

Retail Space For Lease

# Mill Spur Yard

12404 MILL SPUR | LAKE STEVENS, WA



NAI

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**NAI** Puget Sound  
Properties

# For Lease

## Available Now

Seize the unique chance to become a part of Lake Stevens history! Situated at the intersection of Main Street and 20th Street Southeast, 12404 Mill Spur is a three-story mixed-use building with retail and restaurant space available for lease. This prime retail opportunity is anchored to the planned redevelopment of the City of Lake Stevens Historical Museum, and the expansion of North Cove Park.

<b>ADDRESS</b>	12404 Mill Spur Lake Stevens, WA
<b>PARCEL NUMBER</b>	00553800003802
<b>TYPE</b>	Retail
<b>SPACE AVAILABLE</b>	1st Floor: 745 SF 3rd Floor: 1,648 SF
<b>ASKING RATE</b>	Negotiable



# Building Plans



# First Floor

## SPACE SIZE

745 SF

## LEASE RATE

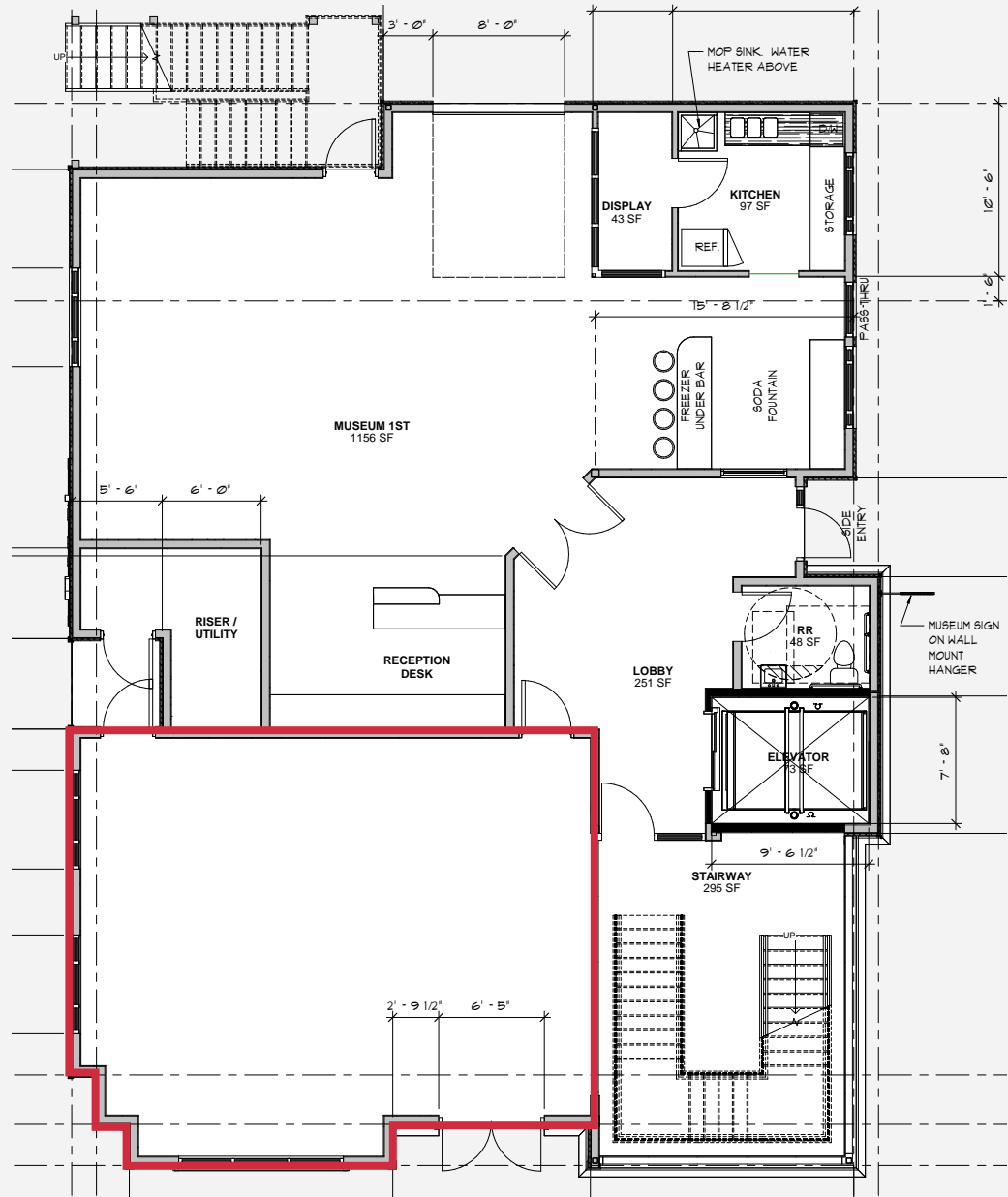
\$30/SF

## DELIVERY

Shell Condition

## ESTIMATED DELIVERY

Q3 2026



# Third Floor

## SPACE SIZE

1,648 SF

## ADDITIONAL PATIO

822 SF

## LEASE RATE

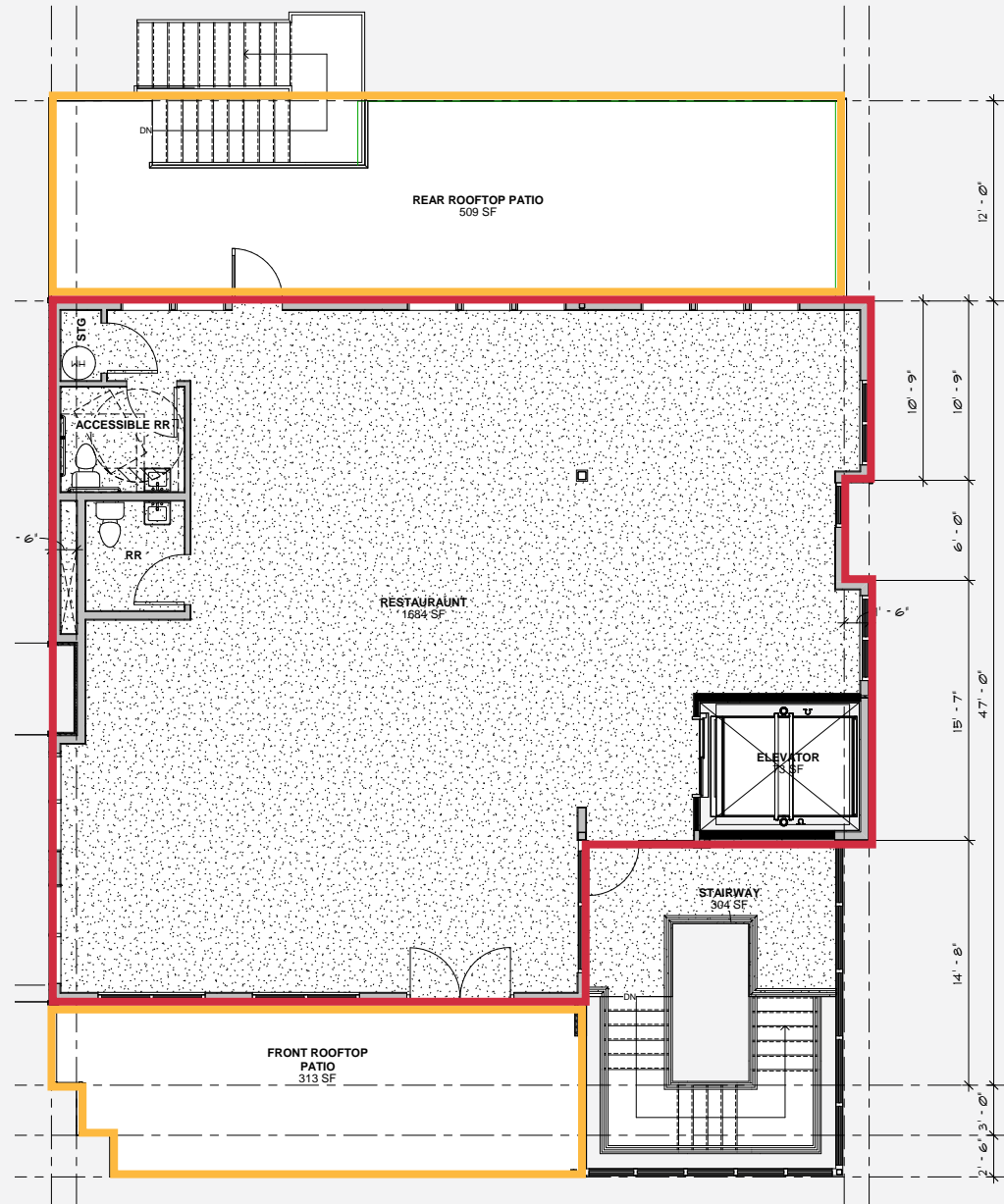
\$31/SF\*

## DELIVERY

Shell Condition

