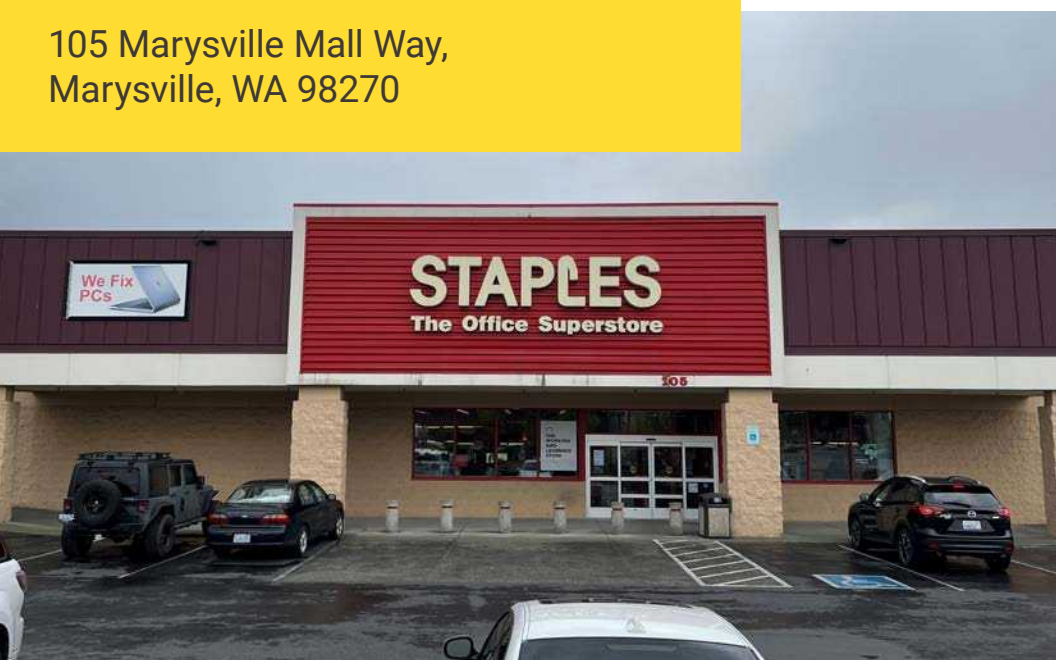




**FOR LEASE**  
 105 Marysville Mall Way,  
 Marysville, WA 98270



# MARYSVILLE TOWN CENTER

Jake Thurber | Josh Parnell | Justin Holmes

First Western Properties, Inc. | 425.822.5522  
 11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

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

Owned by:



**RHINOINVESTMENTS**

AVAILABLE:

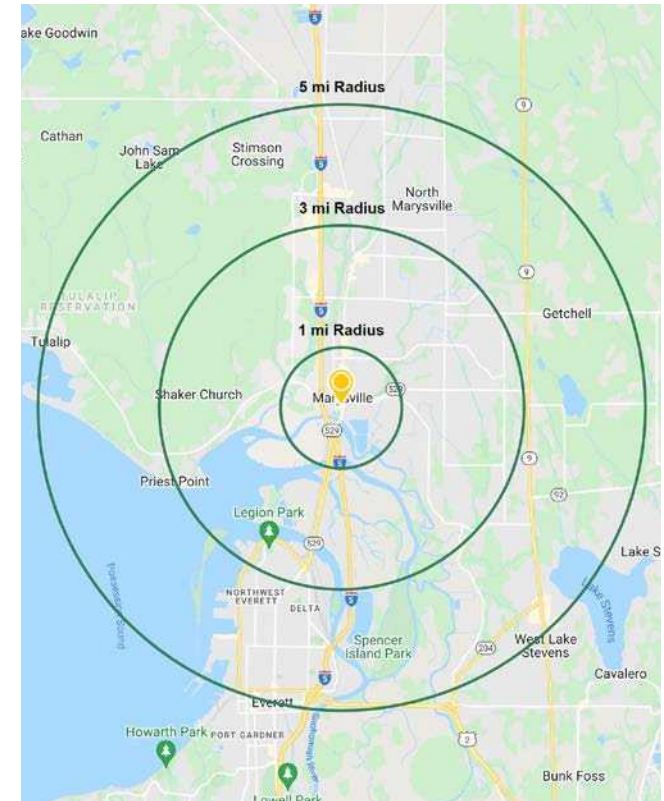
979 SF - 46,006 SF

CALL FOR DETAILS

- Potential pad opportunities fronting State Avenue. 4,000 SF Retail/Office bldg.
- Strong freeway visibility with convenient access to Interstate 5.
- Centrally located on Highway 538 in Marysville – a Seattle suburb 30 miles north of the city.
- I-5 - NB Marine View Drive to SR 529 - Corridor and Interchange Improvements. Click [here](#) for more information.
- Adjacent to the Marysville Riverwalk project which includes 325-400 new apartment units, a new hotel, and sport complex



