

FOR LEASE

FORMER ARLINGTON BARTELL DRUGS

*Prime Stand-Alone Retail
in Arlington, WA*

7423 204TH STREET NE
ARLINGTON, WA 98223



FORMER ARLINGTON BARTELL DRUGS



Prime Arlington stand-alone retail directly on Highway 9

Key intersection with Safeway, Starbucks, McDonalds, AutoZone and more

Prime corner of SR 9 and 204th Street NE with excellent visibility

Minutes from I-5 and Downtown Arlington

Generous parking at 4+/1000

Excellent signage with building and 2 monument signs facing Highway 9 and 204th

Call brokers for lease rates and NNN



TAKE VIRTUAL TOUR

14,661 SF

APPROX TOTAL SIZE

CALL

FOR LEASE RATES

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

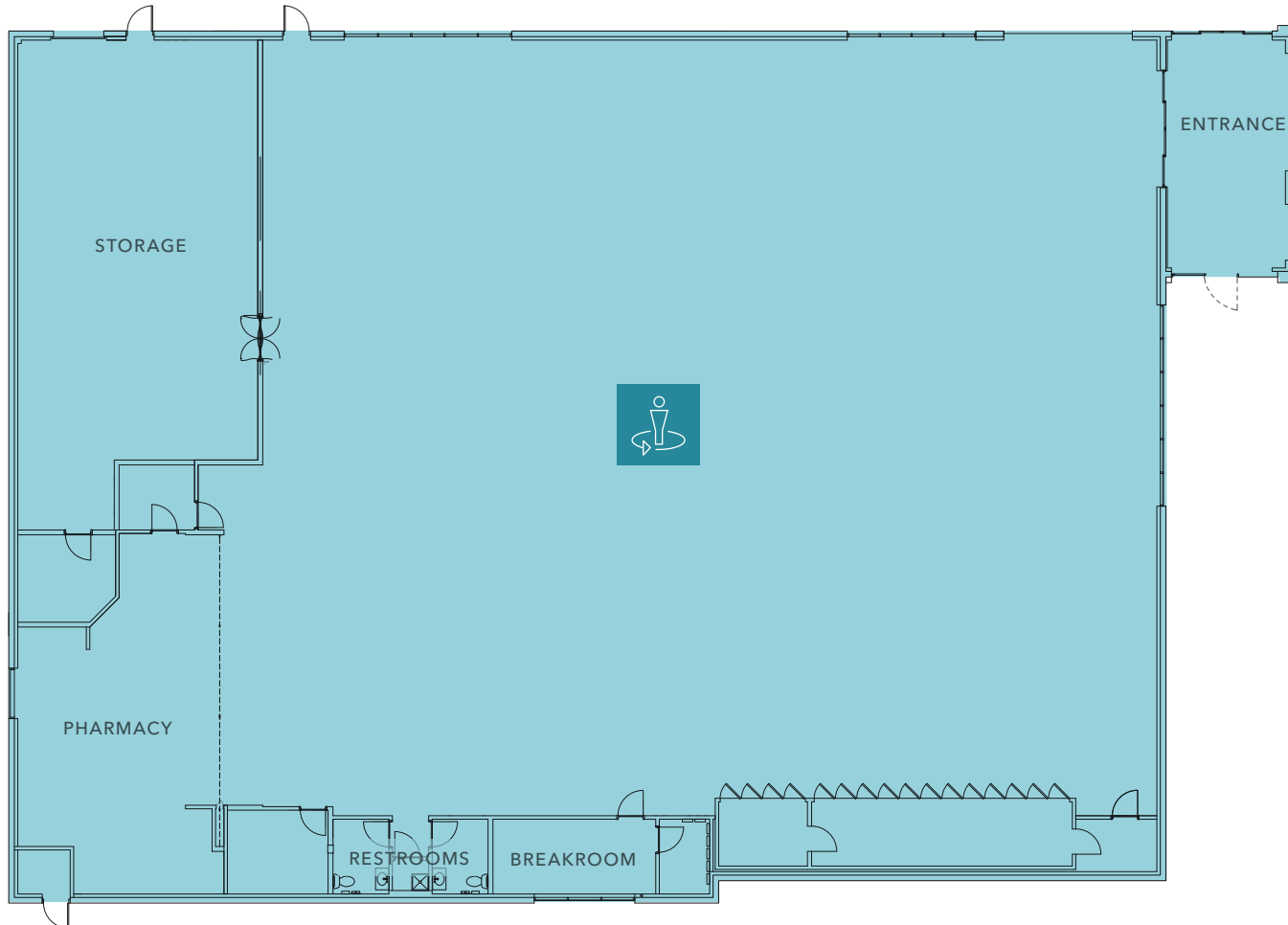


FLOORPLAN

14,661 SF

APPROX BUILDING SF

HIGHWAY 9

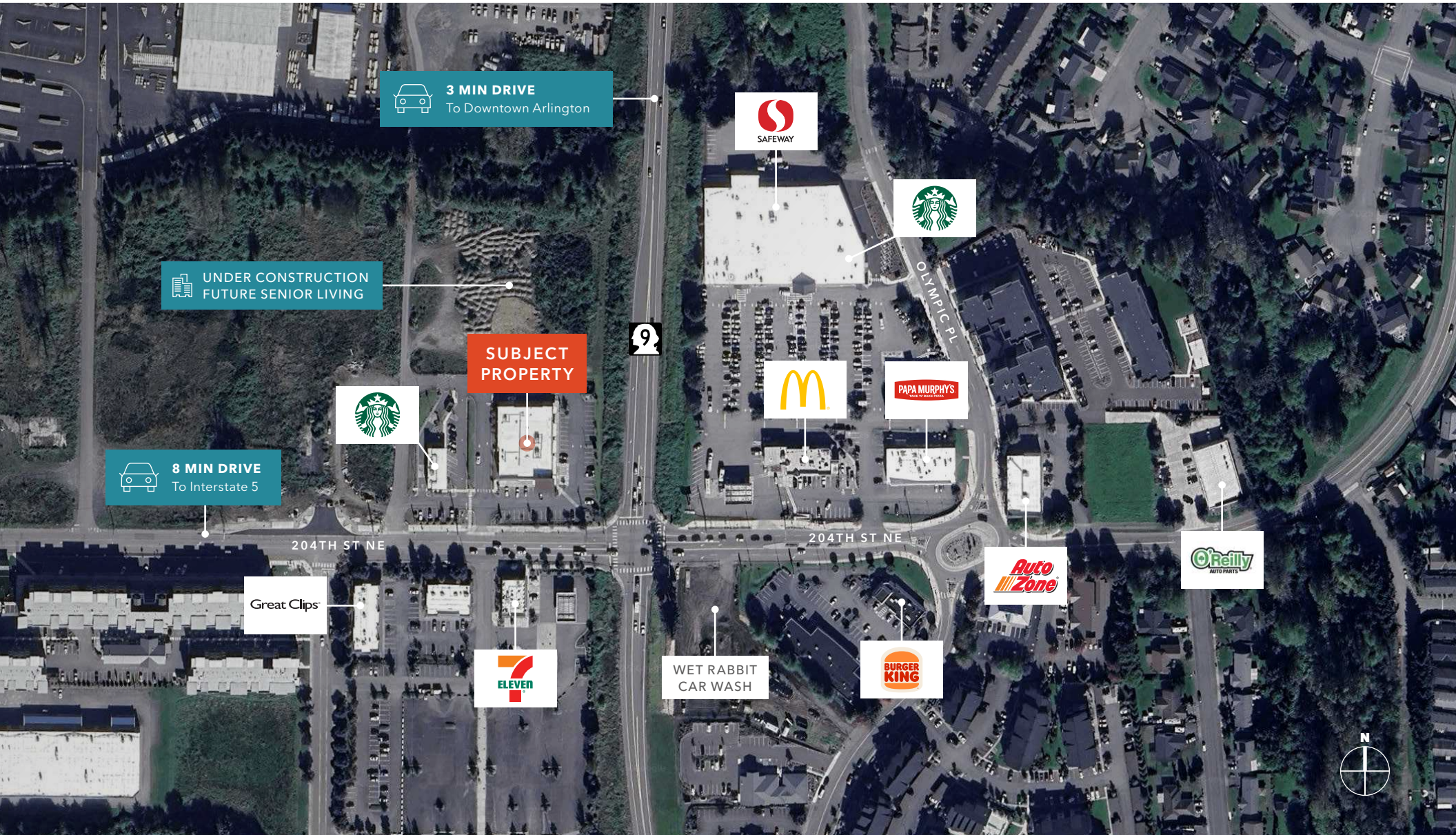


 TAKE VIRTUAL TOUR

204TH STREET NE



FORMER ARLINGTON BARTELL DRUGS



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2020 CENSUS	6,631	22,702	45,705
2025 ESTIMATED	7,781	25,669	49,965
2030 PROJECTED	8,400	27,928	53,419

