

OFFERING MEMORANDUM

# FORMER RITE AID – GRANITE FALLS

608 W STANLEY, GRANITE FALLS, WA 98252



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## *Listing Team*

### SALES

#### DAVID GELLNER

Executive Vice President

206.747.4338

david.gellner@kidder.com

#### PARKER KSIDAKIS

First Vice President

206.708.9420

parker.ksidakis@kidder.com

### LEASING

#### RYAN JONES

Senior Vice President

425.450.1117

ryan.jones@kidder.com

#### MATT WEISGERBER

Senior Associate

425.450.1122

matt.weisgerber@kidder.com

### KIDDER.COM

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# INVESTMENT SUMMARY



*Kidder Mathews is pleased to present the opportunity to purchase or lease the former Rite Aid in Granite Falls, WA, an affluent and rapidly growing suburb in Snohomish County. Constructed as a build-to-suit for Rite Aid in 2008, the building is of high-quality construction and includes a drive-thru*

17,272

LEASABLE SF

1.39 AC

LOT SIZE

CB

ZONING -  
COMMERCIAL BUSINESS

2008

YEAR BUILT

\$4.0M

PURCHASE PRICE

CALL

FOR LEASE RATE





## INVESTMENT HIGHLIGHTS

*Strategically located  
on a signalized, hard  
corner location on main  
thoroughfare*

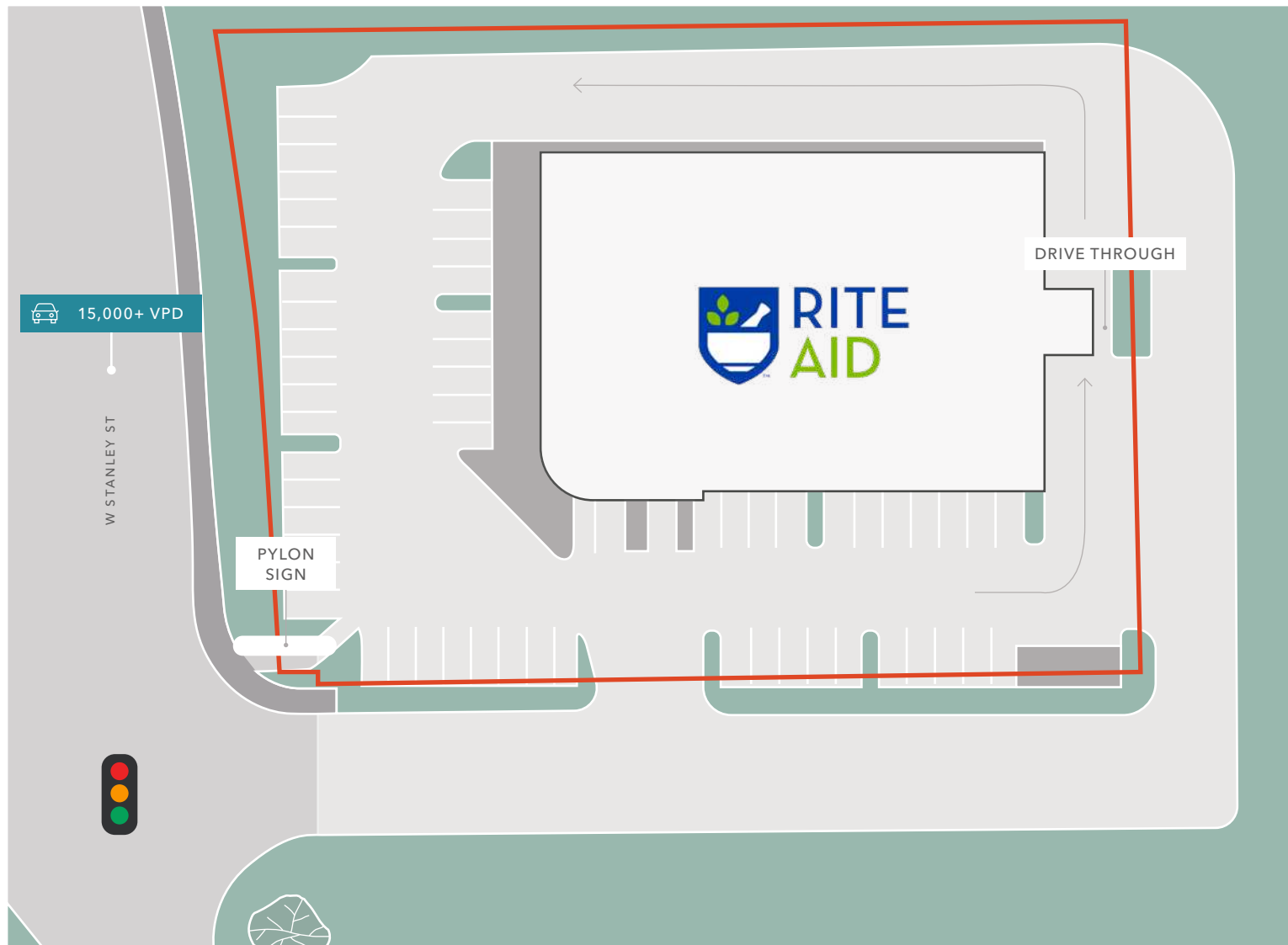
*Quality 2008 build-to-  
suit construction with  
drive-thru*