## ESTIMATED DELIVERY

Q3 2026



\*Lease rate only applies to interior footage.



# Market Overview

The City of Lake Stevens is leading an effort to transform downtown Lake Stevens, the historic core of the city. Phase I and II of the revitalization plan have been completed, with the additions of The Mill on Lake Stevens, a shared community event space, as well as an inclusive playground with a picnic shelter, an observation deck, and parking. Phase III includes the construction of a three-story mixed-use building on Mill Spur, which will house the new museum, as well as retail and restaurant space. Adjacent to North Cove Park and The Mill on Lake Stevens, the City is in the process of constructing a festival street named Mill Spur. This street is the central location to host city festivals and open-air markets. The festival street provides frontage for the new Lake Stevens Historical Museum and the relocated Grimm House to maintain a cultural presence downtown. It will also include between 30 and 40 parking spots and bicycle parking. With close proximity to the city's core, this property presents a rare chance to secure your place in one of Washington State's most rapidly expanding communities.

## Locational Highlights

- **STRONG RETAIL CORRIDOR**  
Centrally located on 20th Street NE and Main Street, Mill Spur Yard is anchored by an abundance of restaurants, recreational areas, and residential homes.
- **STRATEGIC LOCATION**  
Perfectly nested within Lake Stevens' downtown core, Mill Spur Yard benefits from the foot traffic generated from community events at The Mill on Lake Stevens, North Cove Park, City Hall, and the Lake Stevens Public Boat Launch.
- **EXCELLENT ACCESS AND VISIBILITY**  
Mill Spur Yard benefits from excellent access and visibility in the heart of downtown Lake Stevens. With the new Mill Spur Road's completion, this property will become a destination for residents and visitors alike.
- **DENSE DEMOGRAPHICS**  
This property boasts a highly populated surrounding area, with over 92,150 residents within a 5-mile radius. Notably the immediate population will experienced a 0.86% increase over the next few years, further contributing to the property's potential for attracting a diverse and robust customer base.

