

For Lease

Marysville Vehicle Dealership & Repair

6616 35TH AVE NE, MARYSVILLE, WA



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NAI Puget Sound
Properties

Property Highlights

ADDRESS	6616 35th Ave NE Marysville, WA
TOTAL SF	46,991 SF Bldg 1: 32,475 SF Bldg 2: 14,516 SF
MINIMUM DIVISIBLE	14,516 SF
LOT SIZE	350,222 SF (8.04 AC)
# OF BLDG	2
PARCEL NO.	30052900400700
ZONING	General Commercial (GC)
YEAR BUILT	1982 / 1992
TYPE	Retail / Commercial - Vehicle Dealership
SERVICE BAYS	23
PARKING STALLS	400
ELECTRICAL SERVICE	400 amp 3 phase 480-277
EV CHARGING STATIONS	1 indoor 3 outdoor



Key Features



Submarket
reflects 2.6%
vacancy rate



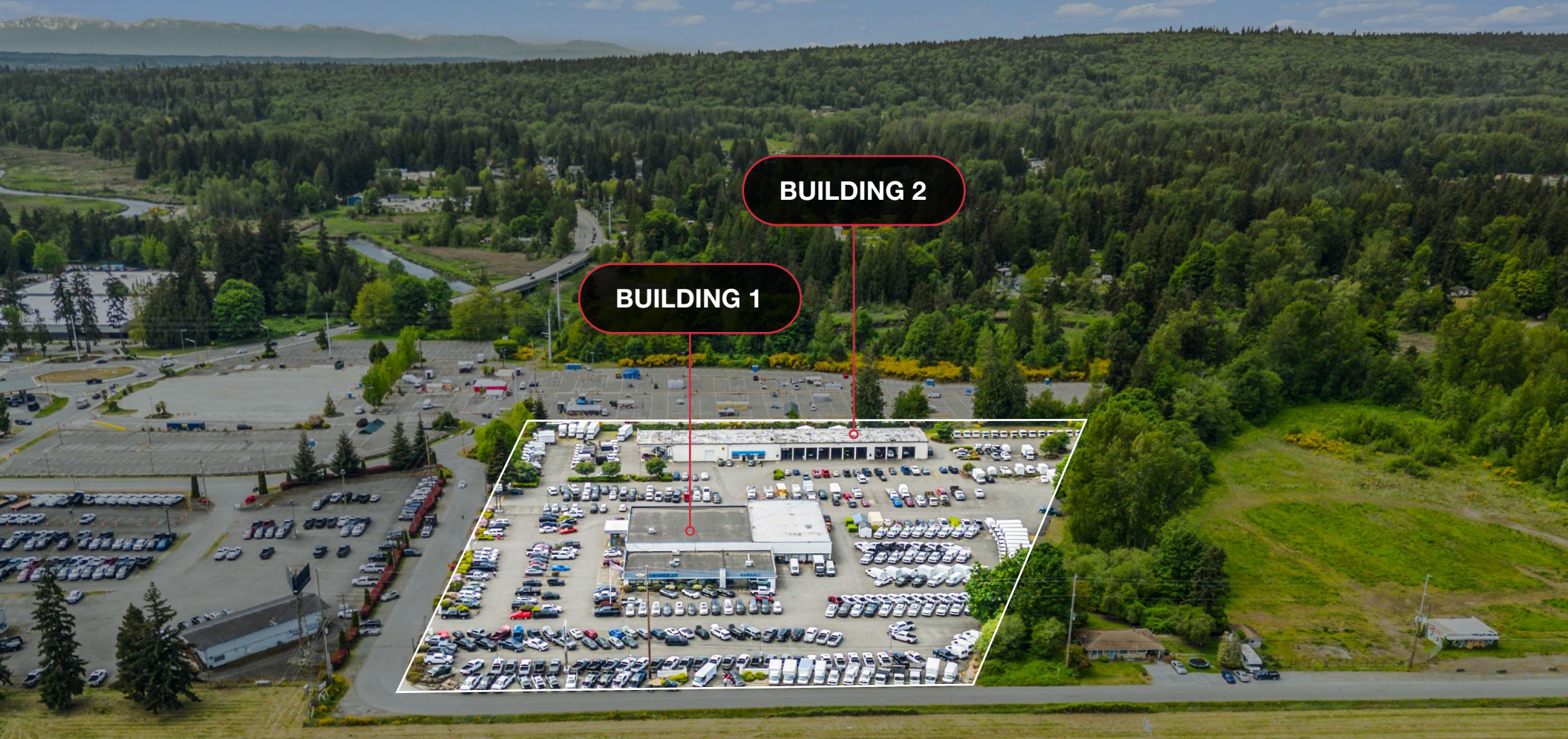
Large paved and
leveled lot with
combined lease



