



FOR LEASE
 3704 172nd Street NE
 Arlington, WA 98223



GATEWAY SHOPPING CENTER

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3704 172ND STREET NE:

GATEWAY SHOPPING CENTER

and the Smokey Point retail hub in Arlington, WA, offer a vibrant shopping destination with a strong tenant lineup. Anchored by JoAnn Fabrics, Dollar Tree, and the Washington State Department of Social and Health Services (DSHS), the center also features popular businesses such as Chase Bank, Jack-in-the-Box, Safeway Fuel, Smile Now Dental, and Jersey Mike's Subs.

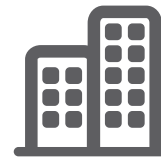
The center benefits from being shadow-anchored by a high-performing Safeway with a fuel pad ground lease, reflecting long-term commitment. Conveniently located on SR 531, one block east of the I-5/SR 531 interchange, it enjoys excellent highway access and proximity to major retailers, including Walmart, Lowe's, Costco, Target, Best Buy, and more, making it part of a dominant retail corridor.



Population



Average HH Income



Daytime Population

4,550 SF \$26.00 PSF,NNN

- Space can be demised to approximately 1,200 SF & 3,350 SF
- NNN: \$6.67 PSF
- Parking: 403 Stalls (4.6/1,000 SF)
- Traffic Counts:
 - 172nd Street NE (SR): 30,553 ADT
 - Smokey Point Boulevard: 23,098 ADT

Regis - 2025

	Population	Average HH Income	Daytime Population
Mile 1	8,012	\$98,852	3,615
Mile 3	31,020	\$133,431	11,682
Mile 5	64,915	\$139,480	22,032

