

MARYSVILLE TOWN CENTER

105 MARYSVILLE MALL WAY | MARYSVILLE, WA 98270

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21,877 SF **2,115 SF**

SUITE 12

SUITE 200

CALL FOR RATES

Marysville Town Center offers prime retail and office opportunities with 2,115 - 21,877 SF available.

Boasting strong freeway visibility and easy access to I-5, this centrally located property sits along Highway 538 in Marysville, just 30 miles north of Seattle. Exciting nearby developments, including the Marysville Riverwalk project with 325-400 new apartments, a hotel, and a sports complex, enhance the area's vibrancy. Upcoming corridor and interchange improvements along I-5 will further boost accessibility.





140k
TOTAL
POPULATION

94.7k
DAYTIME
POPULATION

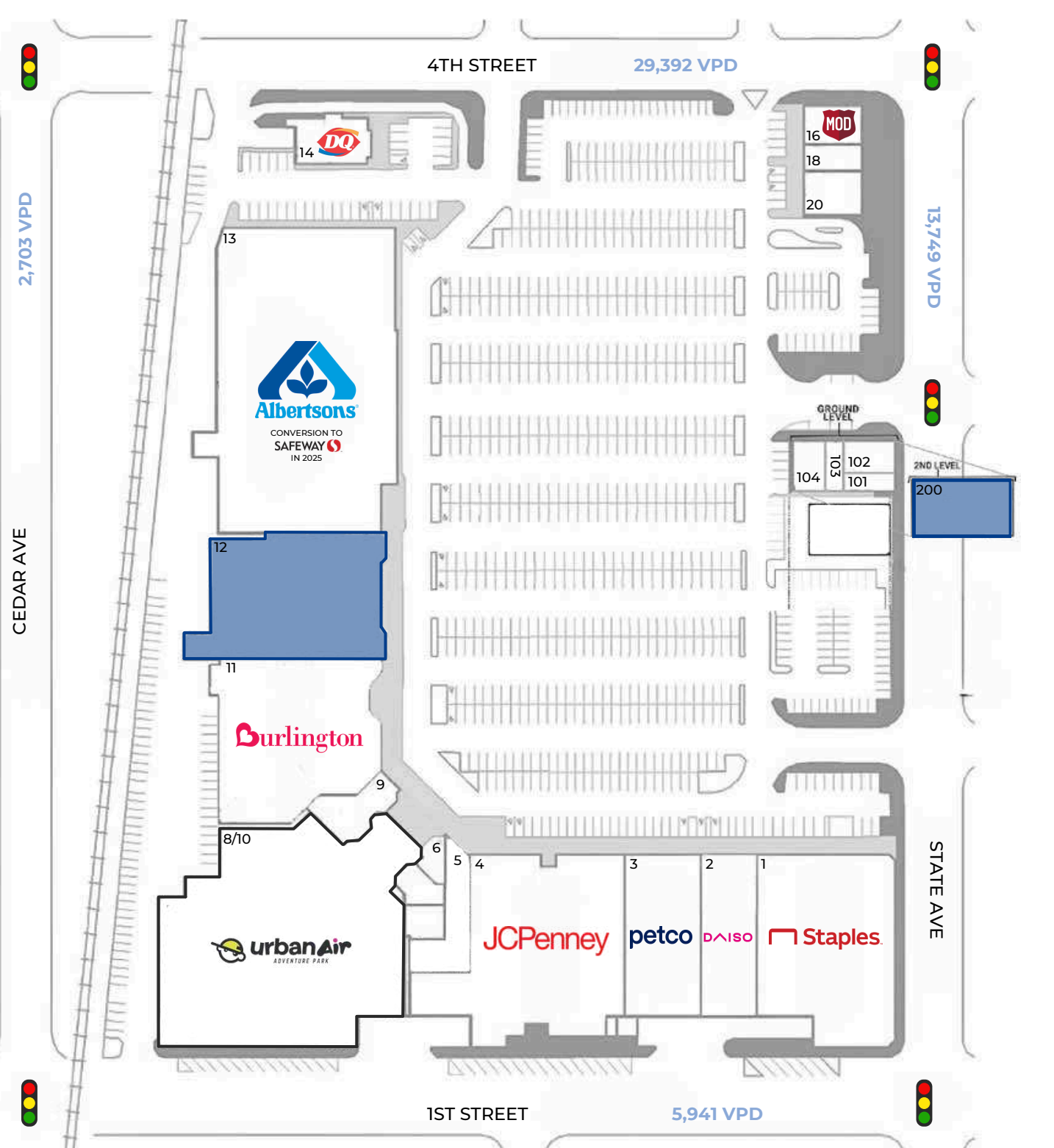
\$122k
AVG. HOUSEHOLD
INCOME

54k
HOUSEHOLDS

21M
VISITS PER YEAR

341k
VISITORS PER YEAR

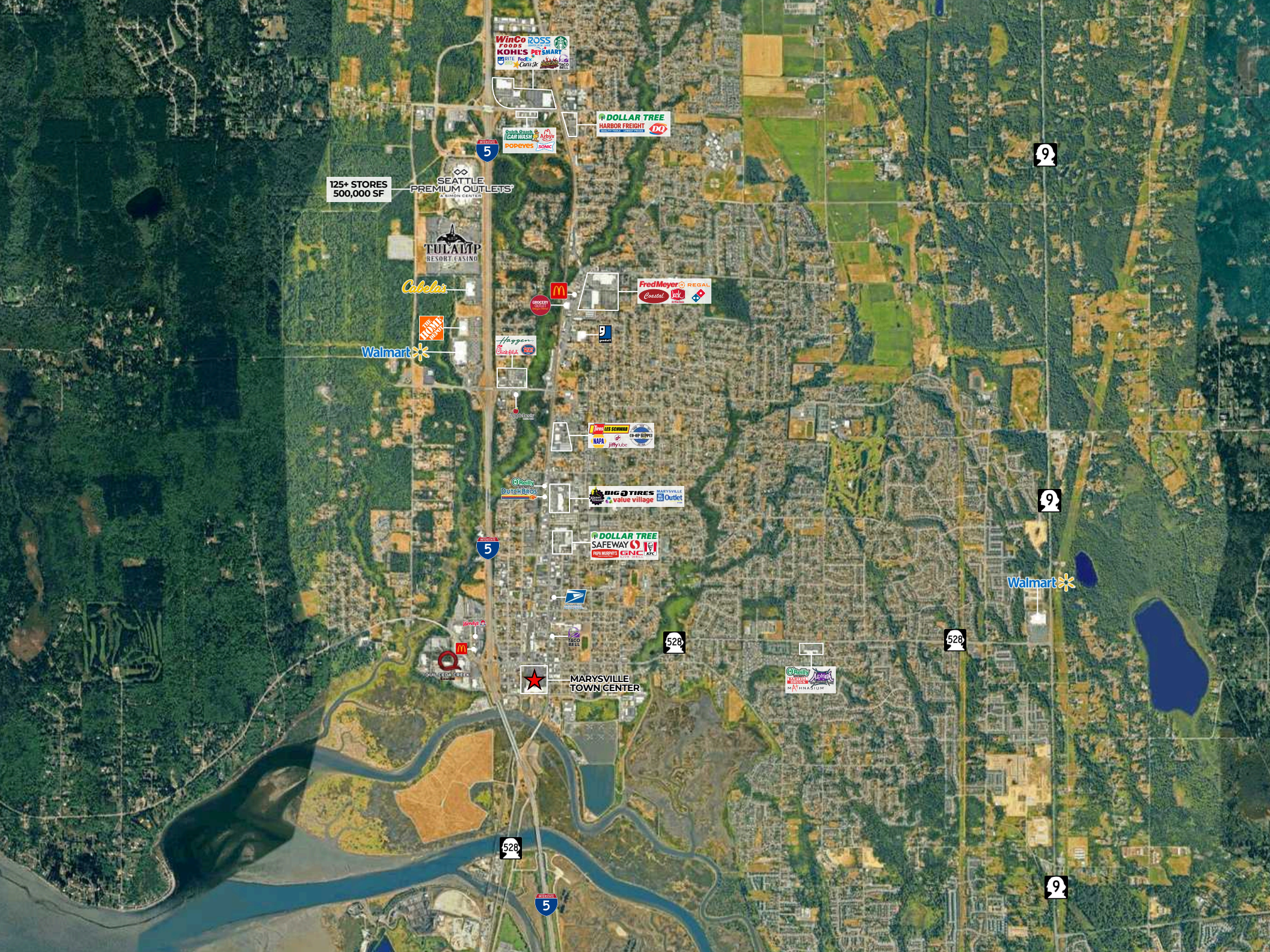
*2024 PROJECTIONS 15 MINUTE DRIVE TIME COLLECTED VIA SITESUSA
VISITOR DATA COLLECTED VIA PLACER.AI



SPACE AVAILABLE

| SUITE | TENANT | SQ FT |
|-------|------------------------|--------|
| 1 | Staples | 24,009 |
| 2 | Daiso | 8,129 |
| 3 | Petco | 12,312 |
| 4 | JC Penney | 29,842 |
| 5 | Urban Air | 4,585 |
| 6 | Jackson Hewitt | 890 |
