



FOR LEASE
 3704 172nd Street NE
 Arlington, WA 98223



GATEWAY SHOPPING CENTER

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3704 172ND STREET NE:

GATEWAY SHOPPING CENTER

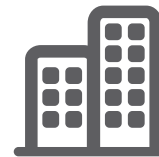
located in Smokey Point, the retail hub of Arlington, and offers a vibrant shopping destination with a strong tenant lineup. Anchored by high performing Safeway, along with Dollar Tree and the Washington State Department of Social and Health Services (DSHS), the center also features popular businesses such as Chase Bank, Jack-in-the-Box, Smile Now Dental, and Jersey Mike's Subs. & Defensive Driving School. **ANCHOR SPACE AVAILABLE!** Conveniently located on SR 531 near the I-5 interchange and major retailers like Walmart and Costco, the site benefits from excellent highway access and its position within the dominant shopping corridor, including the Amazon fulfillment center, located moments away, the state's largest at nearly 3M SF and employs over 1000 people, further highlights the area's economic activity.



Population



Average HH Income



Daytime Population

1,718 SF \$26.00 PSF, NNN

22,864 SF CALL FOR RATES

Regis - 2026

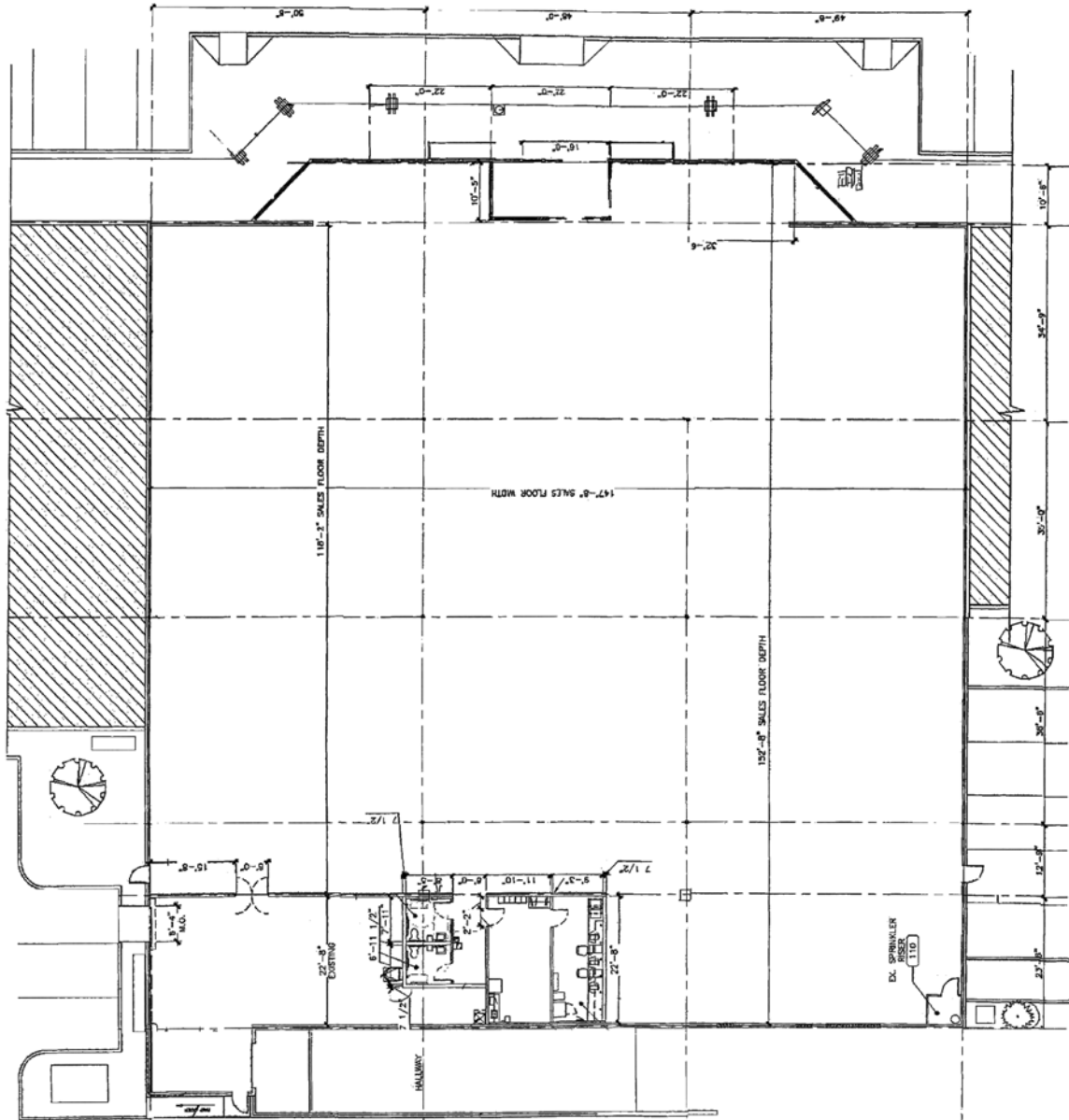
| | Population | Average HH Income | Daytime Population |
|--------|------------|-------------------|--------------------|
| Mile 1 | 9,815 | \$93,524 | 3,959 |
| Mile 3 | 32,525 | \$128,116 | 11,734 |
| Mile 5 | 67,665 | \$137,278 | 22,617 |

