

**1033 Avenue D**

Listing #: 44647197 | Status: Available | Last Modified: 04/06/2026

For Lease - Direct | ListDate: 04/05/2026

**1033 Avenue D, Snohomish, WA 98290**



Property Information	
<b>Location</b>	
Mkt Area:	CBA Snohomish
Alt Address:	1033 Avenue D
Zoning:	R2
Cross Street:	
County:	Snohomish
<b>Building Information</b>	
Total Building SF:	9,100 SF
Net Rentable Area:	
Office SF:	
Retail SF:	
Industrial SF:	
Residential SF:	
Tax ID #:	0048770000708
Sprinklers:	No
Security System:	No
# of Buildings:	
# of Floors:	1
# of Units:	
Building Status:	Existing
Signage:	Free-Standing
Building Class:	
<b>Property Type</b>	
Property Type:	Retail
Sub Use:	
Occupancy Type:	
Acres:	0.81 Acres
Lot SF:	35,284 SF
<b>Construction</b>	
Construction Type:	
Year Built:	1979
Year Renovated:	
<b>Commission</b>	
Commission:	Half of 1st month rent
LOC Exclusions:	Yes

Listing Information	
<b>Lease Information</b>	
Min Total SF:	2,400 SF
Max Total SF:	4,800 SF
Lease Rate:	\$6,000.00 Annual/SF
Asset Class:	Retail, Flex/R&D, Industrial
NNN Expenses:	\$1.75
Lease Type:	NNN
Sublease:	No
Lease Terms:	5
Move In:	
<b>Listing Information</b>	
List Date:	04/06/2026
Days On Market:	0
Last Modified:	04/06/2026
Available Date:	Immediately
Entire Floor:	No
Condo:	No
A/C:	

Property Special Features	
<b>Green Building</b>	
LEED Certification:	No
LEED Level:	
Energy Star Certification:	No
<b>Parking Information</b>	
Total Parking:	0
Covered:	0
Uncovered:	0
Parking Ratio:	

Agent Information	
Showing Instructions:	Call broker

Owner Information	
Legal Owner:	EARL A SPITZER
True Owner:	

**Public Comments:** This Flex space is perfect for all types of businesses. Being on Snohomish's main arterial, Avenue D you are guaranteed to draw traffic. Affordable base rent and no maintenance charges and Water/Sewer included you are sure to start off on solid footing in 2026

**Member Listing Comments:** Absolute triple net lease (insurance and taxes only) rough NNN: \$1.75 sqft/y coming out to about \$700 a month. No maintenance or water/sewer charges (landlord paid) Property is two 2400sqft shops bays able to be rented separately or combined (adjoining door). Monthly rent for each space is \$3000 a month and Roughly \$350 for NNN.

**Property Comments Public:**

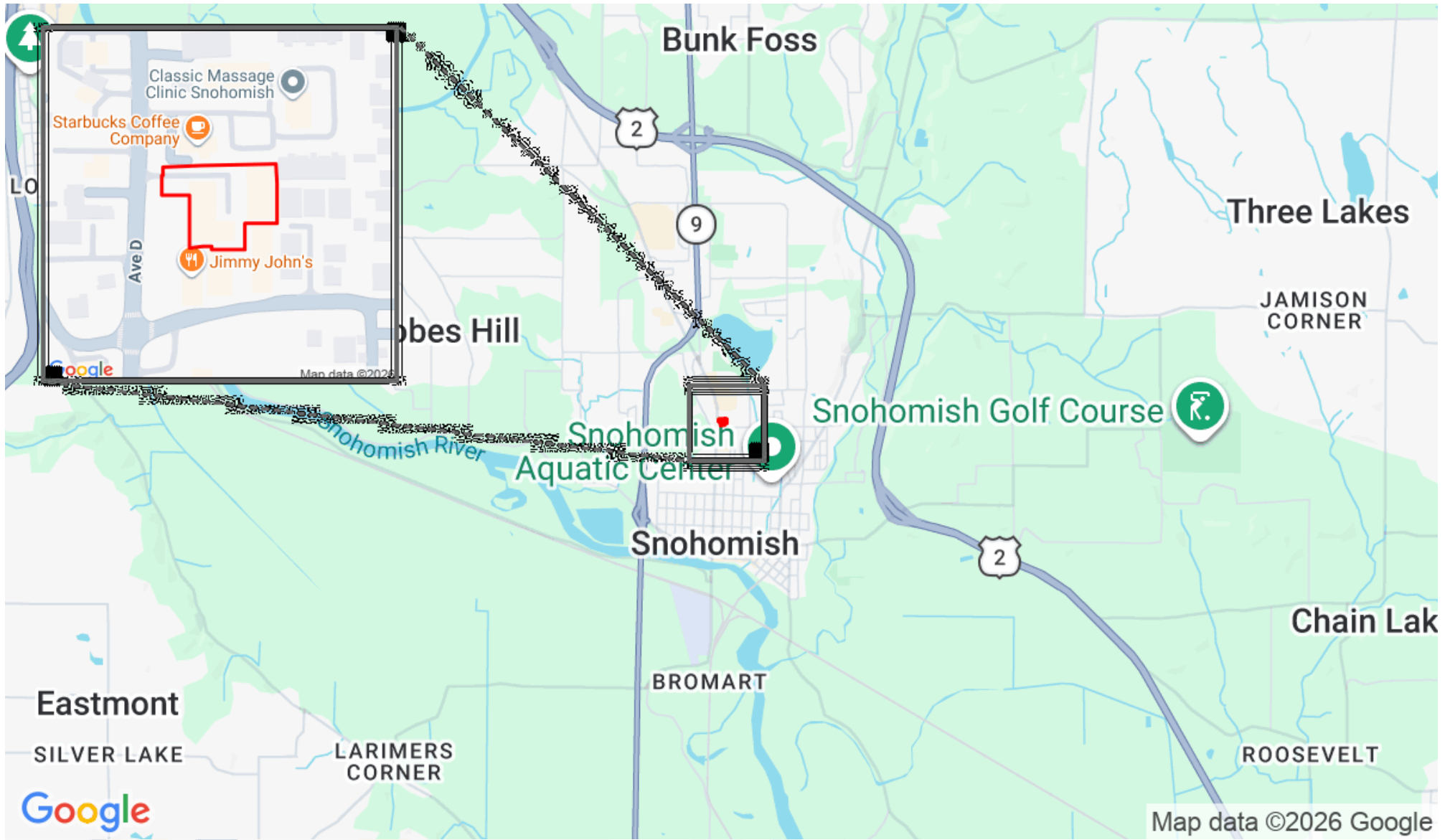
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# 1033 Avenue D

