

FOR LEASE

# 1400 STATE AVE

MARYSVILLE, WA 98270





*Second Generation Restaurant  
with Drive-Thru*

2,065 SF available

Existing drive-thru

Signalized intersection

16 parking stalls

7.5 per 1,000 SF parking ratio

Located in Marysville, WA

3 minutes from I-5

Rare opportunity

Signalized intersection

*2,065 SF*

BUILDING

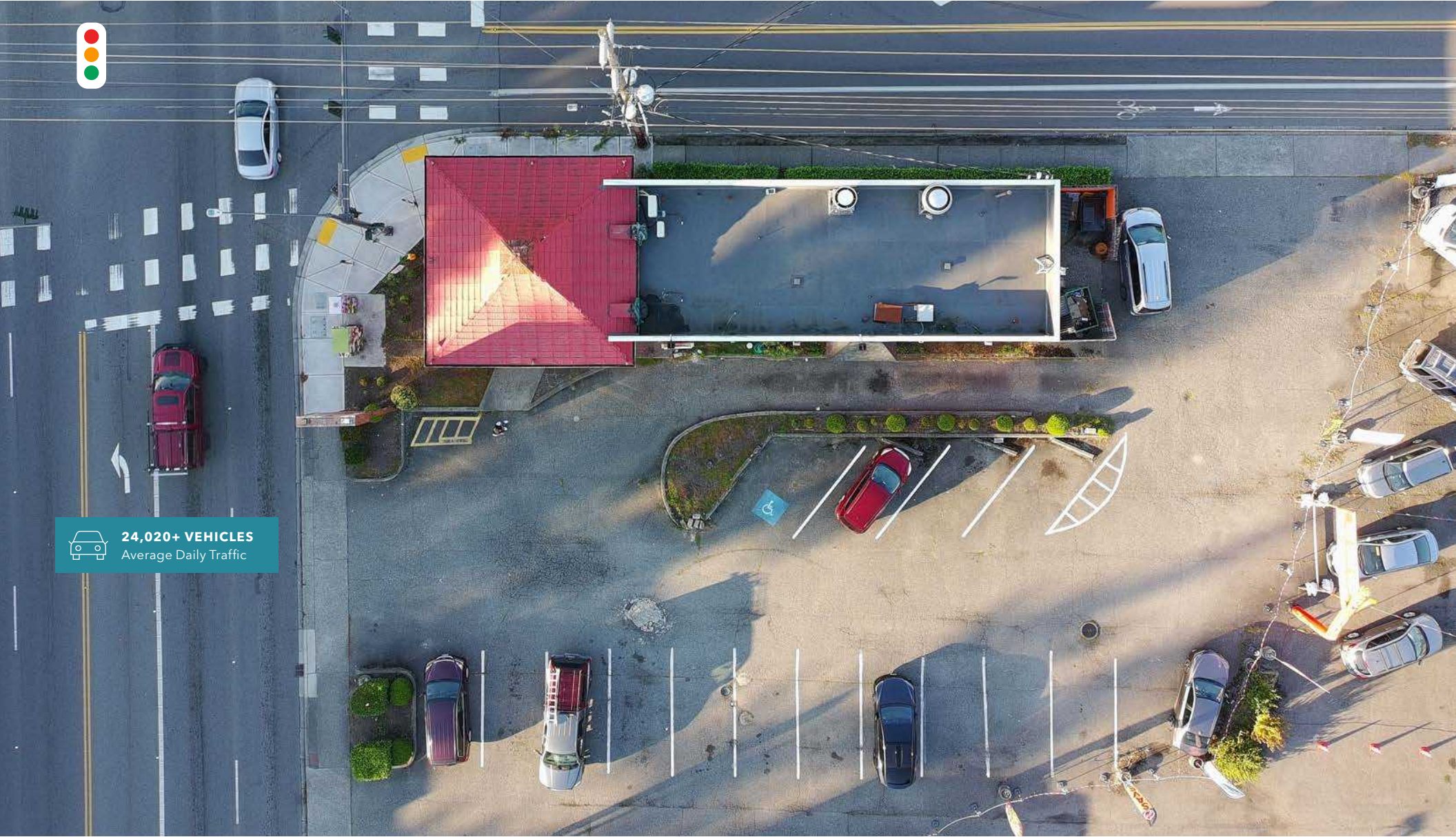
*22,651 SF*

LAND

1400 STATE AVE



**24,020+ VEHICLES**  
Average Daily Traffic



AVAILABLE FOR LEASE

KIDDER MATHEWS



# DEMOGRAPHICS

## POPULATION

	5 Minutes	10 Minutes	15 Minutes
2010 CENSUS	17,807	59,300	110,549
2020 CENSUS	18,364	63,238	124,611
2025 ESTIMATED	20,425	66,356	133,178
2030 PROJECTED	21,264	68,292	138,557

