

FORMER  
**SNOHOMISH**  
**KFC**

1209 AVENUE D | SNOHOMISH, WA 98290

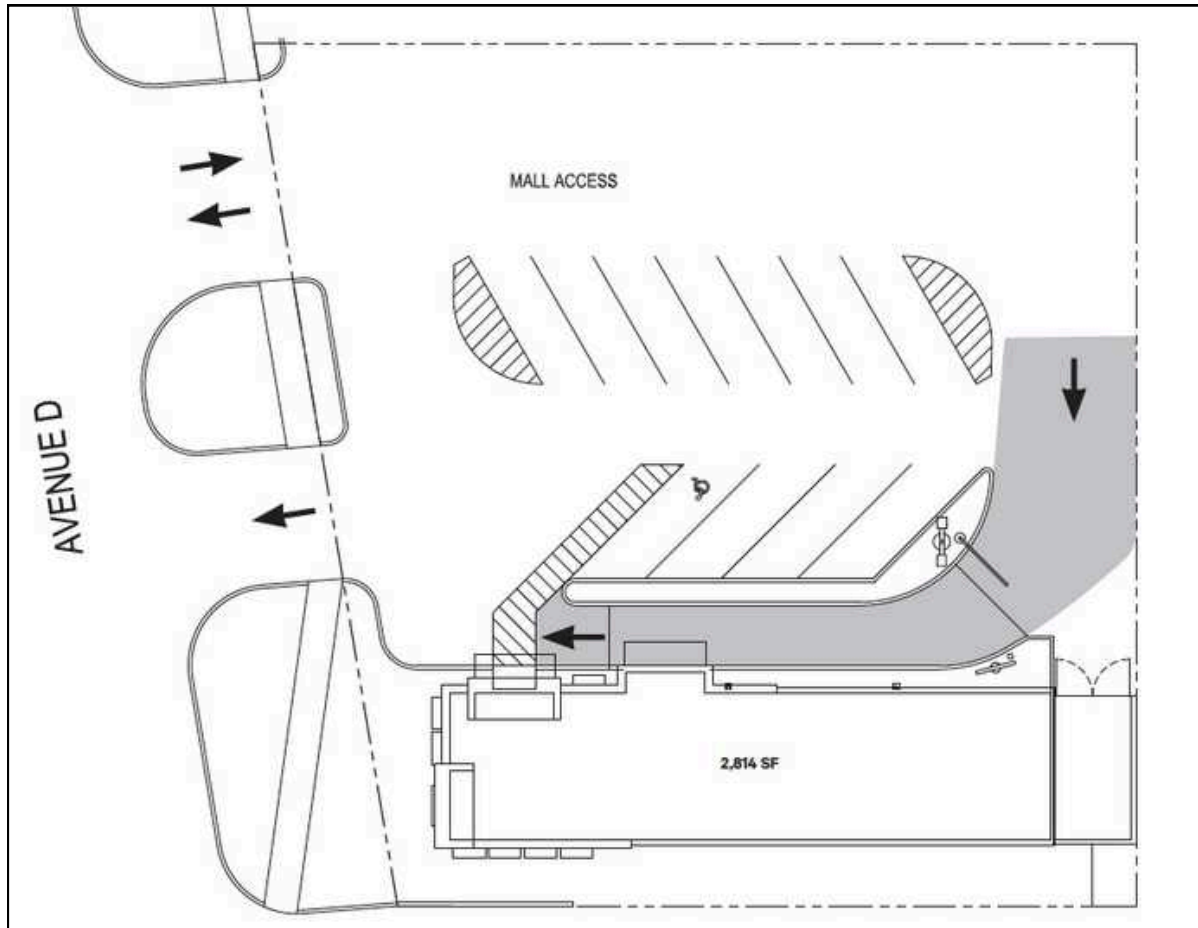


# 1209 AVENUE D

SNOHOMISH, WA 98290

**2,814 SF**  
BUILDING SIZE

**CALL**  
FOR RATES



KFC  
PLANS

SITE  
PLAN

BUILDING  
PLANS





**21k**  
TOTAL  
POPULATION

**14k**  
DAYTIME  
POPULATION

**\$147k**  
AVG. HOUSEHOLD  
INCOME

**8k**  
HOUSEHOLDS

**\$117k**  
MEDIAN HOUSEHOLD  
INCOME

**7k**  
EMPLOYEES

\*2025 PROJECTIONS FOR 3 MILE RADIUS FROM SITE. COLLECTED VIA SITESUSA





## MARKET DETAILS

Snohomish, WA is a historic city known for its charming downtown, strong community growth, and strategic location along major regional transportation routes. The market benefits from a mix of established local businesses, national retailers, and a growing residential base, providing steady customer activity and regional draw. With continued housing development and rising demand for retail and service offerings, Snohomish offers a resilient environment for new commercial ventures. Its blend of small-town character and economic growth makes it an attractive opportunity for businesses seeking a strong presence in the region.