Keller Williams Realty - Marysville

1027 State Ave Suite 102 Marysville, WA 98270 | 360-653-1884



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# 1033 Avenue D

# MOODY'S

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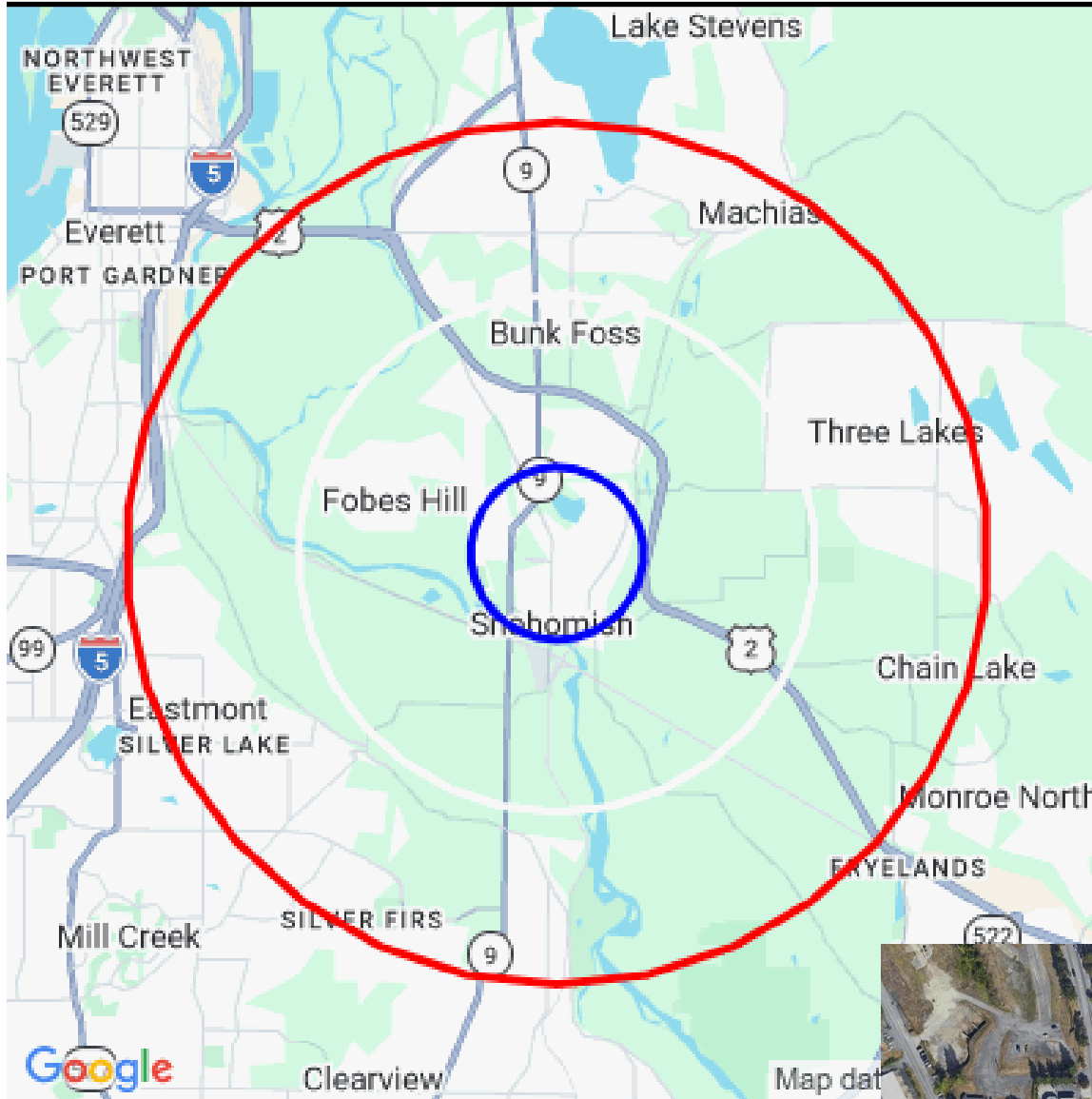
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## Demographic Report



