



MALTBY COMMERCE CENTER *BUILDING A*

*18,852 SF (Divisible)
Retail/Flex/Industrial
Space Available for Lease*

21301 87TH AVE SE, BLDG A
WOODINVILLE, WA

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FLEX SPACES FOR LEASE— *UP TO ±18,852 SF*

Maltby Commerce center is a two-building warehouse and retail/flex development delivering Q1 2026.



MALTBY COMMERCE CENTER

PROPERTY HIGHLIGHTS

18,852 SF (divisible) of retail/flex space available

Corner site near future interchange intersection of 87th Ave SE & Maltby Road (SR 524)

Excellent parking

Easy access to Hwy 522 and only six miles to I-405

Zoned Light Industrial Snohomish County, which also allows retail uses

24' clear height

8 grade-level doors

Delivering Q1 2026

ROGER THORN

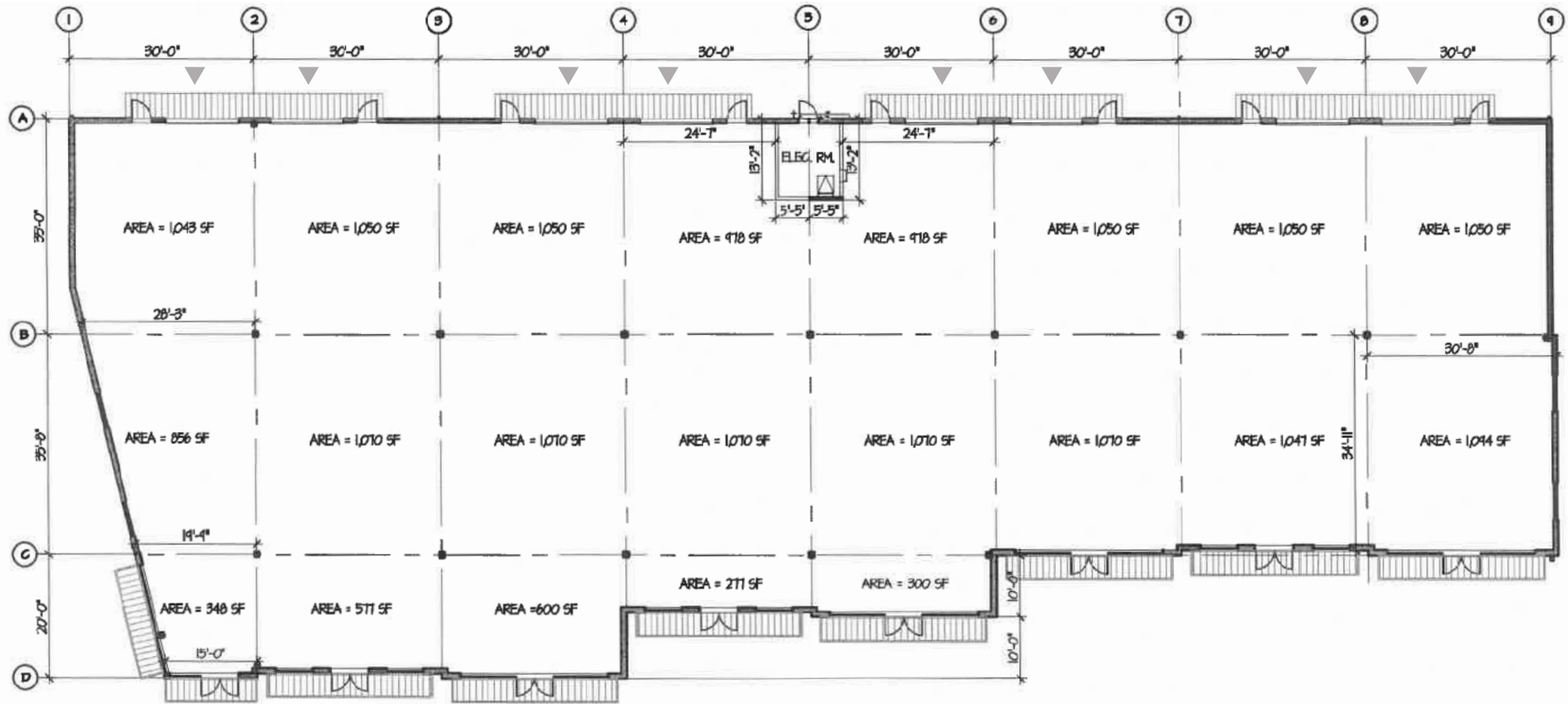
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BUILDING A