| 8/10 | Urban Air | 53,500 |
| 9 | Bath & Body Works | 3,080 |
| 11 | Burlington | 21,500 |
| 12 | AVAILABLE | 21,877 |
| 13 | Albertsons | 52,497 |
| 14 | Dairy Queen | 3,300 |
| 16 | MOD Pizza | 2,573 |
| 18 | AT&T | 1,183 |
| 20 | Coastal Community Bank | 2,630 |
| 101 | Barber Shop | 979 |
| 102 | Verizon | 1,505 |
| 103 | Reboot Combat | 1,039 |
| 104 | Edward Jones | 1,215 |
| 200 | AVAILABLE | 2,115 |







Improved Access & Growing Traffic Exposure

The new I-5/SR 529 interchange — opened in October 2025 — provides direct northbound and southbound freeway access to State Avenue, dramatically improving connectivity to downtown Marysville and the surrounding retail corridor.

With congestion relief from the former at-grade rail crossing and smoother traffic flow along State Avenue, traffic counts in front of Marysville Town Center are projected to increase significantly, with continued growth as travel patterns adjust.



This enhanced accessibility positions the center for stronger customer traffic and expanded regional draw from both I-5 and the greater Marysville trade area.





ADAM GREENBERG

SENIOR VICE PRESIDENT | PARTNER
ADAM@PAADVISORS.COM
425.503.1339

TYSON CLARKE

SENIOR VICE PRESIDENT | PARTNER
TYSON@PAADVISORS.COM
360.319.4855