## 1033 Avenue D

### Population

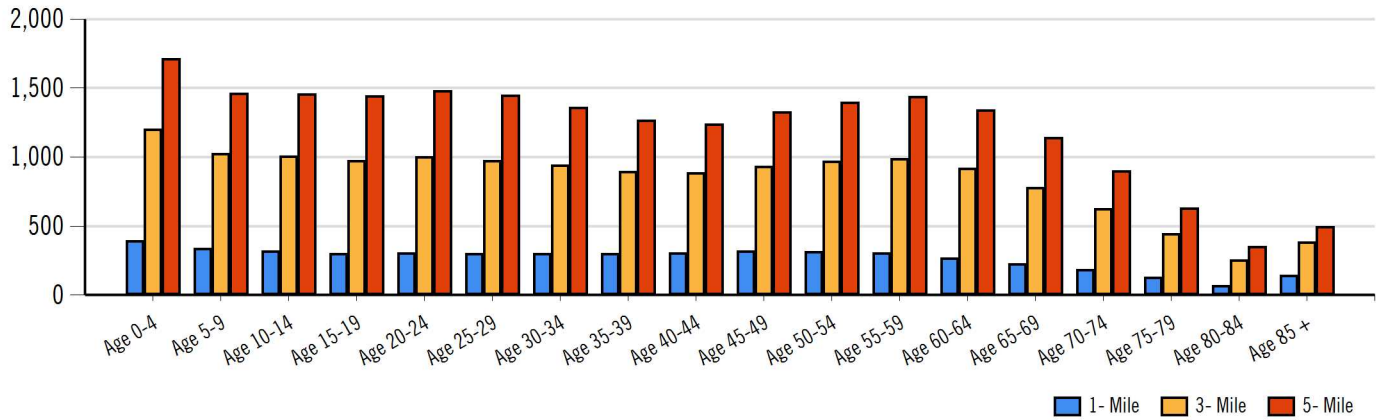
Distance	Male	Female	Total
1- Mile	2,336	2,543	4,879
3- Mile	7,526	7,744	15,270
5- Mile	10,907	11,046	21,953

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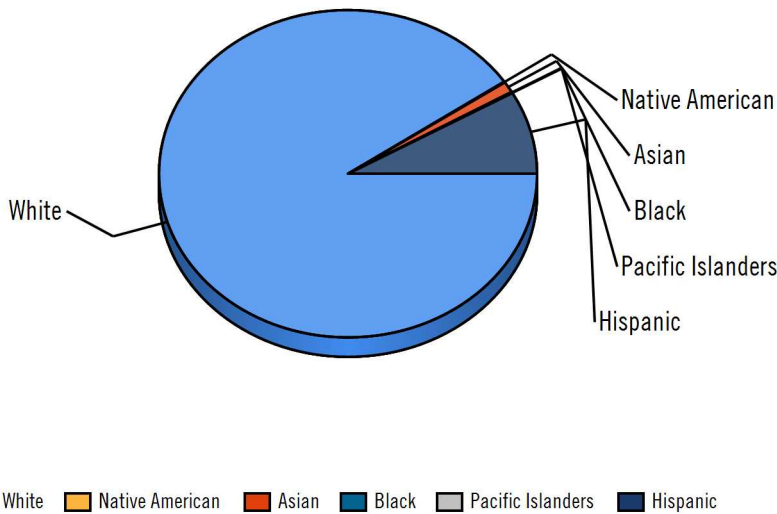
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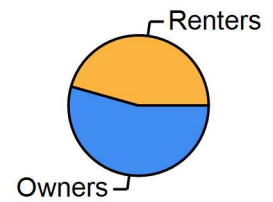
Population by Distance and Age (2020)