- Coming Soon - Xfinity
- Parking: 403 Stalls (4.6/1,000 SF)
- Traffic Counts:
 - 172nd Street NE (SR 531): 25,907ADT
 - Smokey Point Boulevard: 20,358 ADT

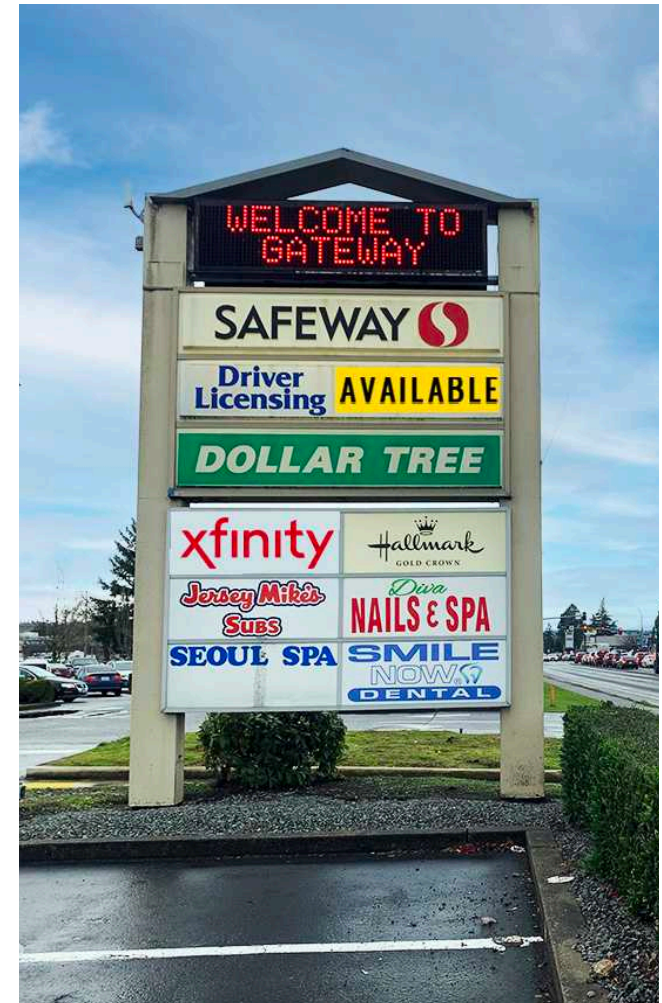
ANCHOR SPACE AVAILABLE | 22,864 SF CURRENT BUILD-OUT

SUITE G | 1,718 SF

SUMMARY



MONUMENT SIGNAGE



LOCATION DETAILS

KAISER PERMANENTE
DICK'S SPORTING GOODS
OLD NAVY
OUTBACK
ULTRA MOD
BONEFISH GRILL
HOPS-DROPS
HOBBY LOBBY

HIDDEN VINE

Optum

Firestone

BURGER KING

172ND ST NE

172ND ST NE

Optum

Chick-fil-A

TACO BELL

Mor BEST BUY

FIVE GUYS

GREASE MONKEY

DISCOUNT TIRE

verizon

Red Robin

Target

Walmart

COSTCO WHOLESALE

ihop

Pizza Hut

petco
Michaels
Marshalls

LOWE'S

HOTEL

RAIRBON GROUP

DL DWAYNE LANE'S AUTO FAMILY

MEDICAL

RAIRBON GROUP

Harley Davidson

Ford

Lindal CEDAR HOMES

TOYOTA

Ford

HONDA

Best Western PLUS

CASCADE SKAGIT HEALTHALLIANCE

McDonald's

TacoTime

MURPHY'S

SUBWAY

Wendy's

TRACTOR SUPPLY CO

Grealy AUTO PARTS



GameStop

Walmart

fulfillment by amazon

UnionBank

LES SCHWARZ

