



# SOUTH LAKE RETAIL DEVELOPMENT

20th Street SE Corridor  
Lake Stevens, WA 98258

# LISTING SUMMARY

South Lake Retail Development  
20th Street SE Corridor, Lake Stevens, WA 98258

## SOUTH LAKE RETAIL DEVELOPMENT

South Lake Retail Development is a new 2.63 acre (6 parcel) commercial land development in Lake Stevens WA. Located on 20th Street SE just moments from the newly constructed Costco in Lake Stevens. The location services Marysville, Lake Stevens and Granite Falls. The immediate market area has quintupled in population since 2000 resulting in high demand for retail and office services. 2 proposed options for layout being considered, inquire early for demising options ot best fit your clients needs. Zoned Commercial District (CD)

Contact Broker for details.



POPULATION

92,275



HOUSEHOLDS

35,880



TOTAL NON-RETAIL  
ANNUAL CONSUMER  
EXPENDITURE

\$1.7B



AVERAGE  
HH INCOME

\$142,637



DAYTIME POPULATION

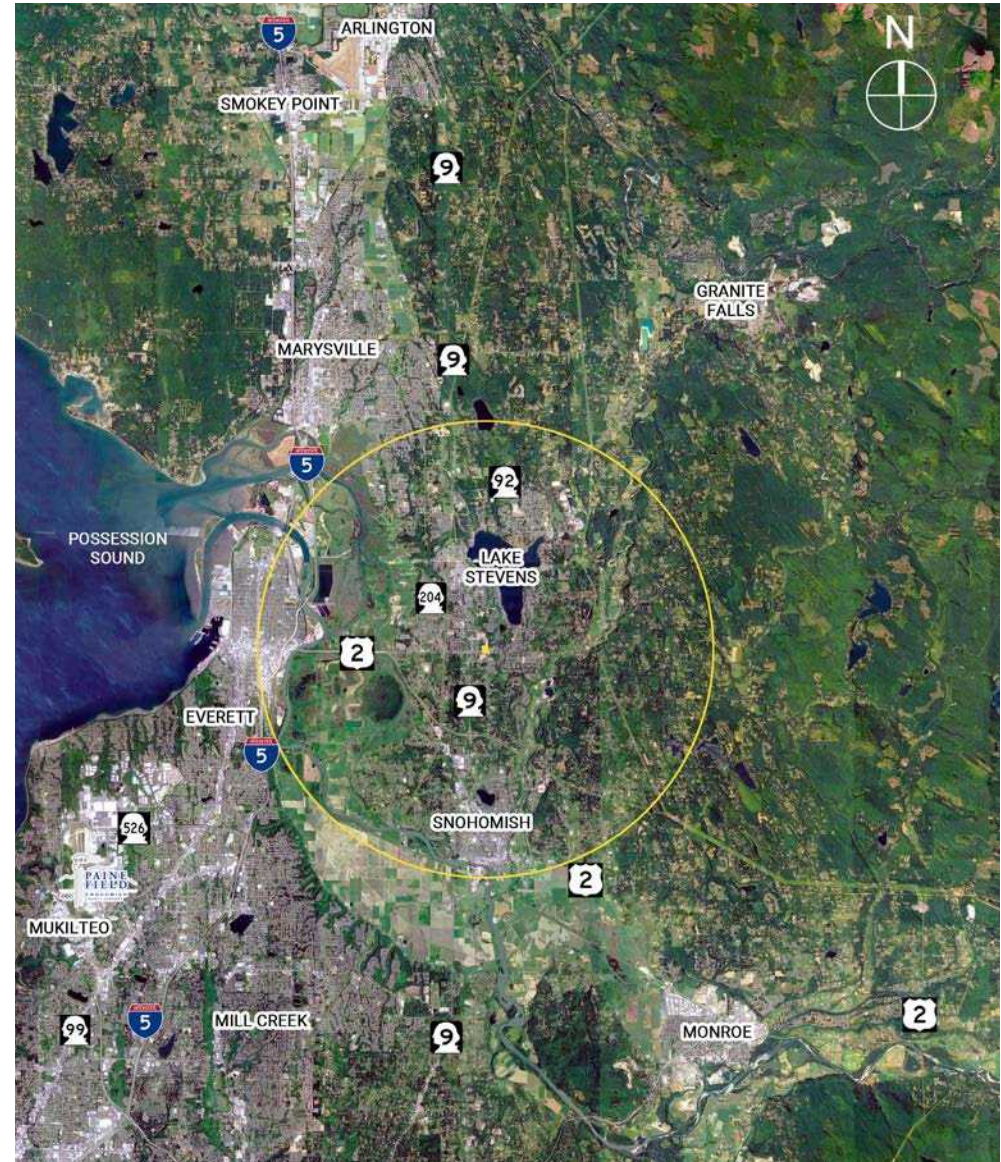
21,776



AT INTERSECTION

12,274 ADT

## 5 Mile Radius



# LISTING SUMMARY

## SITE PLAN | PROPOSED OPTION 1

South Lake Retail Development  
20th Street SE Corridor, Lake Stevens, WA 98258

AVAILABLE		
Building A		
Suite 1	Commercial End Cap	3,374 SF
Suite 2	Commercial	1,446 SF
Suite 3	Commercial	1,470 SF
Suite 4	Commercial	2,500 S
Suite 5	Drive Thru	2,900 SF
Building B		
	Double Lane Drive Thru	4,000 SF



