



SOUTH LAKE RETAIL DEVELOPMENT

20th Street SE Corridor
Lake Stevens, WA 98258



LISTING SUMMARY

South Lake Retail Development
20th Street SE Corridor, Lake Stevens, WA 98258

SOUTH LAKE RETAIL DEVELOPMENT

South Lake Retail Development is a new 2.63 acre (6 parcel) commercial land development in Lake Stevens WA. Located on 20th Street SE just moments from the newly constructed Costco in Lake Stevens. The location services Marysville, Lake Stevens and Granite Falls. The immediate market area has quintupled in population since 2000 resulting in high demand for retail and office services. 2 proposed options for layout being considered, inquire early for demising options to best fit your clients needs. Zoned Commercial District (CD)

Contact Broker for details.



POPULATION

92,275



HOUSEHOLDS

35,880



TOTAL NON-RETAIL
ANNUAL CONSUMER
EXPENDITURE

\$1.7B



AVERAGE
HH INCOME

\$142,637



DAYTIME POPULATION

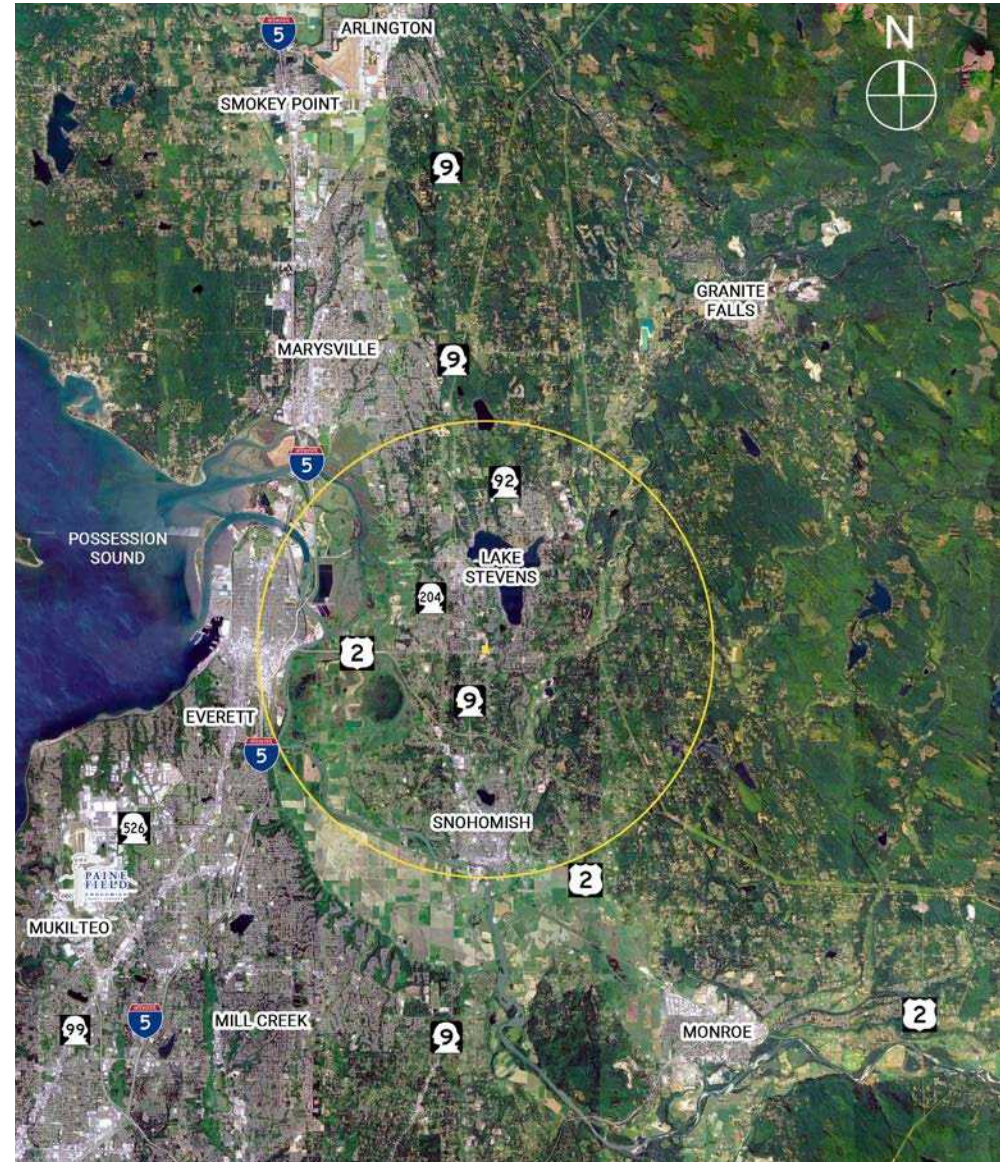
21,776



AT INTERSECTION

12,274 ADT

5 Mile Radius



LISTING SUMMARY

SITE PLAN | PROPOSED OPTION 1

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AVAILABLE		
Building A		
Suite 1	Commercial End Cap	3,374 SF
Suite 2	Commercial	1,446 SF
Suite 3	Commercial	1,470 SF
Suite 4	Commercial	2,500 S
Suite 5	Drive Thru	2,900 SF
Building B		
	Double Lane Drive Thru	4,000 SF