SUMMARY

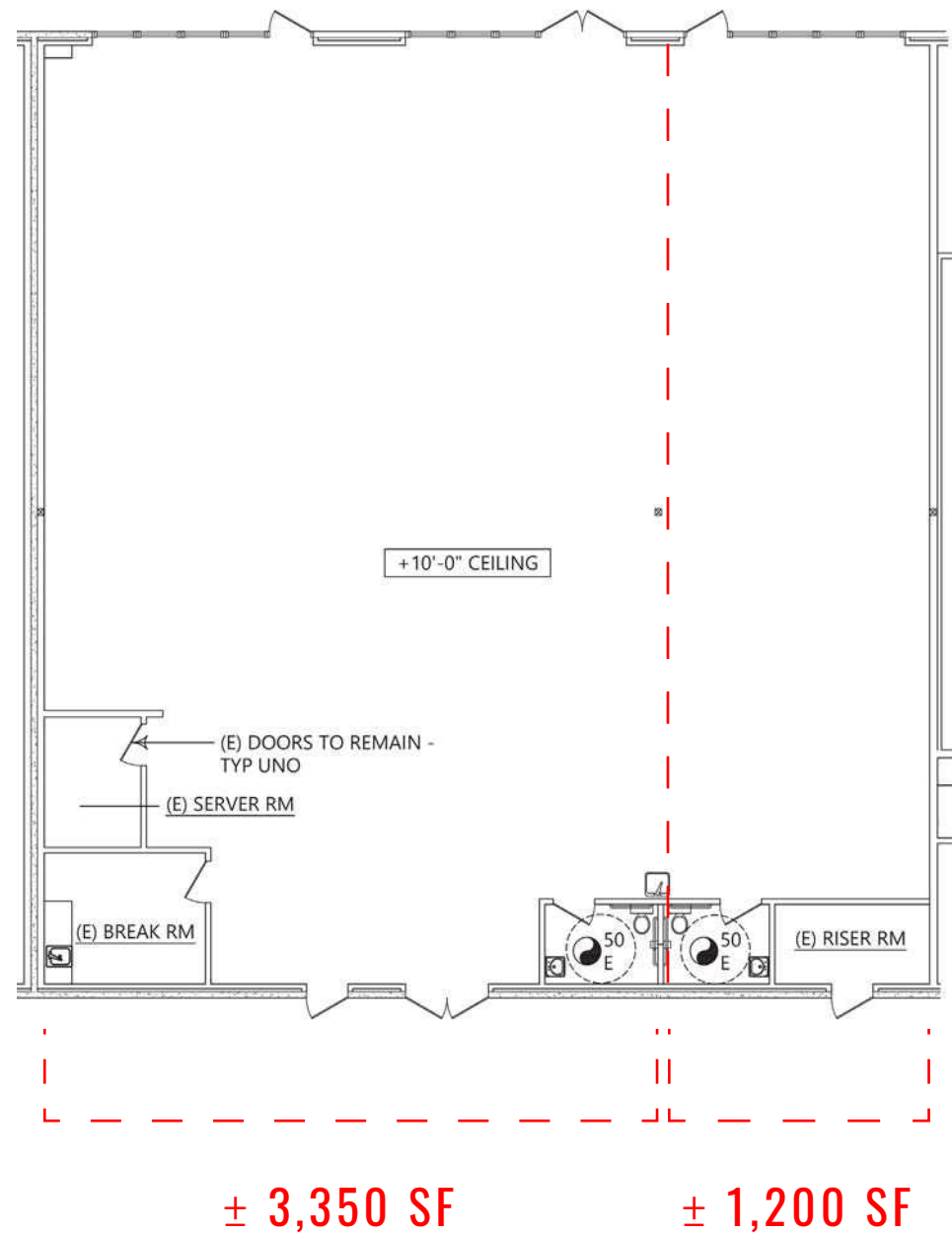
FACADE SIGNAGE



MONUMENT SIGNAGE



POSSIBLE DEMISING OPTIONS



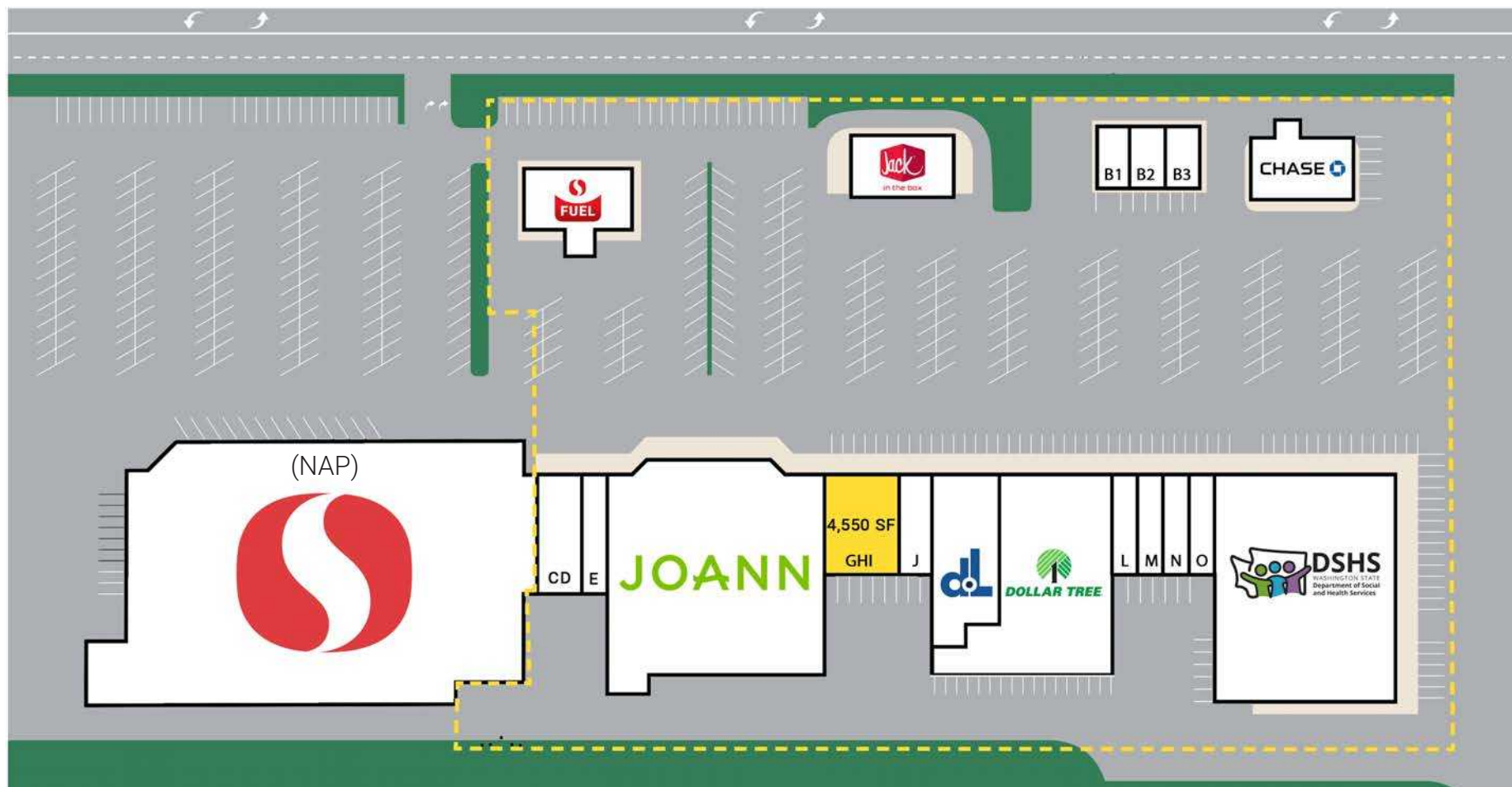
± 3,350 SF

± 1,200 SF

LOCATION DETAILS



SITE PLAN




Suite	SF	Tenant
CD	3,324	Hallmark
E	1,692	Dentist
F	22,684	Joann Fabrics
GHI	4,550	AVAILABLE
J	1,750	Nail Salon
K1	6,040	WA Dept. of Licensing
K2	10,760	Dollar Tree
L	1,750	Veterinarian
M	1,400	HairMasters

Suite	SF	Tenant
N	1,400	Chiropractic
O	1,400	Dominos
P	19,200	WA Dept. Social/Health Services
Pad A	2,365	Jack in the Box
Pad B1	1,113	Jersey Mike's
Pad B2	1,036	Seoul Spa
Pad B3	1,350	Vampire Penguin
Pad C	3,168	Chase Bank
Pad D	N/A	Safeway Fuel

KIRKLAND | TACOMA | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED.
RESULTS DRIVEN.


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