# For Lease | South Lake Center D

10519 20th St SE, Lake Stevens, WA

*Rare retail or office/warehouse space in the heart of Lake Stevens' Commercial District.*

## PROPERTY HIGHLIGHTS

+ Suites Available: B3, 5, 6
+ Rare retail and office/warehouse space
+ Proximity to major thoroughfares
+ Great access and visibility
+ Zoning: Commercial District
+ Leasehold Excise Tax: 12.84%
+ Water, sewer, landscaping included in NNNs

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NAI Puget Sound Properties

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# Availability

| SUITE | #B3 | #5 | #6 |
|---|---|---|---|
| **TOTAL SF** | 1,333 SF | 887 SF | 1,040 SF<br>+ Add'l Mezz |
| **FEATURES** | Retail or Office | Retail or Office | Warehouse roll-up loading door |
| **ASKING RATE ($/SF/YR)** | $35.00 NNN + LET | $35.00 NNN + LET | $23.00 NNN + LET |
| **NOTES** | Available Now | Can be combined with Suite 6 | Can be combined with Suite 5 |

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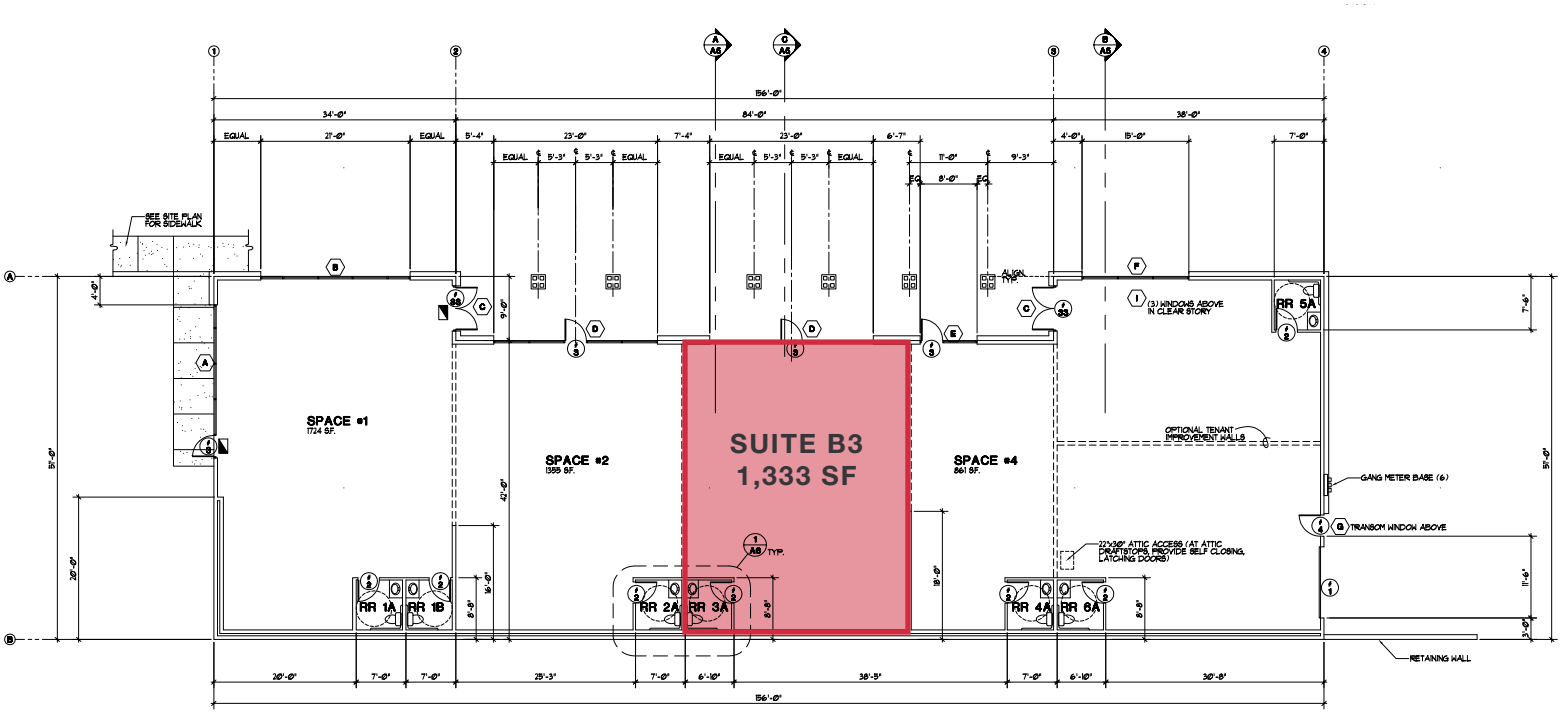
# Suite B3