- Provided Parking: 80 - 101
- Final Required Parking Subject to Tenant Mix
- 4 Proposed Points of Ingress/Egress along 20 Street SE
- Building: 10,575 SF. Spaces Can be Demised to Fit Tenant Need



LISTING SUMMARY

SITE PLAN | PROPOSED OPTION 2

South Lake Retail Development
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AVAILABLE		
Building A		
2,800 SF	Drive Thru	28 Parks
Building B		
3,500 SF	Drive Thru	35 Parks
Building C		
4,000 SF	Double Line Drive Thru	40 Parks



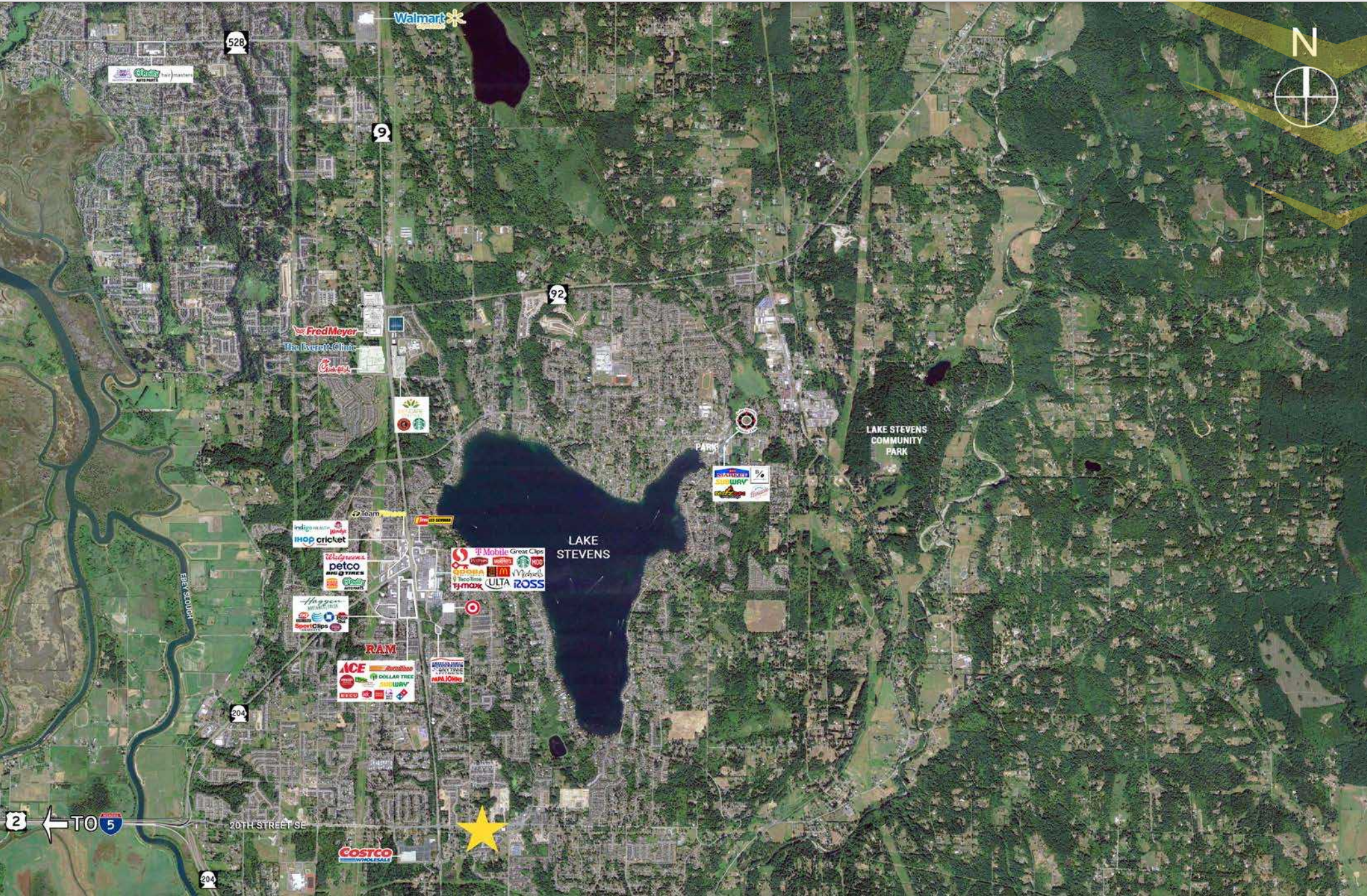
- Provided Parking: 99-103
- Final Required Parking Subject to Tenant Mix
- 4 Proposed Points of Ingress/Egress along 20 Street SE



AREA PROFILE

MARKET AERIAL

South Lake Retail Development
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KIRKLAND | TACOMA | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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