



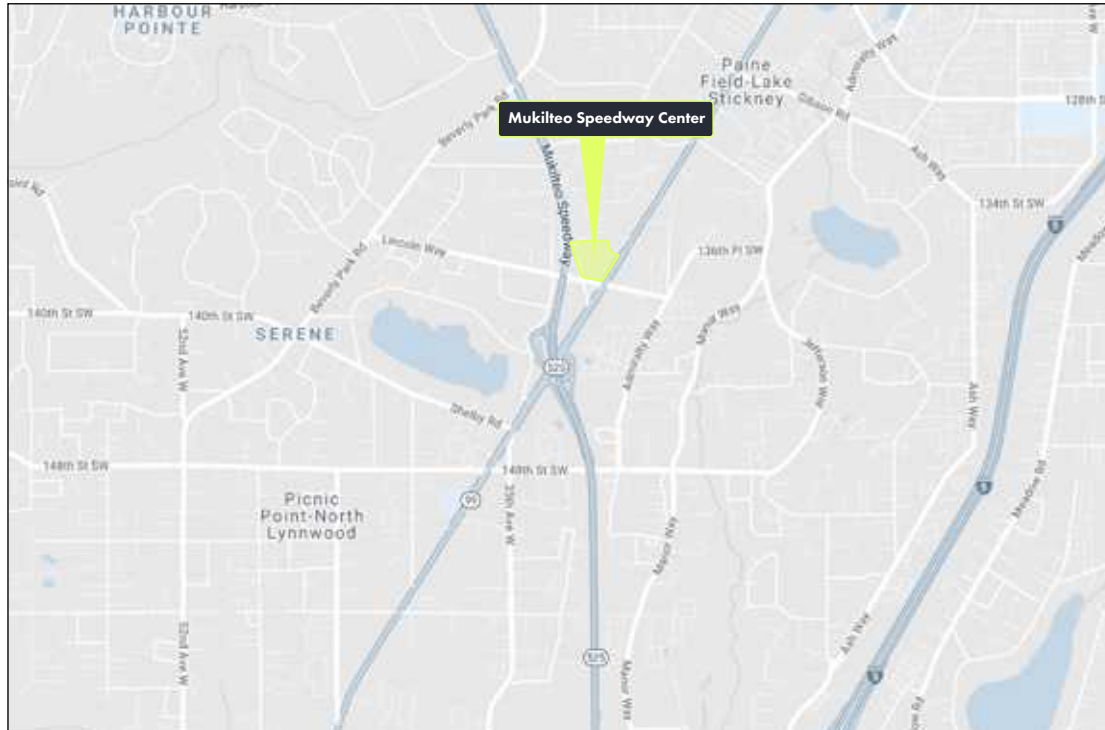
THE OPPORTUNITY

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

Mukilteo Speedway Center

RETAIL FOR LEASE