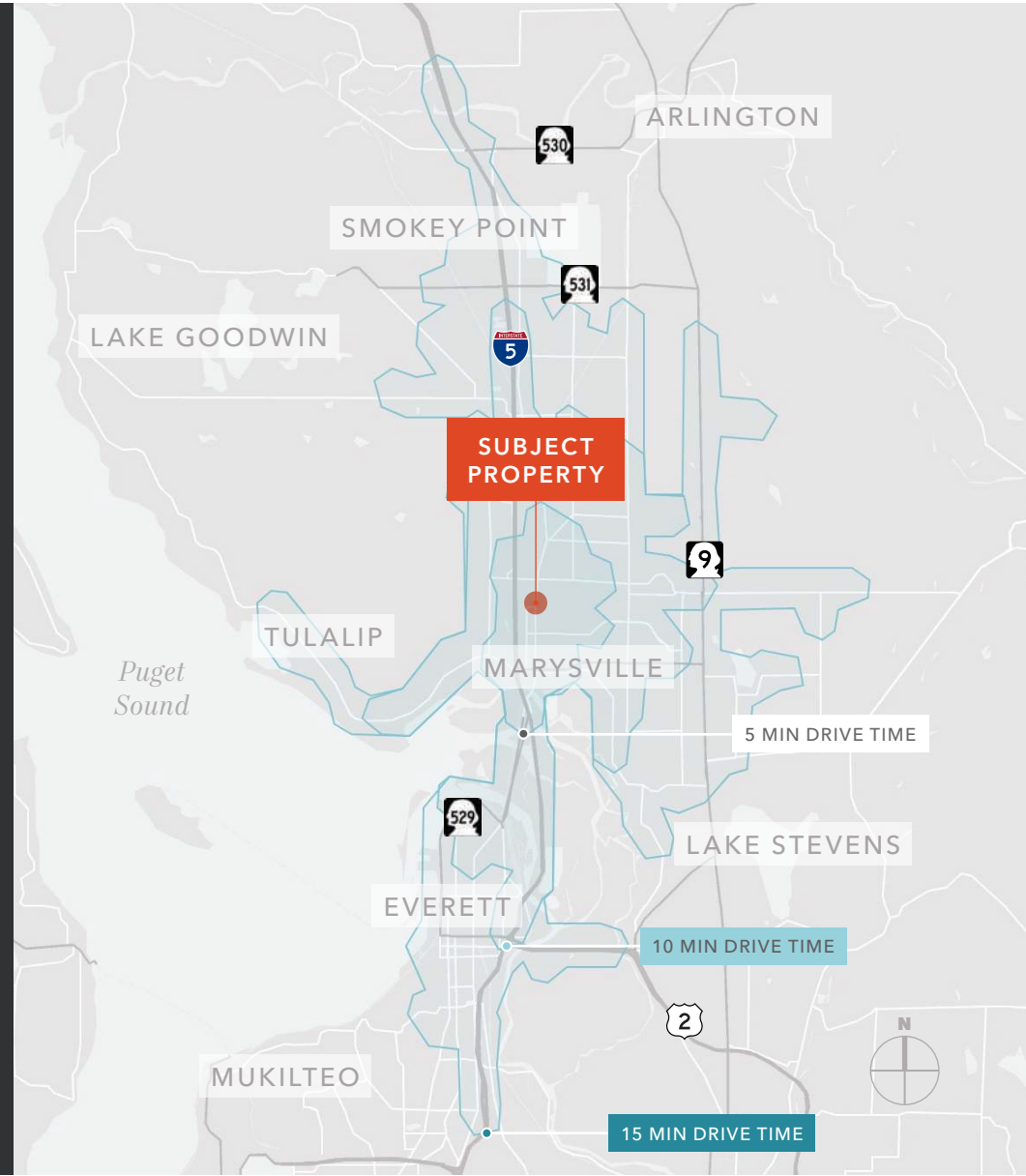
## MEDIAN AGE & GENDER

	5 Minutes	10 Minutes	15 Minutes
MEDIAN AGE	37.7	37.7	37.4
% FEMALE	47.2%	48.9%	47.9%
% MALE	52.8%	51.1%	52.1%

## HOUSEHOLD INCOME

	5 Minutes	10 Minutes	15 Minutes
2025 MEDIAN	\$86,359	\$96,187	\$97,705
2030 MEDIAN PROJECTED	\$85,991	\$95,644	\$97,262
2025 AVERAGE	\$104,816	\$119,124	\$122,594
2030 AVERAGE PROJECTED	\$104,286	\$118,231	\$121,958

Data Source: ©2025, Sites USA





 **24,020+ VEHICLES**  
Average Daily Traffic

**SUBJECT  
PROPERTY**

80TH ST NE

STATE AVE

*Exclusively listed by*

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