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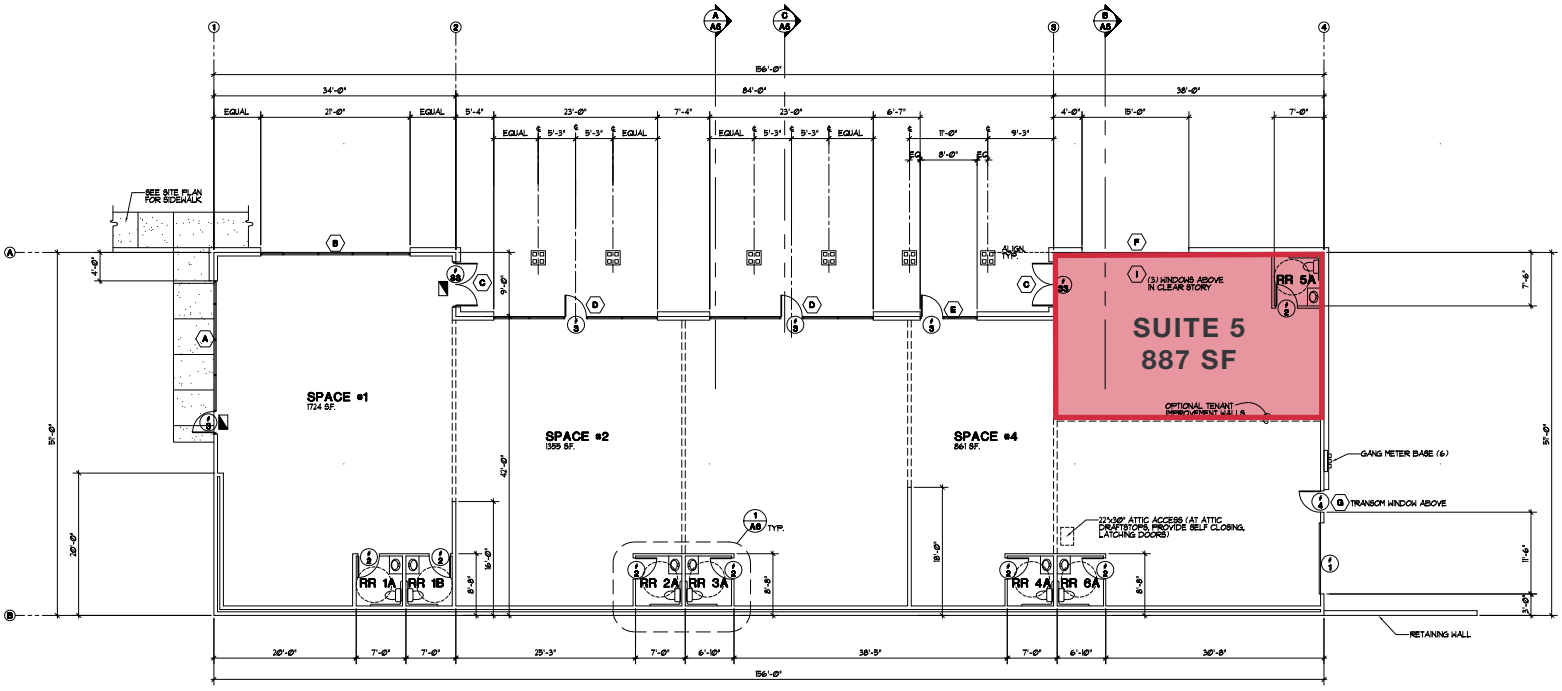
# Suite 5