MDS NUS

COASTAL

Enterprise

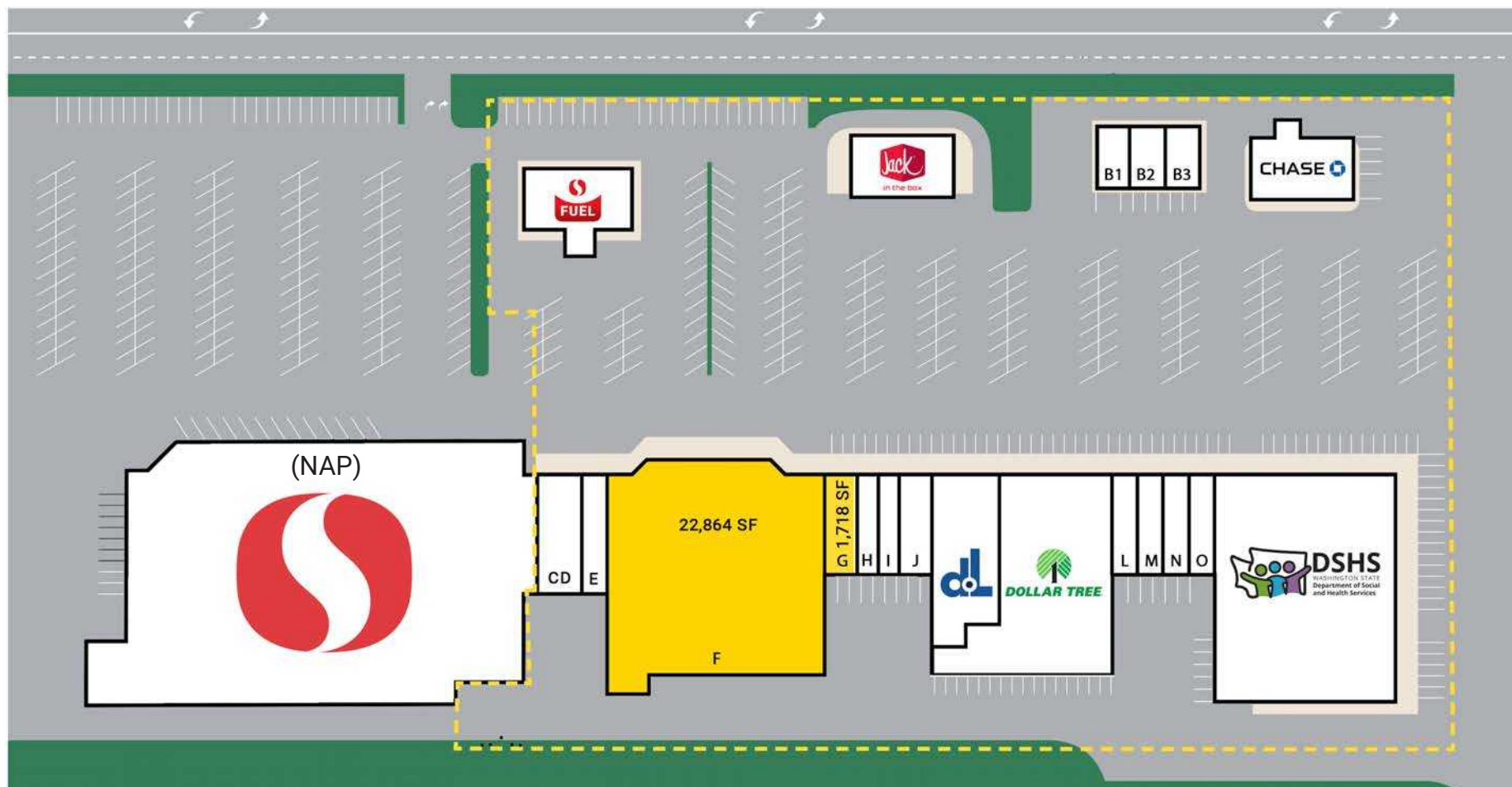
Roy Robinson

Walmart

Providence



SITE PLAN



| Suite | SF | Tenant | Suite | SF | Tenant |
|----------|---------------|--------------------------|--------|--------|---------------------------------|
| CD | 3,324 | Hallmark | M | 1,400 | HairMasters |
| E | 1,692 | Dentist | N | 1,400 | Chiropractic |
| F | 22,864 | AVAILABLE | O | 1,400 | Dominos |
| G | 1,718 | AVAILABLE | P | 19,200 | WA Dept. Social/Health Services |
| H | 1,518 | Xfinity | Pad A | 2,365 | Jack in the Box |
| I | 1,250 | Defensive Driving School | Pad B1 | 1,113 | Jersey Mike's |
| J | 1,750 | Nail Salon | Pad B2 | 1,036 | Seoul Spa |
| K1 | 6,040 | WA Dept. of Licensing | Pad B3 | 1,350 | Vampire Penguin |
| K2 | 10,760 | Dollar Tree | Pad C | 3,168 | Chase Bank |
| L | 1,750 | Veterinarian | Pad D | N/A | Safeway Fuel |

KIRKLAND | TACOMA | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED.
RESULTS DRIVEN.


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