- Provided Parking: 80 - 101
- Final Required Parking Subject to Tenant Mix
- 4 Proposed Points of Ingress/Egress along 20 Street SE
- Building: 10,575 SF. Spaces Can be Demised to Fit Tenant Need



# LISTING SUMMARY

## SITE PLAN | PROPOSED OPTION 2

South Lake Retail Development  
 20th Street SE Corridor, Lake Stevens, WA 98258

AVAILABLE		
Building A		
2,800 SF	Drive Thru	28 Parks
Building B		
3,500 SF	Drive Thru	35 Parks
Building C		
4,000 SF	Double Line Drive Thru	40 Parks



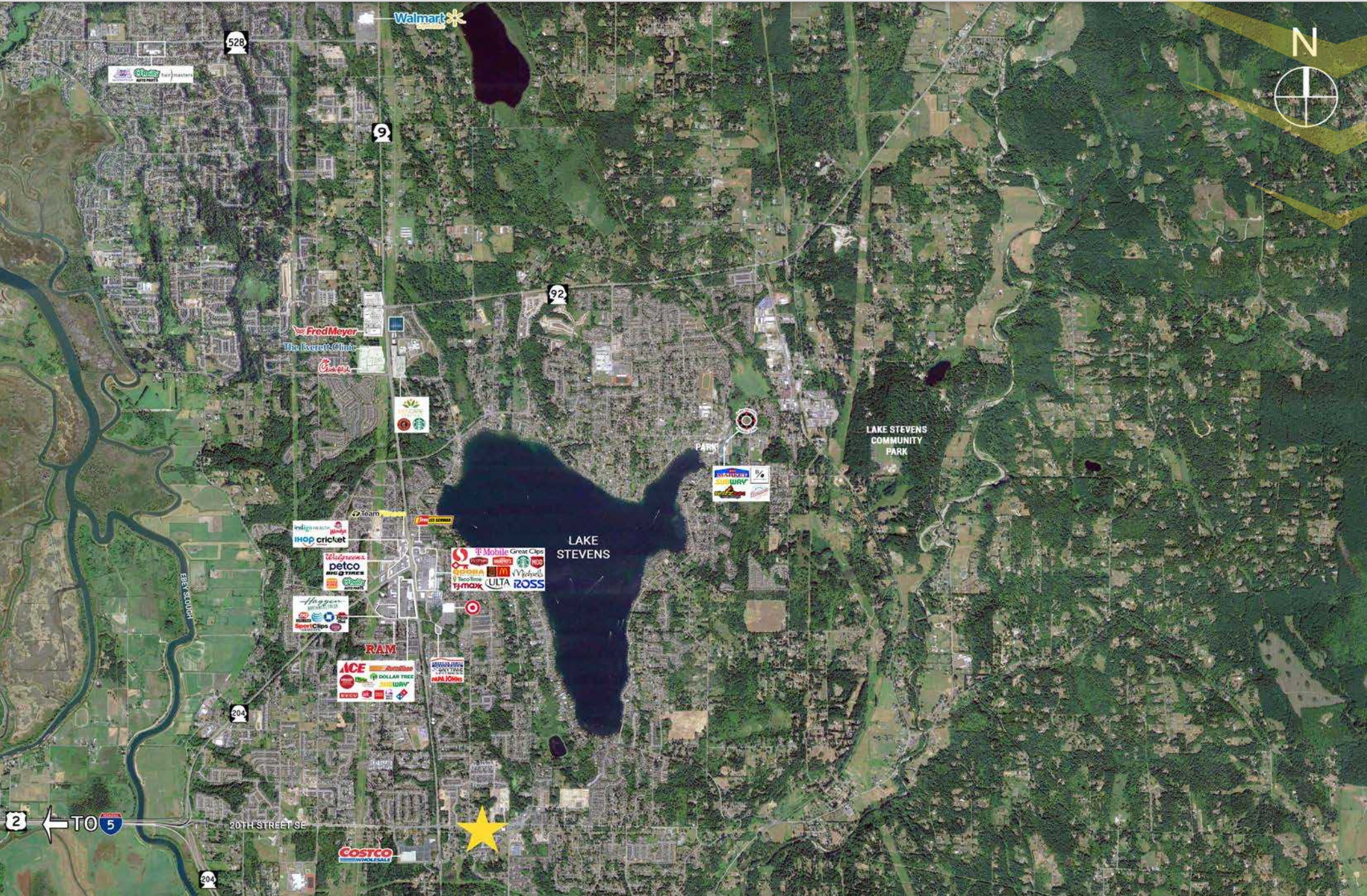
- Provided Parking: 99-103
- Final Required Parking Subject to Tenant Mix
- 4 Proposed Points of Ingress/Egress along 20 Street SE



# AREA PROFILE

## MARKET AERIAL

South Lake Retail Development  
20th Street SE Corridor, Lake Stevens, WA 98258



KIRKLAND | TACOMA | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

**ANGELA OLIVERI**

425.250.3281  
aoliveri@fwp-inc.com



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

© 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.