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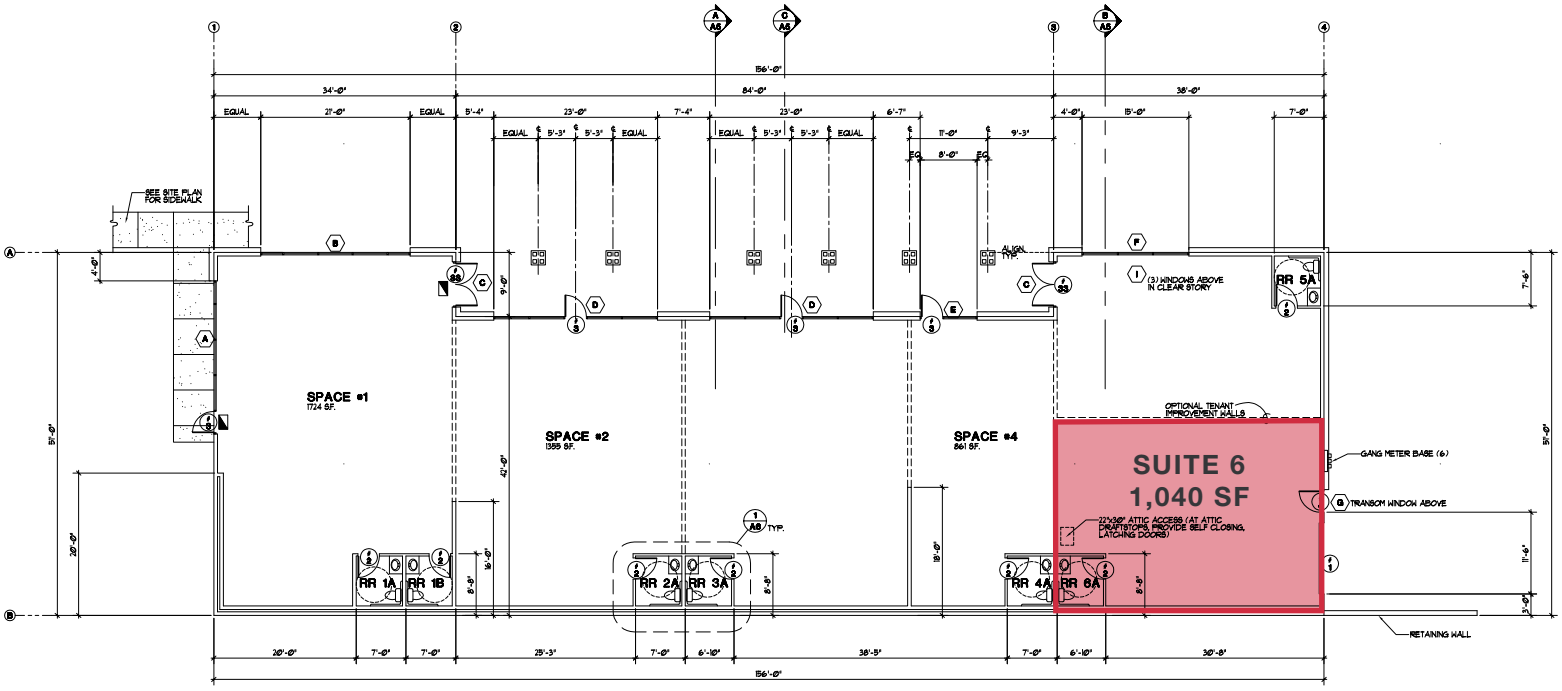
# Suite 6



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# Property Overview

South Lake Center was constructed in 2000 with 9,678 SF of retail and professional office space. Other tenants in the business park include South Lake Pizza, Japan Teriyaki & Roll, Subway, and South Lake Family Dentistry. Located just South of the Lake Stevens Police Department, this building benefits from the natural foot traffic and amenity needs of local employees and businesses.

## LOCATION DESCRIPTION

Lake Stevens is a rapidly growing city approximately 34 miles north of Seattle. Lake Stevens' strategic location near State Route 9 and State Route 204 offers excellent connectivity to the Seattle metropolitan area and other major hubs in the Pacific Northwest. The city has experienced significant growth, with a population exceeding 31,000 in 2016 and projections estimating a 40% increase by 2035. This expansion has spurred substantial business developments, including the opening of a 160,000-square-foot Costco store in December 2022, featuring a gas station with 30 pumps and 800 parking stalls. The demographics of Lake Stevens Located in a growing area with strong residential and commercial demand, offering 7.1% projected five-year population growth.

## COUNTY OVERVIEW

Snohomish County, located in the heart of the Pacific Northwest, is one of Washington State's most dynamic and rapidly growing regions – with both rural and urban areas, as well as maritime and alpine climates. Its strengths lie in its diverse economic base, with manufacturing and research, strong manufacturing and industrial zones, and a high quality of life that attracts businesses and residents alike. Snohomish County's unique combination of economic strengths, cultural diversity, and natural attractions makes it a cornerstone of Washington State's development and a prime destination for both businesses and residents.