# Nearby Amenities



Lake Mall Shopping Center

BUZZINN  
SHACKS

WANDER COOKIES  
BAKE SHOP

B  
RESTAURANT & BAR

FRANCISCO'S  
RESTAURANT & CANTINA

SUBWAY

LIFE

City Hall

Lake Stevens  
Public Boat Launch

North Cove  
Park

Mill Spur Yard

Post Office

20TH ST NE

LAKE STEVENS

MAIN ST

LAKE STEVENS RD



# Notable Developments

THE MILL ON LAKE  
STEVENS

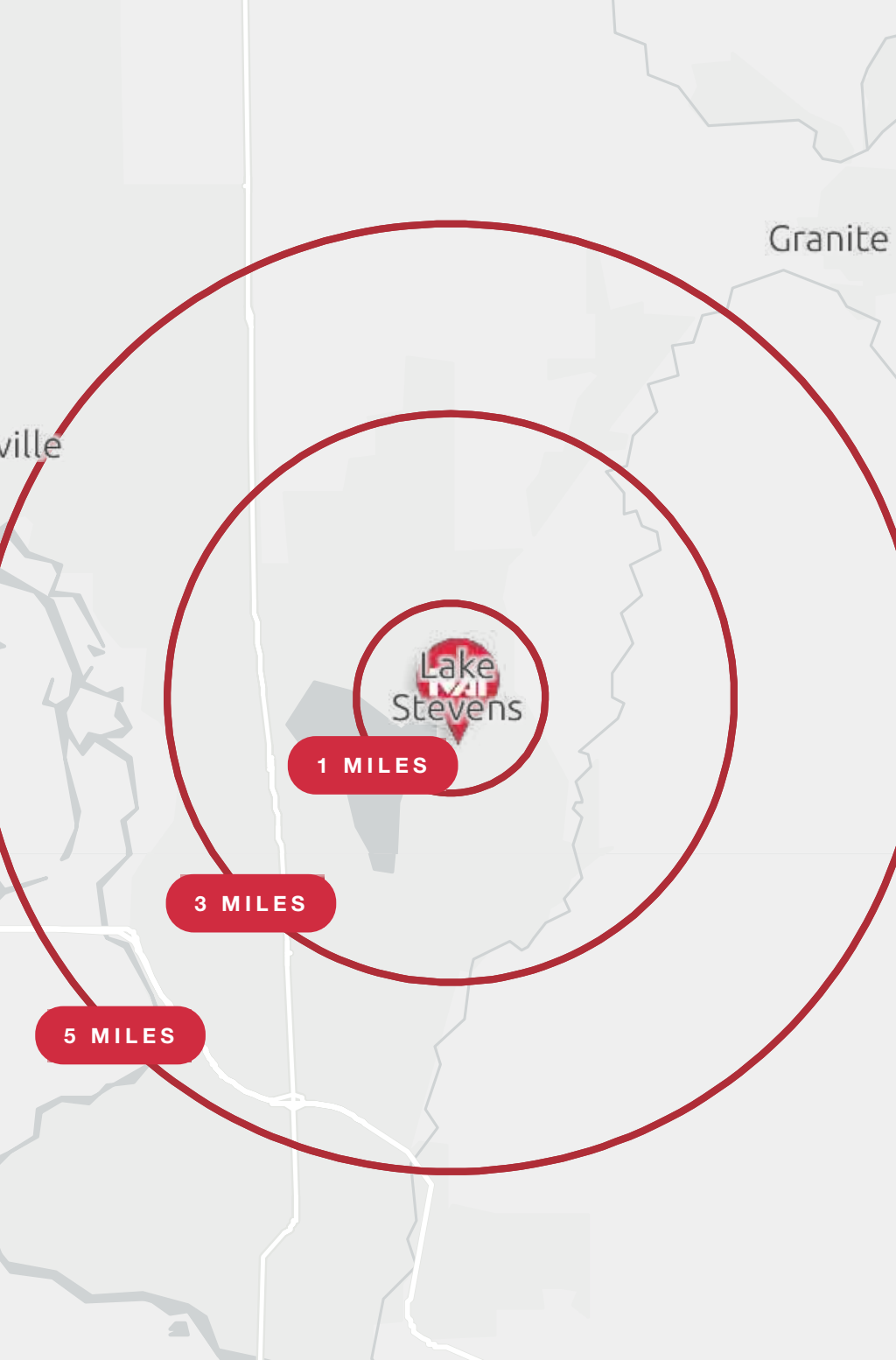


MILL SPUR ROAD



Mill Spur Yard

THE GRIMM  
HOUSE



## Demographic Overview

	1 MILE	3 MILES	5 MILES
Population	8,188	46,112	92,150
Annual Pop Increase (24-29)	0.35%	0.90%	0.86%
Households	2,874	15,600	30,898
Median Age	37.2	36.9	37.6
Median HH Income	\$111,317	\$117,890	\$117,409
Avg. HH Income	\$143,935	\$149,739	\$148,391



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EXCLUSIVELY LISTED BY:

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