*Rapidly growing &  
affluent trade with  
average household income  
of \$122K+*

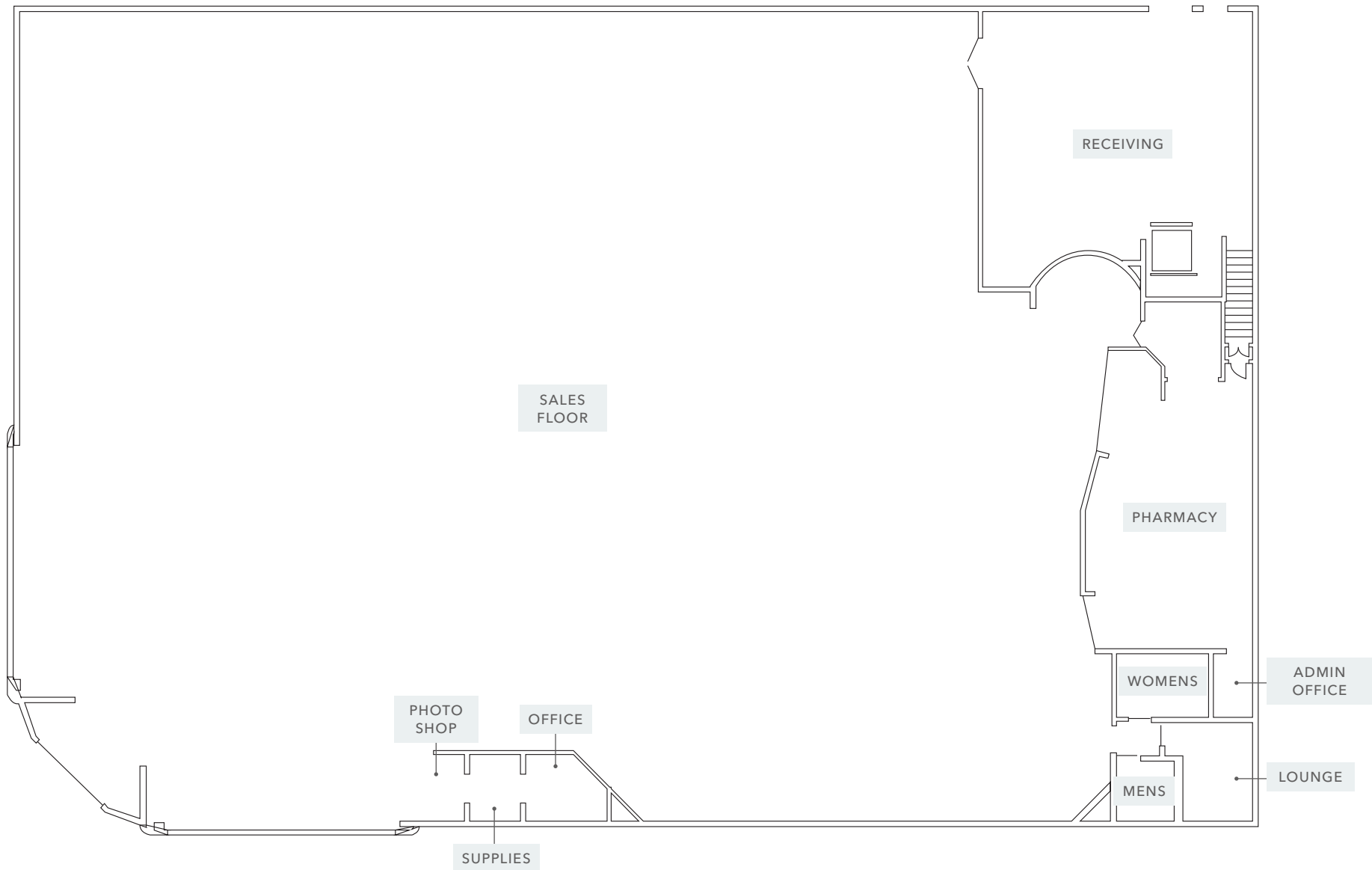


# PROPERTY OVERVIEW

## SITE PLAN



## FLOOR PLAN





## PROPERTY OVERVIEW

## PHOTOS



# LOCATION OVERVIEW



# GRANITE FALLS

*Granite Falls, Washington, is a vibrant and appealing city that is located between the Pilchuck and Stillaguamish rivers in the western foothills of the Cascade Range, northeast of Lake Stevens and Marysville*

The city is named for a waterfall on the river that is located north of downtown on the Stillaguamish River, also accessible via the Mount Loop Highway. The city's close proximity to outdoor recreational opportunities makes it an ideal destination for nature enthusiasts and adventurers. With affordable housing prices, compared to neighboring cities in Snohomish County, and quality school district, Granite Falls is an ideal suburb for families looking to own a home and raise a family.