▲ Grade-level loading

Up to 400 AMP of 480V,
3-phase power

MALTBY COMMERCE CENTER



WSDOT CONSTRUCTION & PLANNING

SR 522 INTERCHANGE & WIDENING

Future Improvements Planned from Paradise Lake Road to Snohomish River Bridge

State Road 522 in Snohomish County is an increasingly important east-west route connecting communities between Woodinville and Monroe. One section between Paradise Lake Road in Maltby and the Snohomish River remains one-lane in each direction. WSDOT plans to widen the highway to two lanes in each direction, build a new eastbound bridge at Fales Road/Echo Lake Road, replace the SR 522 intersection at Paradise Lake Road with an interchange and remove fish barriers.

| | |
|----------------|------------------|
| TIMELINE | TBD |
| PROJECT STATUS | Pre-construction |
| FUNDING | \$33.5 Million |

Source: Washington State Department of Transportation



MALTBY COMMERCE CENTER

5.3 MILES

TO WOODINVILLE

11.9 MILES

TO REDMOND

20 MILES

TO BELLEVUE

27 MILES

TO SEATTLE



WINERIES & TASTING ROOMS

| | | |
|--------------|---------------|------------|
| J.P. TRODDEN | GORMAN WINERY | GUARDIAN |
| LATERUS | TWO VINTNERS | JM CELLARS |

| | | |
|----------------------|-----------------|----------------------|
| SNOQUALMIE ICE CREAM | The Maltby Cafe | MALTBY PIZZA & PASTA |
|----------------------|-----------------|----------------------|

Flower World

CRISPY KRUNCHY CHICKEN

MALTBY COMMERCE CENTER

IN DEVELOPMENT
Snohomish Garden Townhomes - 196 units

WINERIES & TASTING ROOMS

| | | |
|-----------------|-------------------|-----------------------|
| SMASNE CELLARS | PATTERSON CELLARS | BOSK |
| BARRAGE Cellars | LONGCELLARS | TRIPLEHORN BREWING CO |

COSTCO WHOLESALE

Haggen NORTHWEST FRESH

Target

WORLD MARKET

ROSS DRESS FOR LESS

PET SMART

BARNES & NOBLE

MOD

AMC THEATRES

Rusty Pelican CAFE

Ezell's Famous Chicken

Jamba

Panera BREAD

DEMOGRAPHICS

POPULATION

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| 2025 TOTAL | 1,617 | 21,732 | 125,621 |
| 2030 PROJECTION | 1,583 | 21,447 | 124,679 |
| 2020 CENSUS | 1,619 | 21,832 | 124,072 |

MEDIAN AGE & GENDER

| | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| MEDIAN AGE | 44.7 | 41.3 | 38.2 |
| FEMALE | 48.5% | 49.1% | 49.9% |
| MALE | 51.5% | 50.9% | 50.1% |

HOUSEHOLDS

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| 2025 TOTAL | 572 | 7,493 | 45,563 |
| 2030 PROJECTED | 567 | 7,464 | 45,621 |
| 2020 CENSUS | 566 | 7,416 | 44,201 |
| OWNER-OCCUPIED | 90.1% | 89.0% | 73.9% |
| RENTER-OCCUPIED | 9.9% | 11.0% | 26.1% |

INCOME

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|-----------|-----------|-----------|
| 2025 MEDIAN HH INCOME | \$178,529 | \$188,089 | \$171,924 |
| 2030 PROJ. MEDIAN HH INCOME | \$178,983 | \$189,607 | \$172,383 |
| ANNUAL CHANGE 2025 - 2030 | - | 0.2% | - |

EMPLOYMENT

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| TOTAL BUSINESSES | 241 | 1,443 | 5,708 |
| TOTAL EMPLOYEES | 2,878 | 13,377 | 48,852 |
| WHITE COLLAR WORKERS | 69.6% | 76.7% | 77.1% |
| BLUE COLLAR WORKERS | 30.4% | 23.3% | 22.9% |

EDUCATION

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| SOME HIGH SCHOOL | 2.5% | 1.8% | 1.9% |
| HIGH SCHOOL DIPLOMA | 18.4% | 16.3% | 13.2% |
| SOME COLLEGE | 17.8% | 16.0% | 14.8% |
| ASSOCIATE | 9.4% | 9.2% | 8.4% |
| BACHELOR'S | 33.4% | 33.6% | 34.7% |
| GRADUATE | 18.1% | 22.1% | 25.2% |

Data Source: ©2025, Sites USA



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*For more information about
this property, please contact*

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