400 parking
stalls
8.5/1,000 SF
parking ratio



Buildings are
concrete block
and wood/steel
frame



Building 1

BLDG SIZE

32,475 RSF

FEATURES

Showroom, offices, service center and 16 bays/hoists, oil/water separator

Building 2

BLDG SIZE

14,516 RSF

FEATURES

Office/warehouse, 7 service bays with hoists, vehicle wash and detail areas, oil/water separator

*Vehicle Dealership for
lease in Marysville with
visibility from I-5*



Bldg 1 showroom and bay



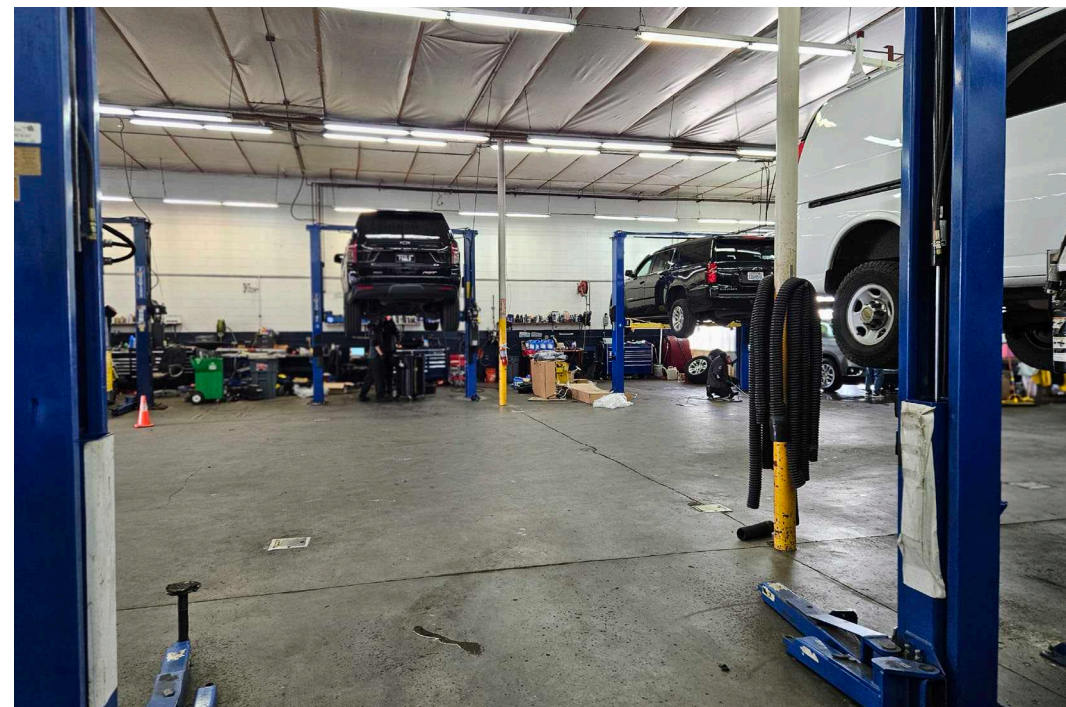
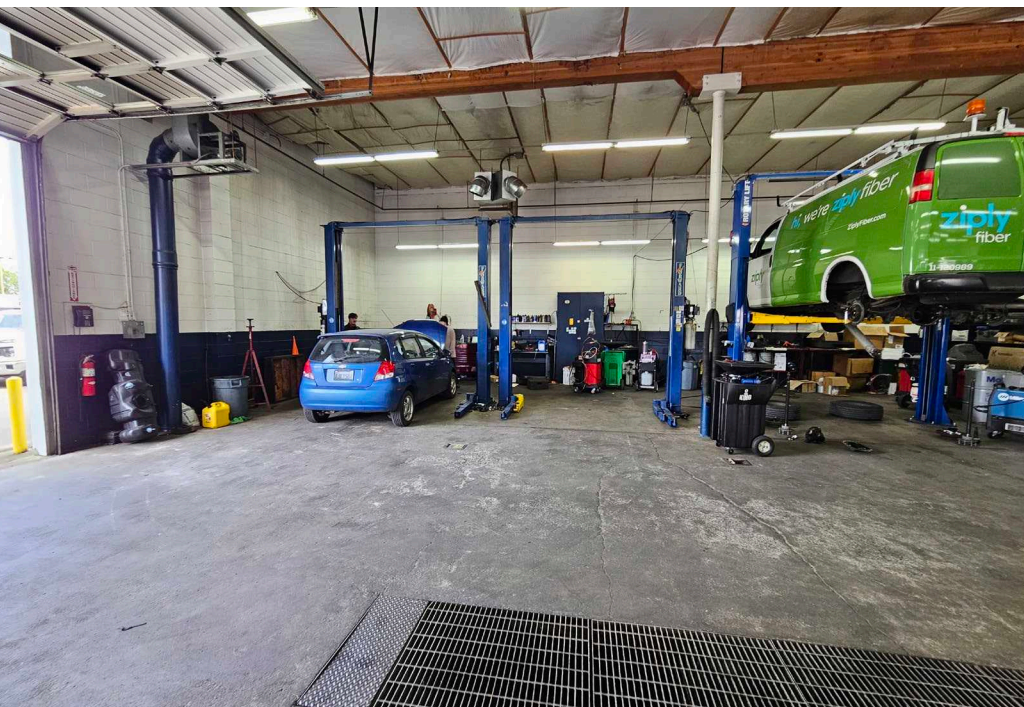
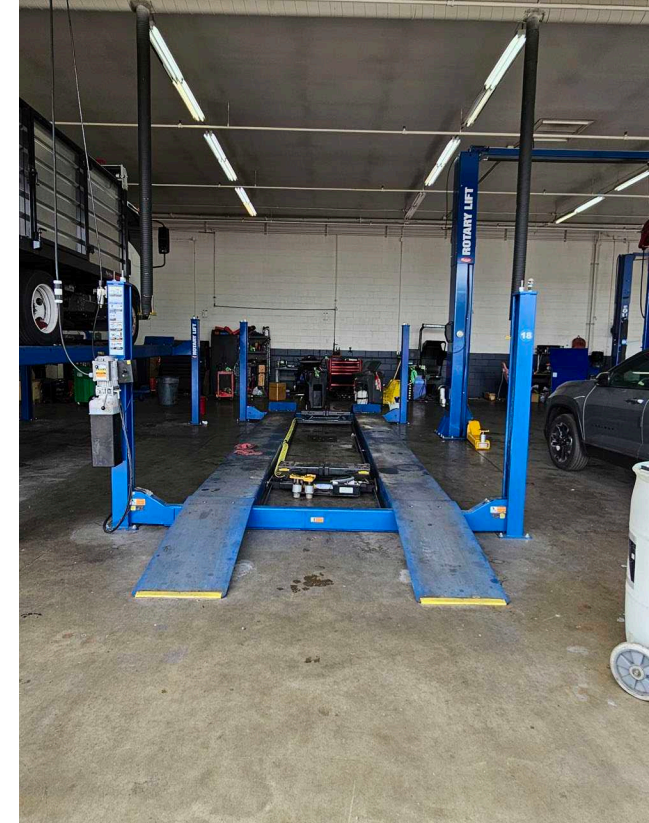
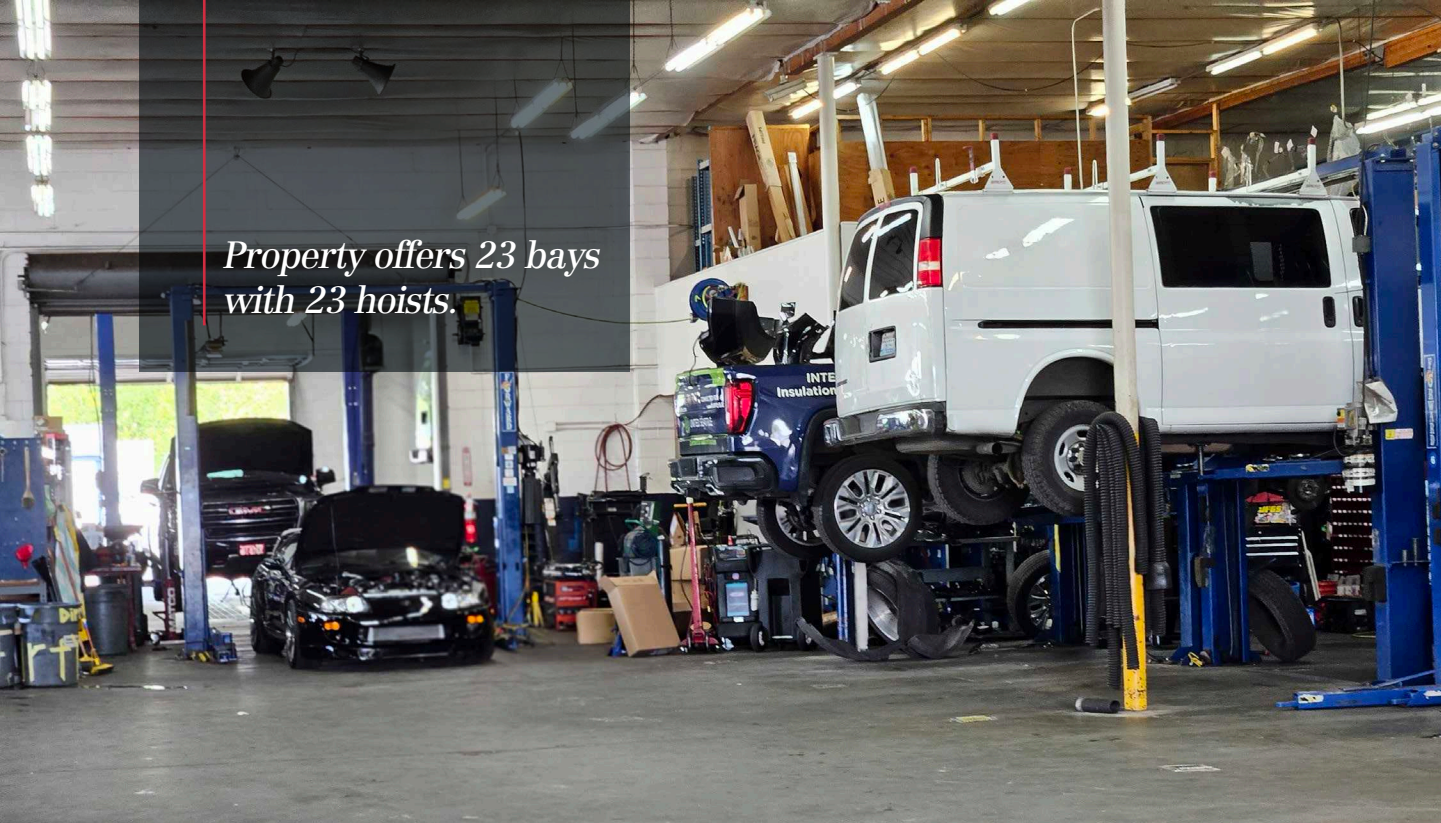
Bldg 2 service bays



