



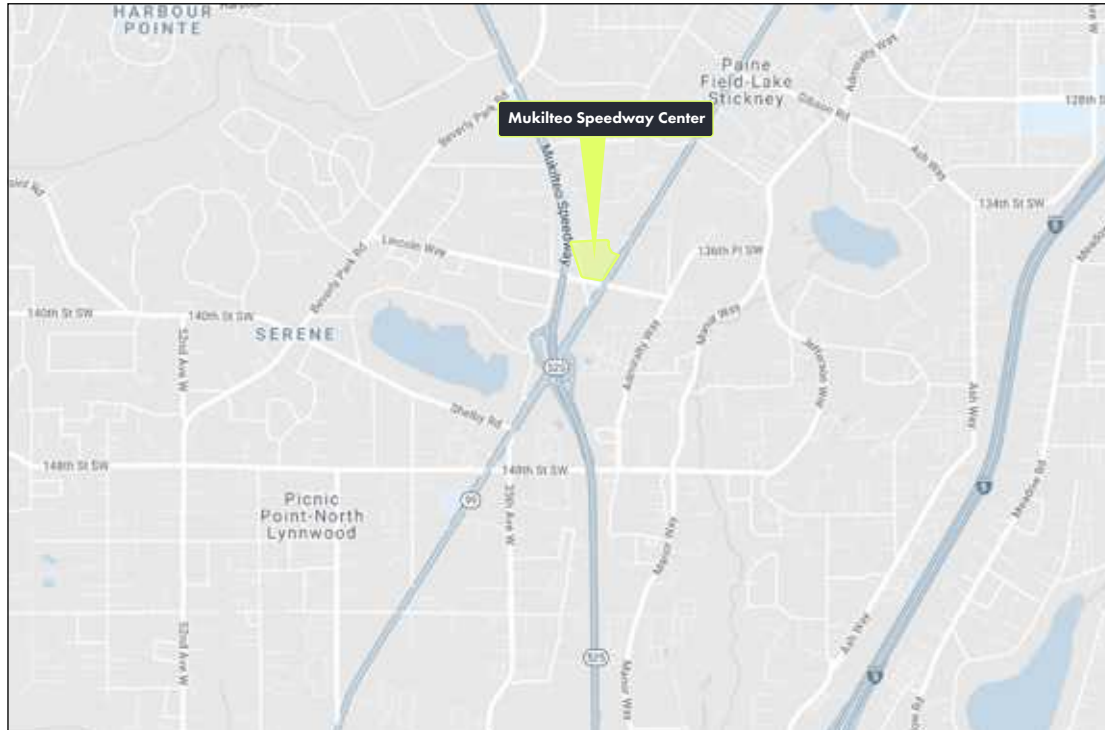
## THE OPPORTUNITY

Seize the moment to become part of a thriving retail landscape at Mukilteo Speedway! Positioned adjacent to esteemed anchors like LA Fitness, Dollar Tree, and Subway, and nestled amidst the vibrant community, Mukilteo Speedway offers an unparalleled opportunity for retail success. With prime visibility and accessibility, including strong daily traffic counts exceeding 50,000 VPD, and the flexibility to combine spaces to suit your needs, this is your chance to establish your business in a dynamic, growing environment. Join us and elevate your brand's presence in the heart of Mukilteo. Call now to learn more and secure the last remaining vacancies at Mukilteo Speedway!

# Mukilteo Speedway Center

RETAIL FOR LEASE

13619 Mukilteo Speedway | Lynnwood, WA 98087



## LOCATION

Just north of the intersection of Highway 99 and Mukilteo Speedway/Highway 525 at Lincoln Way

## HIGHLIGHTS

- Estimated 506,000+ Annual Visits to the Center
- Top 5 most Visited Centers within a 5 miles radius
- Dollar Tree #18 in Chain Visits in the State (out of 141)
- LA Fitness Ranks in top 96th percentile for Store Visits Nationwide