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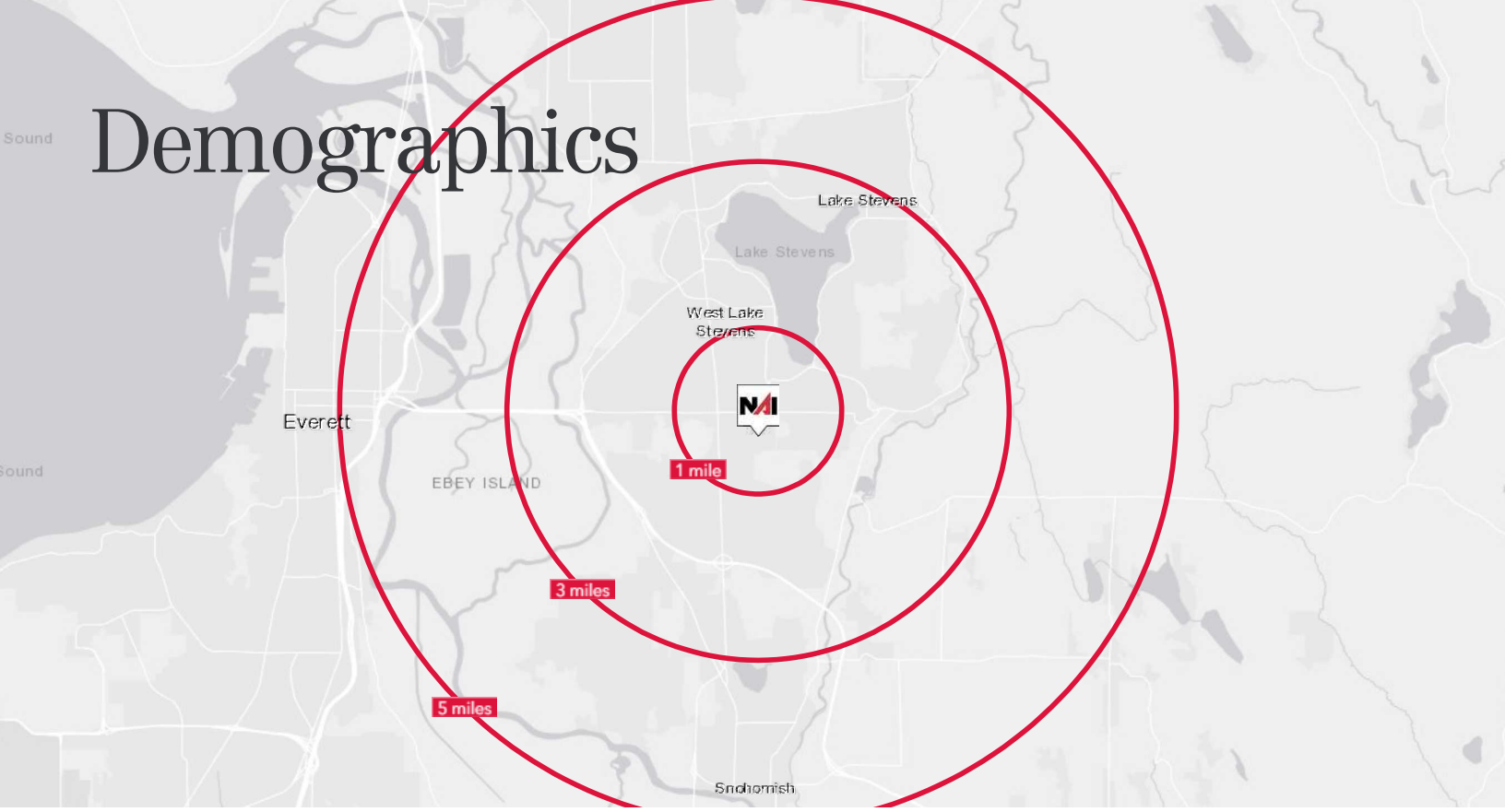
# Demographics




## 10519 20TH STREET SE

| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Population | 11,610 | 48,898 | 95,428 |
| 2029 Population | 12,417 | 50,992 | 99,746 |
| Households | 3,942 | 16,773 | 33,823 |
| Median Age | 35.7 | 37.1 | 37.8 |
| Median HH Income | $115,968 | $116,212 | $111,754 |

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