## SNOHOMISH COUNTY

Snohomish County is the state's largest manufacturing center and the second largest west of the Mississippi river. Home to Boeing's largest manufacturing facility, known as the The Everett Factory, all of the aerospace company's wide-body jets are built minutes from Casino Square. The factory is the world's largest building by volume at 472 million cubic feet, and is expanding 23 million cubic feet to house equipment for cutting edge robot-driven assembly. Snohomish county also produces much more than just airplanes with major employers manufacturing medical devices, electronic equipment, solar modules and inverters, pharmaceuticals, and recreation equipment. Its proximity to Seattle makes Snohomish County a location for high tech employers seeking a suburban location. T-Mobile has an engineering center, Amgen has a research facility, Zumiez has their corporate headquarters, and Google and AT&T have customer service centers. The county is also designated by the state as the center of the medical device industry in Washington. Two significant companies in the ultrasound space, Philips and Sonosite, have headquarters in Snohomish County.

Compared with other Washington State counties, Snohomish County ranks 1st in concentration of manufacturing jobs and 2nd in number of tech jobs.



## LOCATION OVERVIEW





# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2025 EST. TOTAL	5,588	13,610	20,728
2030 PROJECTION	5,998	14,403	21,838
2020 CENSUS	4,790	12,006	18,826
PROJECTED GROWTH 2025 - 2030	410	793	1,110

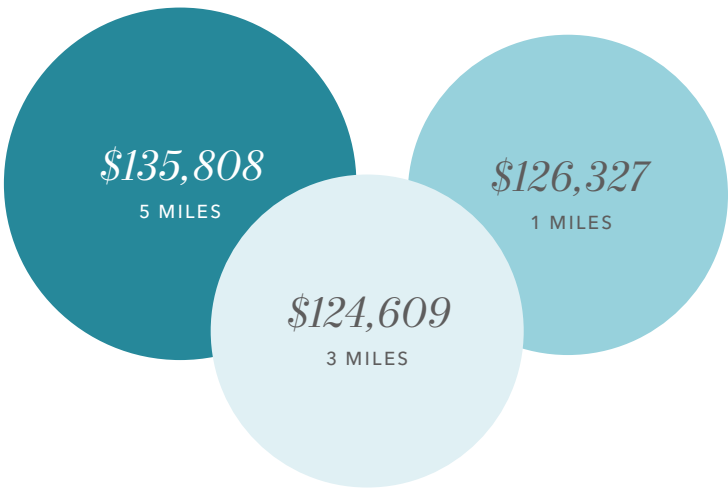
## EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 EST. MEDIAN HH INCOME	\$107,820	\$100,227	\$106,009
2025 PER CAPITA INCOME	\$44,288	\$44,978	\$49,125
TOTAL BUSINESSES	116	259	396
TOTAL EMPLOYEES	760	1,382	1,970

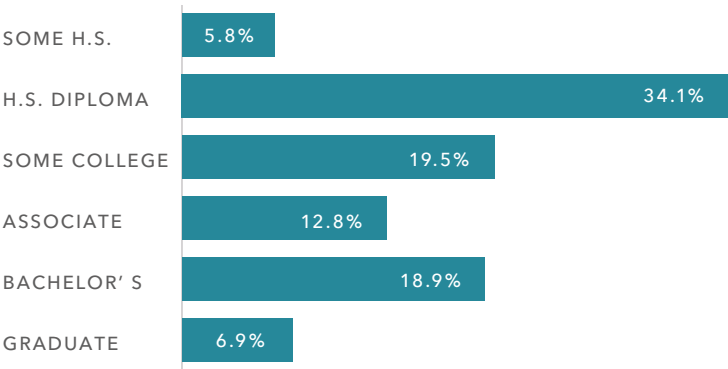
## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	1,955	4,908	7,493
2030 PROJECTED	2,119	5,243	7,965
2020 CENSUS	1,659	4,287	6,688
GROWTH 2025 - 2030	164	335	472

## AVERAGE HOUSEHOLD INCOME



## EDUCATION (5 MILES)



Data Source: ©2025, Sites USA



## *Listing Team*

### **SALES**

#### **DAVID GELLNER**

Executive Vice President

206.747.4338

david.gellner@kidder.com

#### **PARKER KSIDAKIS**

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