## AREA RETAILERS AND RESTAURANTS







# STRONG DEMOGRAPHICS

## TOTAL POPULATION

1-Mile: 18,561  
2-Mile: 76,734  
3-Mile: 141,170

## AVERAGE HOUSEHOLD INCOME

1-Mile: \$99,601  
2-Mile: \$98,566  
3-Mile: \$105,336

## HOUSEHOLDS

1-Mile: 7,205  
2-Mile: 29,980  
3-Mile: 55,454



**Mukilteo Speedway Center**

**AADT: 50,770**  
Vehicles per day

**AADT: 38,893**  
Vehicles per day

**AADT: 8,120**  
Vehicles per day



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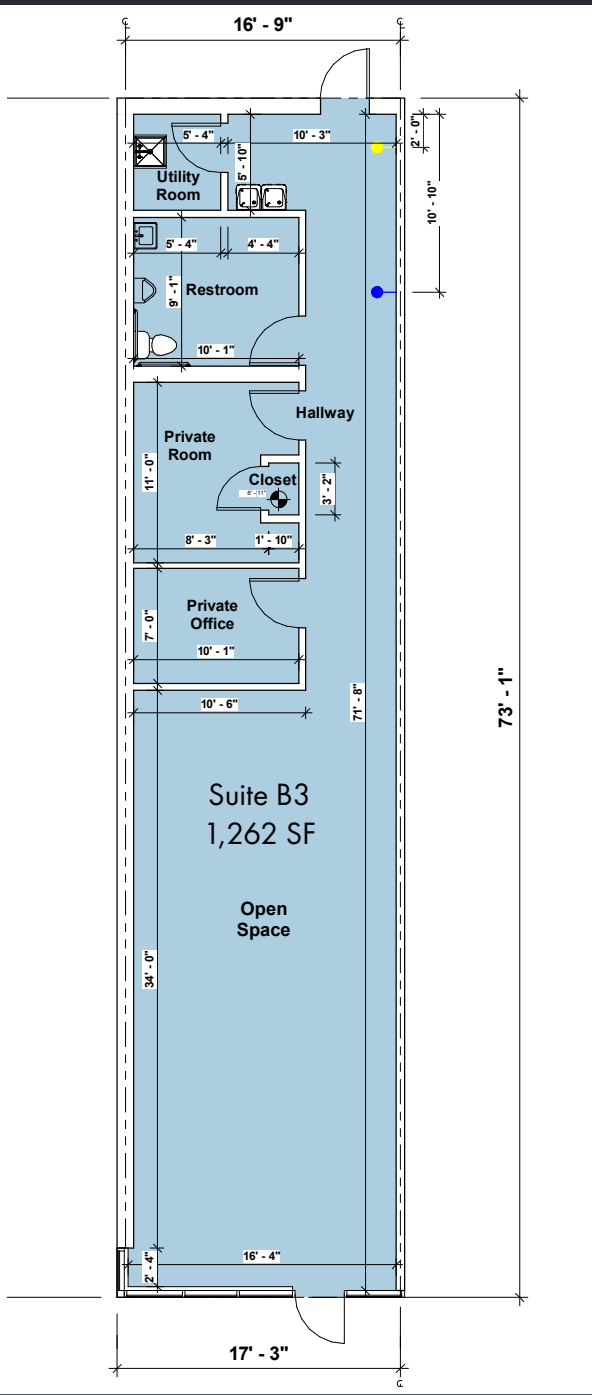
## SITE PLAN

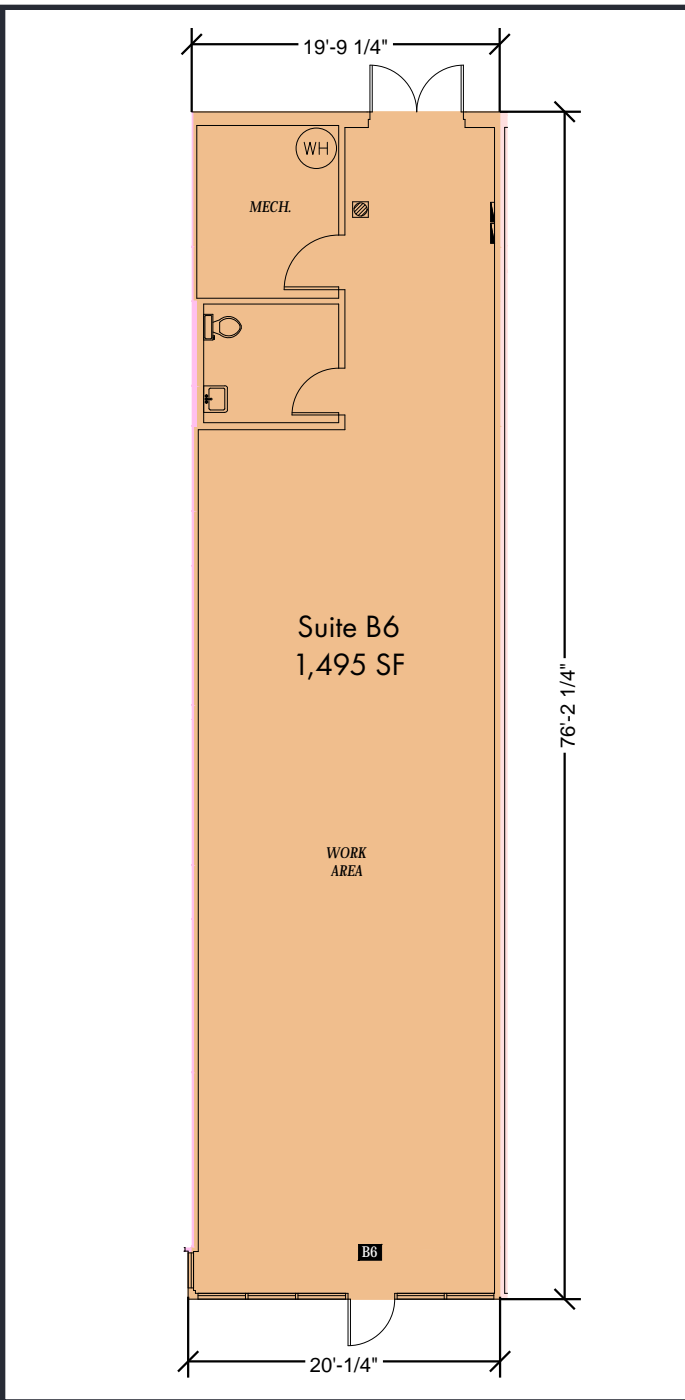
Suite#	Tenant	SF
02	Wells Fargo Bank - ATM	0
B1	T'Zen Nail Spa Lounge	2,425
B3	Available	1,262
B4	Mukilteo Chiropractic Clinic	1,386
B5	Mustache Milktea	1,400
B6	Available	1,495
B7	Available	1,482
B8	Dollar Tree	14,449
D1	DaVita	6,950
D3	New Lease! 99 Barbershop NOW OPEN	1,080
D4	Sushi Blue	1,080
D5	Sixela Beauty	1,080
D6	Subway	993
D8	LaborWorks	2,480
D10	Edward Jones	1,200
D11	KJH Dental	1,495
PAD	Granite and Marble Specialties	6,808