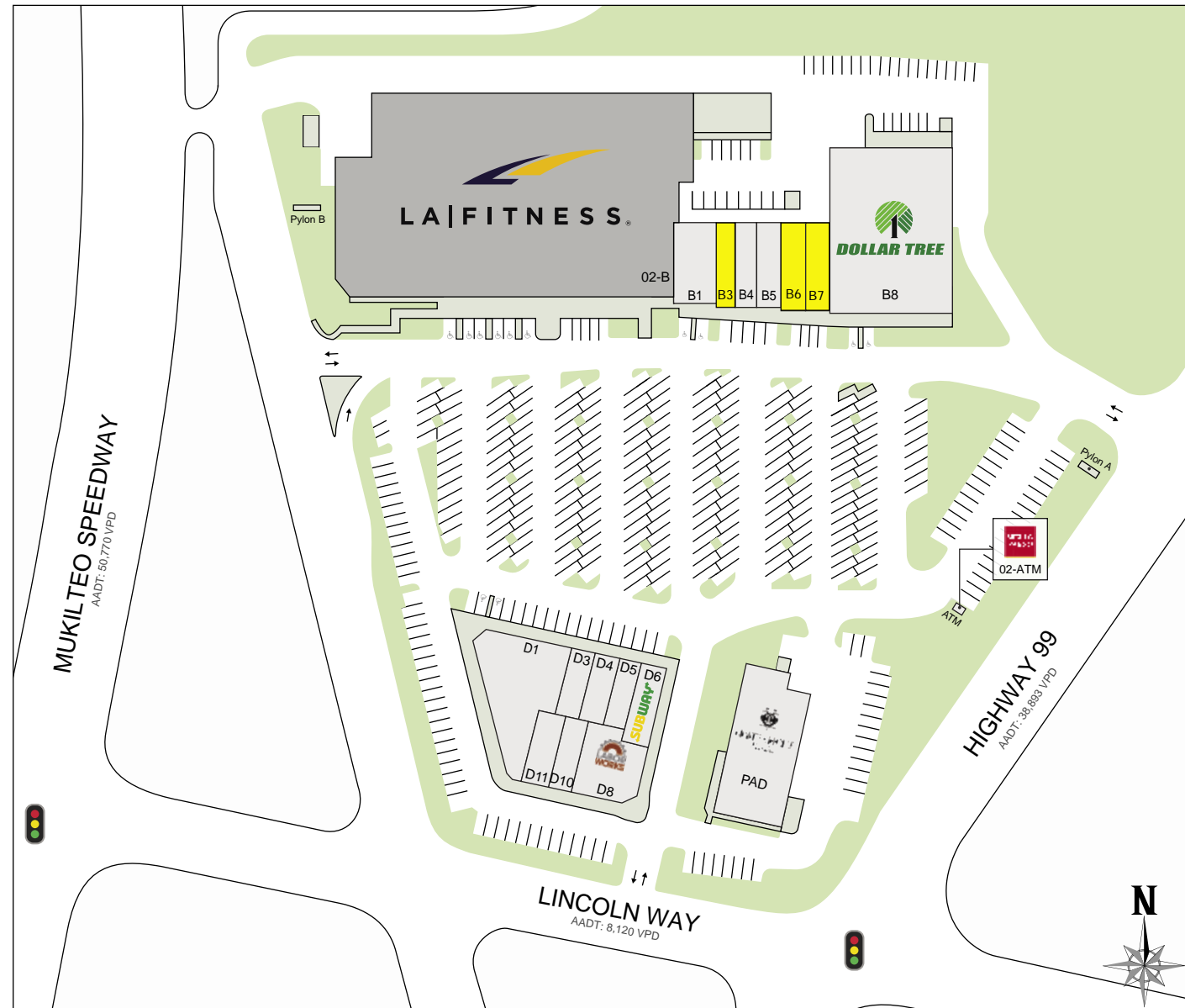
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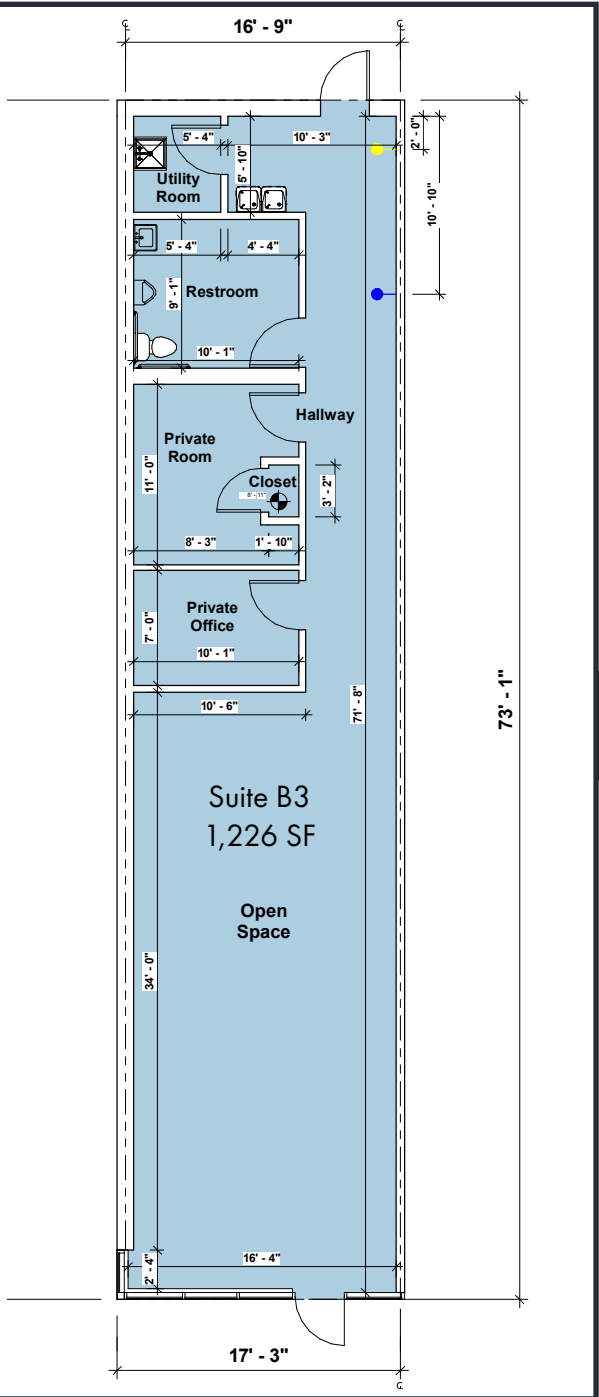
SITE PLAN