TENANTS



Regis - 2024	Population	Average HH Income	Daytime Population
Mile 1	5,040	\$100,625	3,803
Mile 3	55,251	\$130,751	12,131
Mile 5	115,824	\$124,804	35,072

LOCATION DETAILS



Located in Marysville  
Retail Hub



Moments to & from  
Interstate 5 Access



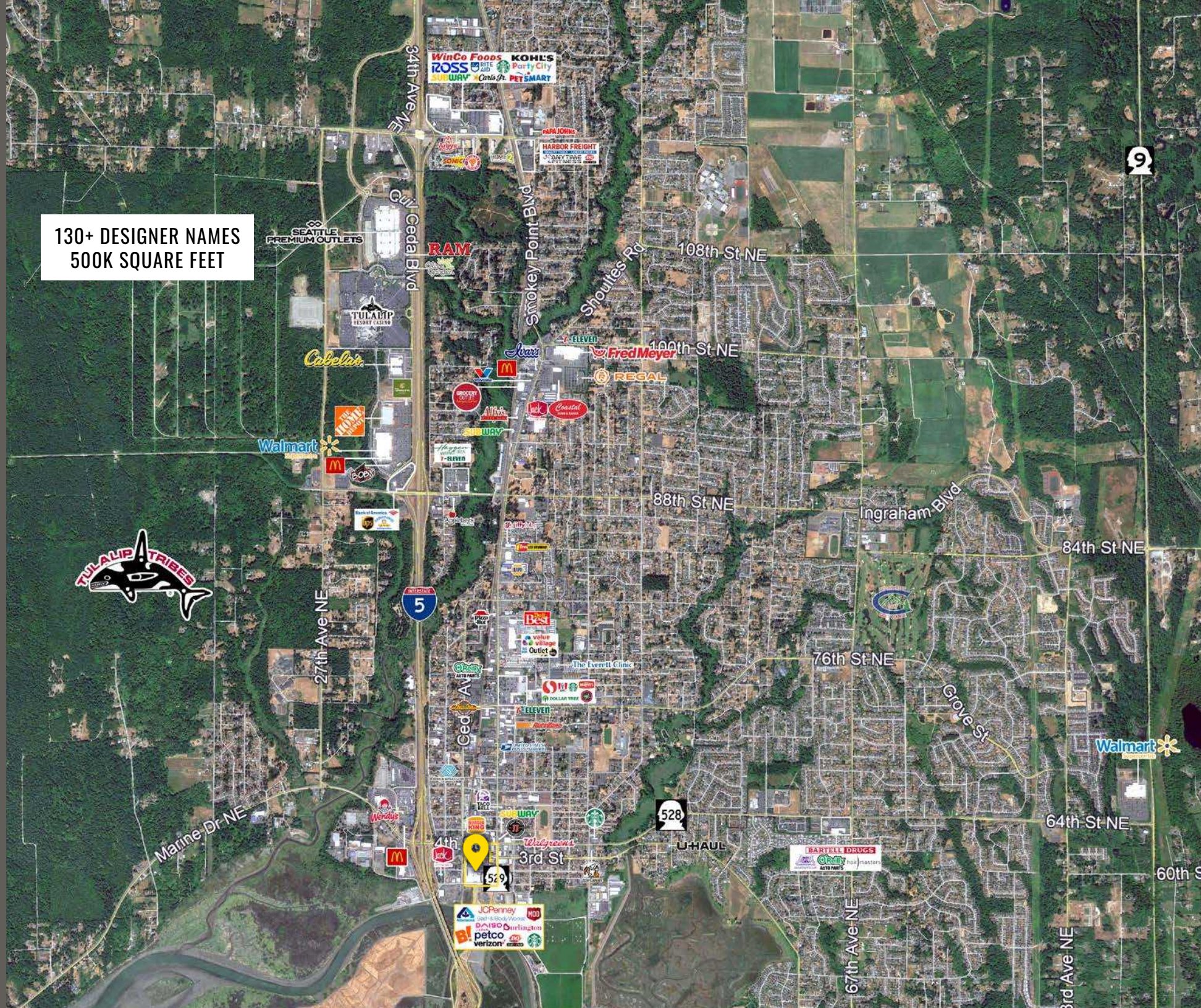
27,902 ADT  
4th St



11,780 ADT  
State Ave

LOCATION AERIAL

130+ DESIGNER NAMES  
500K SQUARE FEET

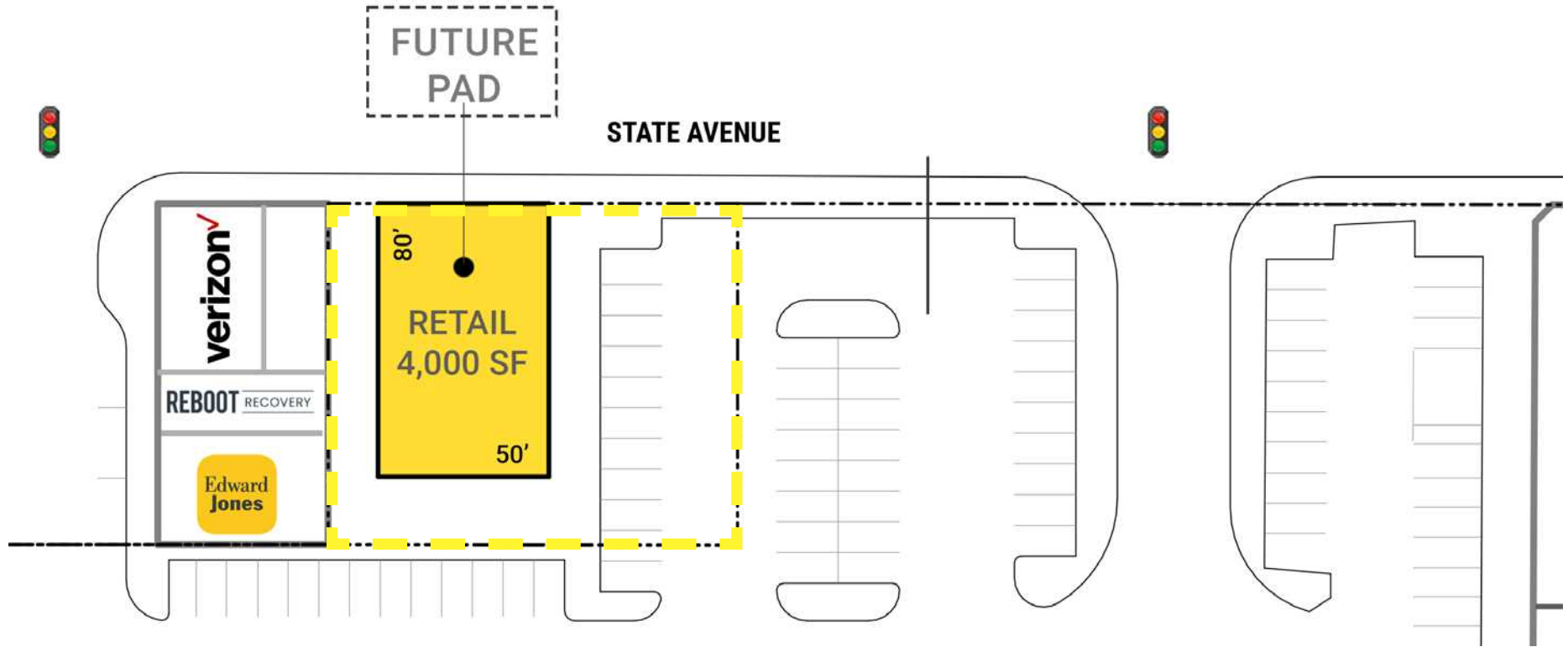


# SITE PLAN



Suite	SF	Tenant	Suite	SF	Tenant	Suite	SF	Tenant
1	24,009	Staples	9	3,080	Bath & Body Works	18	1,183	AT&T
2	8,129	Daiso	10	12,000+/-	AVAILABLE - DRY STORAGE	20	2,630	Coastal Community Bank
3	12,312	Petco	11	21,500	Burlington	101	979	AVAILABLE
4	29,842	JC Penney	12	21,877	AVAILABLE	102	1,505	Verizon
5	4,585	AVAILABLE	13	52,497	Albertsons	103	1,039	Reboot Combat
6	890	Jackson Hewett	14	3,300	Dairy Queen	104	1,215	Edward Jones
8	34,074	AVAILABLE (can be combined with Suite 10)	16	2,573	MOD Pizza	200	2,115	AVAILABLE

4,000 SF | FUTURE PAD



320 STATE AVE - LOOKING NORTH WEST



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

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