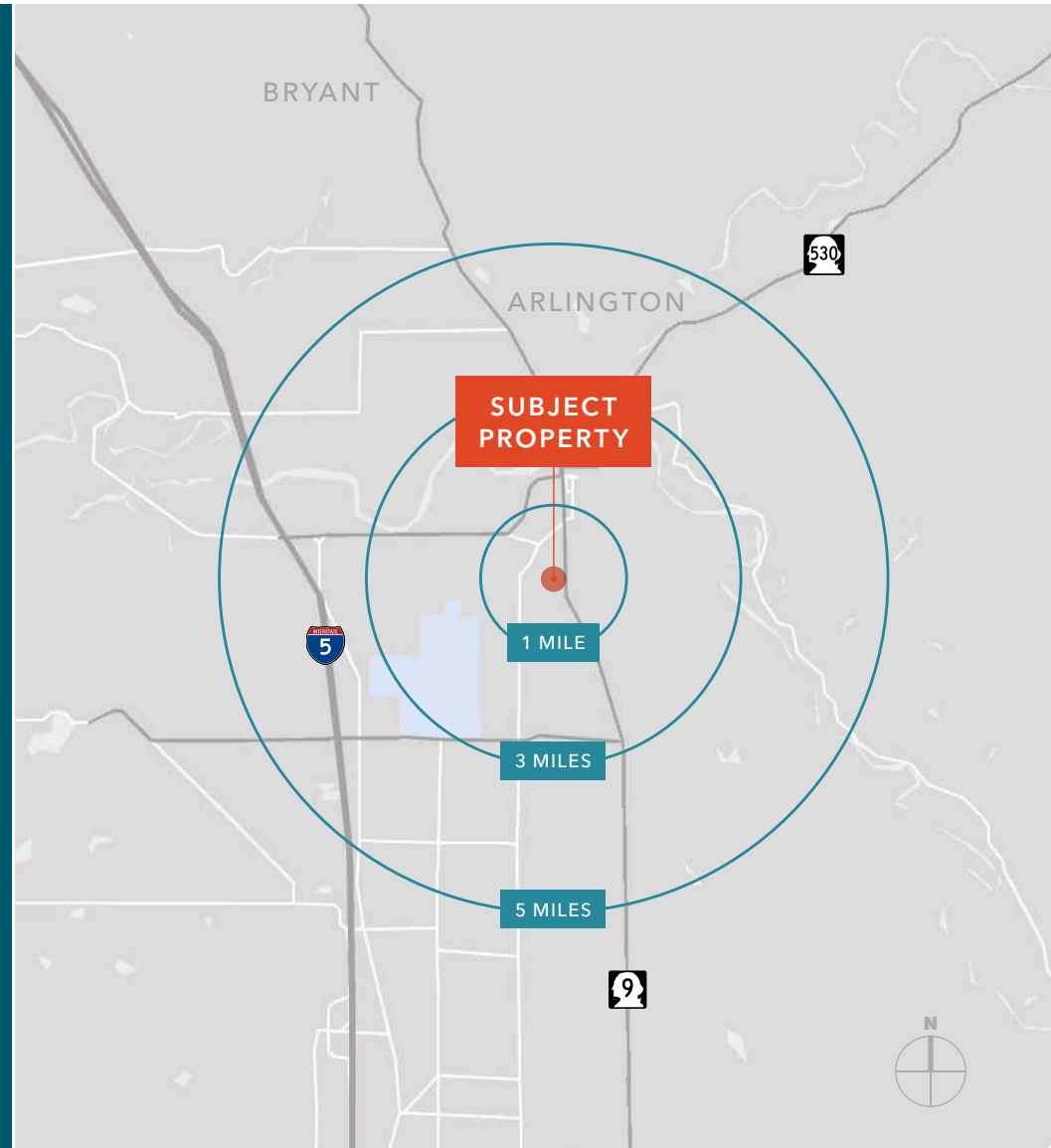
HOUSEHOLD SIZE

	1 Mile	3 Miles	5 Miles
2020 HOUSEHOLDS	2,510	8,342	16,474
2025 HOUSEHOLDS	3,085	9,839	18,895
2030 HOUSEHOLD PROJECTION	3,366	10,814	20,468

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN HHI	\$95,460	\$103,340	\$105,176
2025 AVERAGE HHI	\$121,388	\$136,155	\$132,025

Data Source: Regis, 2025



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



*For more information about
this property, please contact*

MONICA WALLACE
Executive Vice President
425.450.1104
monica.wallace@kidder.com

TYLER MILLER
Senior Associate
425.450.1116
tyler.miller@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