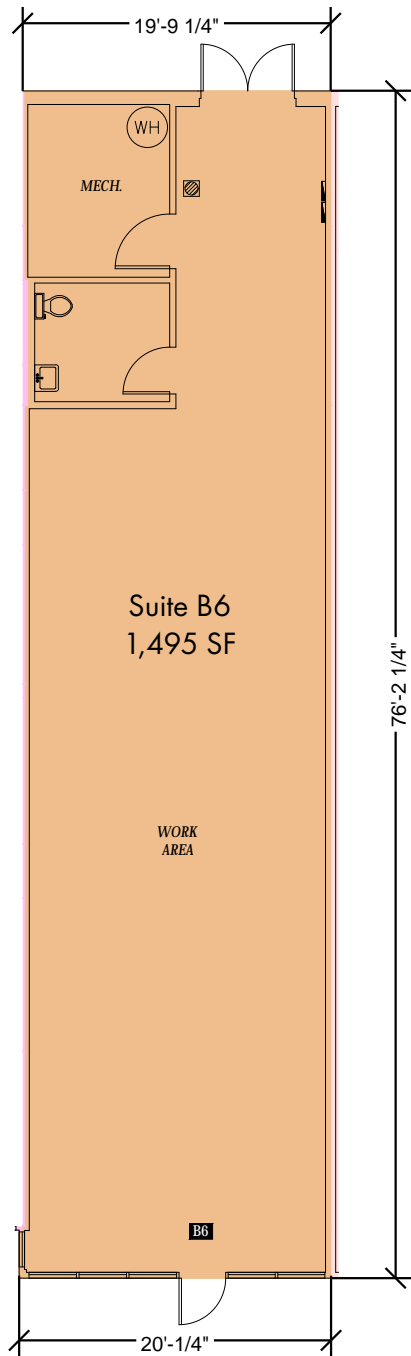
| Suite# | Tenant | SF |
|--------|-----------------------------------|--------|
| 02 | Wells Fargo Bank - ATM | 0 |
| B1 | T'Zen Nail Spa Lounge | 2,425 |
| B3 | Available | 1,226 |
| B4 | Mukilteo Chiropractic Clinic | 1,386 |
| B5 | Mustache Milktea | 1,400 |
| B6 | Available | 1,495 |
| B7 | Available | 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 |

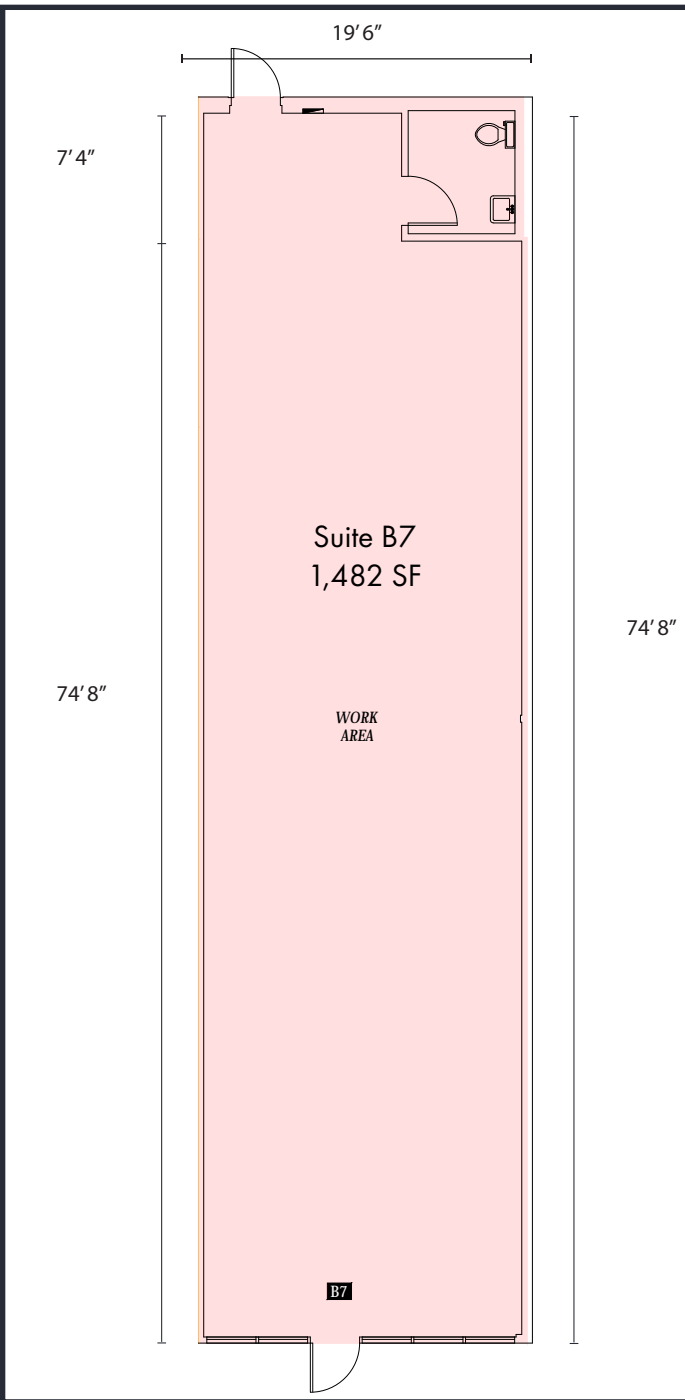
AVAILABLE OCCUPIED NAP

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









Mukilteo Speedway Center

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RETAIL FOR LEASE

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BRIDGE33

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