Located in the heart of Snohomish, WA, this site offers excellent visibility and easy access along a busy local corridor, with 12,592 vehicles passing daily. The surrounding area features a strong mix of national and local tenants, including Safeway, Taco Bell, Starbucks, McDonald's, Dollar Tree, generating consistent customer activity throughout the day. With nearby residential growth and a vibrant downtown, the location draws both local residents and regional visitors. This makes it an ideal opportunity for retail, dining, or service-oriented businesses looking to establish a strong presence in Snohomish's growing market.

### SITE HIGHLIGHTS

- 11 Dedicated Parking Stalls
- Excellent Access
- Pylon/Monument Signage Available
- Anchored by Safeway
- Drive-Thru

PLACER REPORT





Haggen

Ave D

13th St

5,997 VPD

13th St

13th St

13th St

13th St

Jacksons

WELLS FARGO

SAFeway

PAPA MURPHY'S

Chevron

12,592 VPD

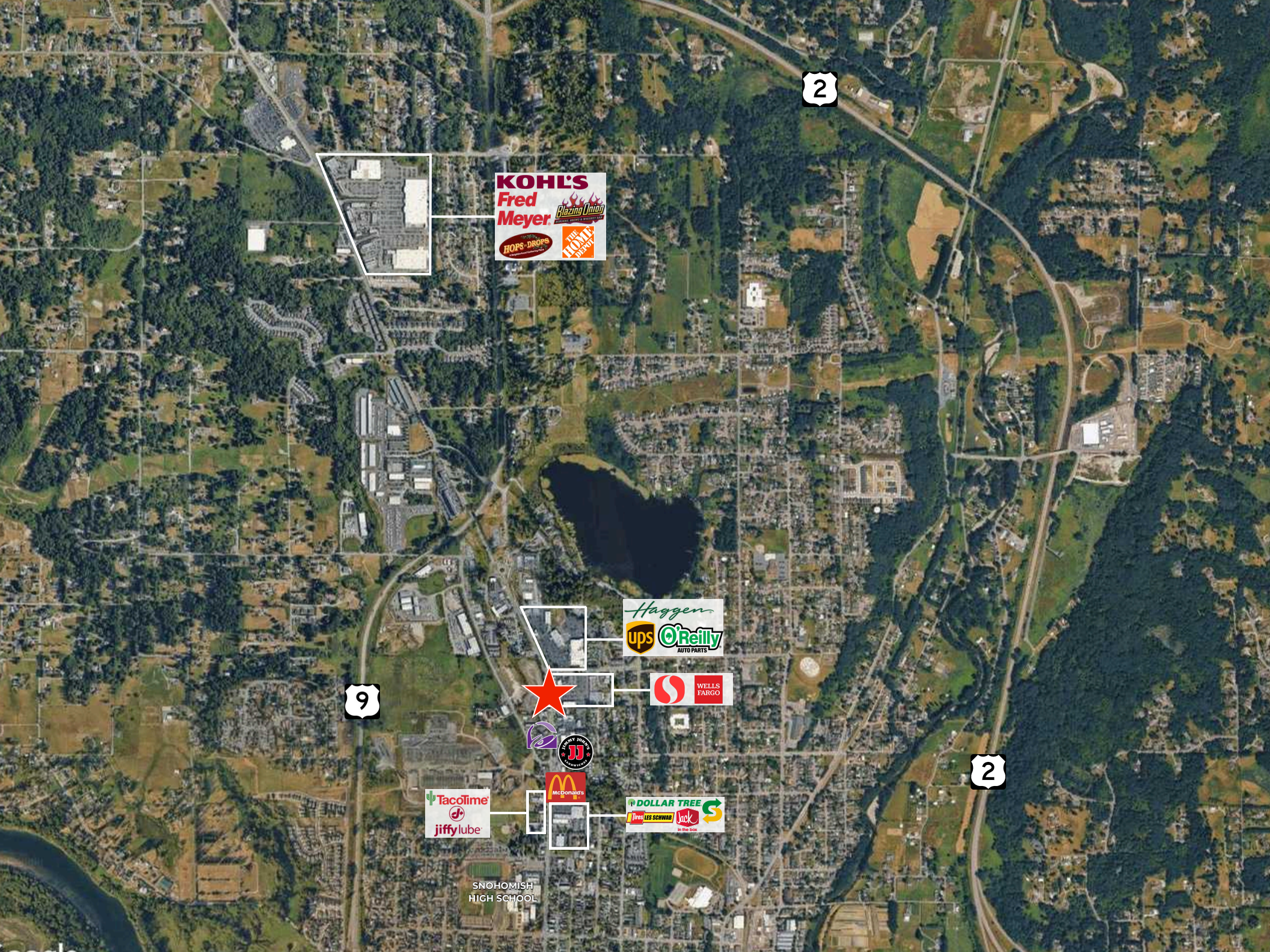
Starbucks

WaFd Bank

TACO BELL

Bonerville Ave





**KOHL'S**  
**Fred Meyer**  
HOPS & DROPS  
Blazing Onion  
THE HOME DEPOT

Haggen  
ups  
O'Reilly  
AUTO PARTS

WELLS FARGO

JJ'S

McDonald's

DOLLAR TREE  
LES SCHWAB  
Jack in the Box

TacoTime  
jiffy lube

SNOHOMISH  
HIGH SCHOOL

2

9

2





## **RYAN CORNISH**

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