Bldg 2 office, bays and vehicle wash / detail areas



Bldg 1 bays and service center

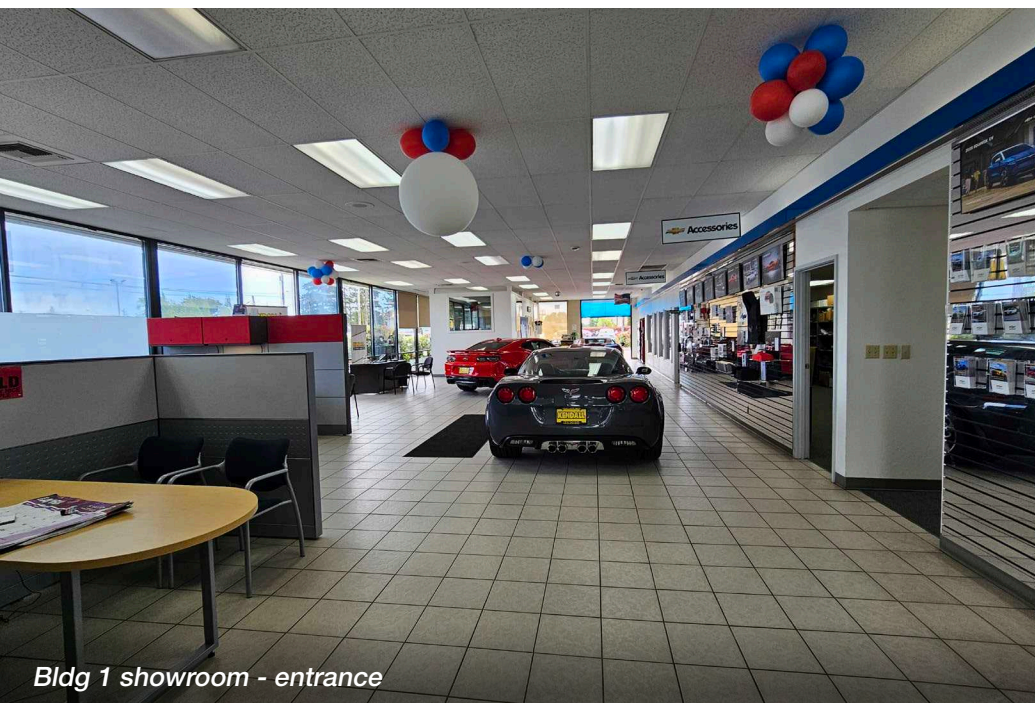




Bldg 1 office



Bldg 1 office breakroom



Bldg 1 showroom - entrance



Bldg 1 showroom - back

Nearby Amenities



+/-122,884 vehicles per day

BUILDING 2

BUILDING 1

35TH AVE NE

33RD AVE NE



Demographic Overview

	3 MILES	5 MILES	7 MILES
Population	47,778	105,586	174,774
Households	17,075	38,081	64,474
Daytime Pop.	44,917	96,657	174,471
Median HH Income	\$92,956	\$97,801	\$97,576
Avg. HH Income	\$116,825	\$123,208	\$123,696

Marysville, Washington

Market Highlights

Marysville, Washington is a rapidly growing city located in the heart of Snohomish County, just 35 miles north of downtown Seattle and 10 miles north of Everett. Positioned along the I-5 corridor and adjacent to the Port of Everett and Arlington's industrial hubs, Marysville offers strategic access to major regional and international markets.

The city is home to the Seattle Premium Outlets and the Tulalip Resort Casino, two of the region's top tourist destinations. The outlets feature over 100 designer stores and attract millions of visitors annually, while the casino and resort serve as a major driver of economic activity and employment. With continued investment in infrastructure and business development, Marysville plays a key role in the economic expansion of North Puget Sound.



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