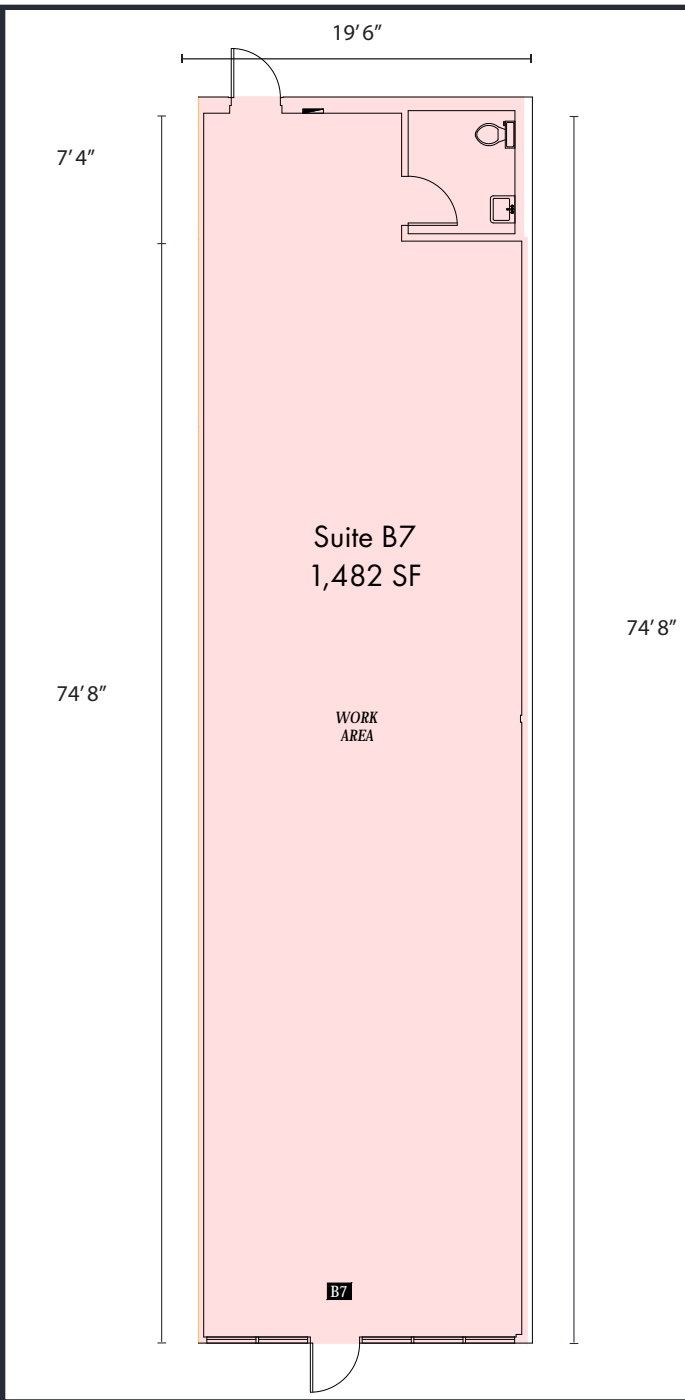
**AVAILABLE** **OCCUPIED** **NAP**

Suites B6 & B7 can be combined (2,977 SF)











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## RETAIL FOR LEASE

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