

# Columbia Plaza Smokey Point

3533 172nd Street NE  
Arlington, WA 98223

6,588 SF retail/commercial  
space available with pylon  
signage

\* **Landlord is offering free rent  
depending on terms**



Ideal use for food and beverage service and/or activity, recreation, or showroom with the existing build-out featuring full kitchen, bar, walk-in cooler with draft lines and prep sinks.

- Great signage opportunity
- Ample on-site parking
- Major neighboring tenants include Costco, Target, Harley Davidson, auto dealers (Honda, Toyota, Subaru), Walmart, Lowe's and Tractor Supply Co.
- Close proximity to Amazon's large fulfillment and distribution center
- Next door to the up-and-coming Cascade Mixed Use development, a four-story project bringing 14,550 SF of retail and 105 new residential units with modern amenities.

[Click here for additional details](#)



# FLOOR PLAN

3533 172nd Street NE  
Arlington, WA 98223

**PROPERTY NAME:**

Columbia Plaza Smokey Point

**AVERAGE UNIT SIZE:**

6,588 SF

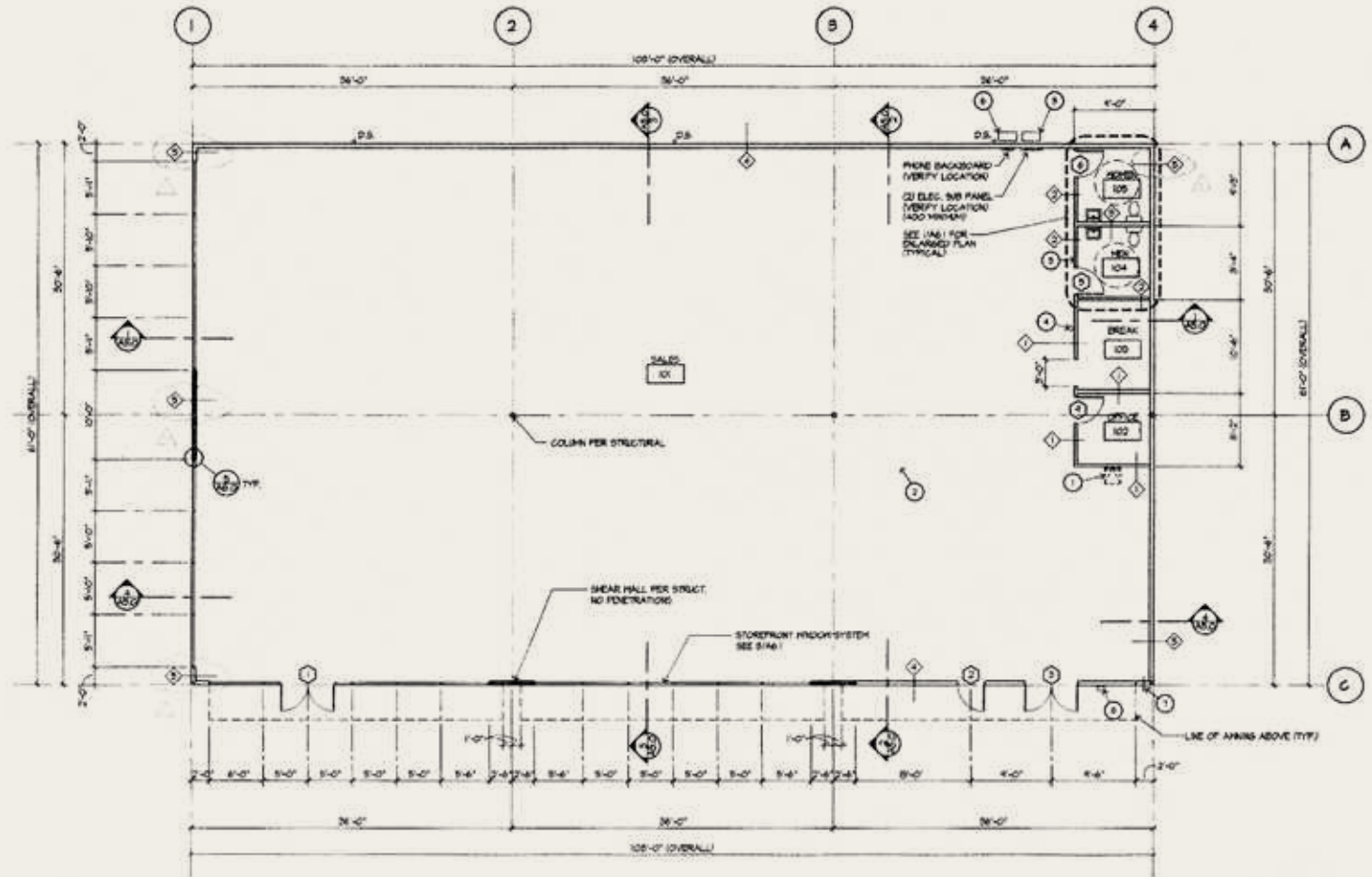
**ASKING RATE:**

\$24 PSF/Y + NNN

**NNN's:**

\$6.96 PSF/Y

*Floor plan depicts the basic plan and does not reflect current interior improvements.*



Located just off highway 531, the site offers immediate access to I-5 and is a short-walk from the Smokey Point Transit Center.



**AVERAGE HOUSEHOLD INCOME:**

1 mile: \$81,406  
 3 Mile: \$110,350  
 5 Mile: \$115,513



**TOTAL POPULATION:**

1 Mile: 9,095  
 3 Mile: 28,173  
 5 Mile: 61,261



**TRAFFIC COUNTS:**

27,229 vehicles per day  
 at 172nd St NE & Smokey Point Blvd



# Columbia Plaza Smokey Point

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DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC



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