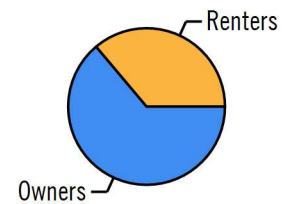
Ethnicity within 5 miles



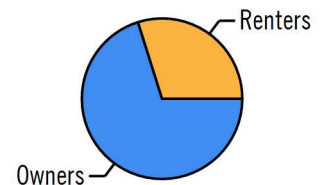
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

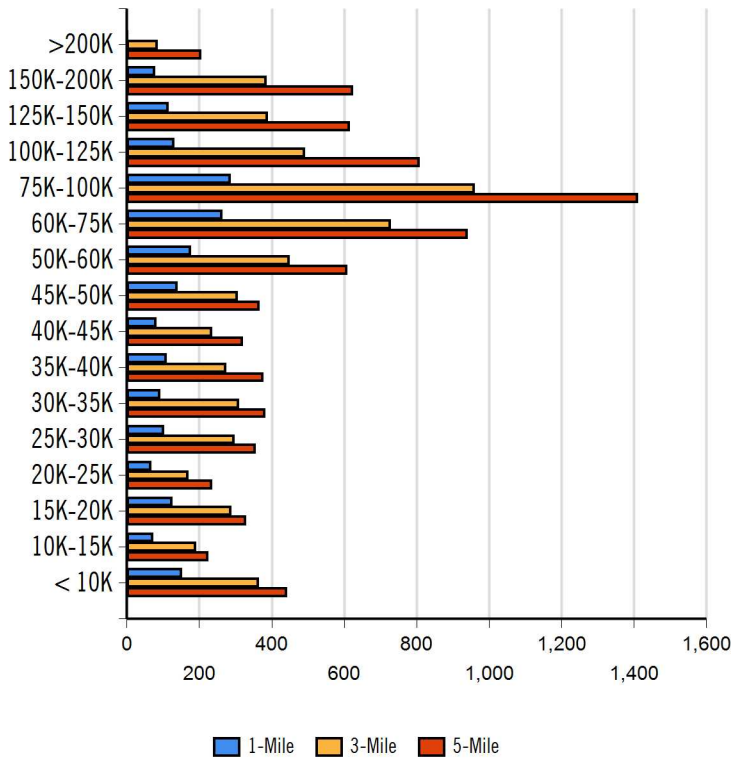
Distance	Employed	Unemployed	Unemployment Rate
1-Mile	2,328	77	1.51 %
3-Mile	7,416	258	2.56 %
5-Mile	10,838	388	2.33 %

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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	35	2	210	390	96	219	67	27	262	446	243	115	121
3-Mile	132	7	664	1,183	233	635	259	163	654	1,534	717	484	490
5-Mile	178	9	1,096	1,674	314	997	386	261	892	2,283	904	640	811

## Household Income



Radius	Median Household Income
1-Mile	\$56,751.33
3-Mile	\$67,643.81
5-Mile	\$76,209.76

Radius	Average Household Income
1-Mile	\$67,614.67
3-Mile	\$78,572.69
5-Mile	\$84,041.64

Radius	Aggregate Household Income
1-Mile	\$123,375,015.90
3-Mile	\$425,802,106.32
5-Mile	\$641,131,253.99

## Education

	1-Mile	3-mile	5-mile
Pop > 25	3,203	10,039	14,381
High School Grad	854	2,819	4,105
Some College	806	2,689	3,971
Associates	302	834	1,296
Bachelors	482	1,513	2,114
Masters	151	461	597
Prof. Degree	56	203	285
Doctorate	41	80	129

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	36 %	47 %	38 %
Teen's	44 %	75 %	66 %
Expensive Homes	0 %	12 %	19 %
Mobile Homes	24 %	77 %	71 %
New Homes	34 %	93 %	85 %
New Households	57 %	81 %	65 %
Military Households	1 %	29 %	31 %
Households with 4+ Cars	80 %	172 %	158 %
Public Transportation Users	15 %	28 %	24 %
Young Wealthy Households	16 %	48 %	36 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

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## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	91,445,169		292,245,358		424,682,028	
<b>Average annual household</b>	48,111		52,279		54,428	
<b>Food</b>	6,247	12.98 %	6,728	12.87 %	6,985	12.83 %
Food at home	4,099		4,324		4,449	
Cereals and bakery products	581		614		632	
Cereals and cereal products	206		217		224	
Bakery products	375		396		408	
Meats poultry fish and eggs	812		856		874	
Beef	190		201		204	
Pork	147		152		155	
Poultry	151		160		163	
Fish and seafood	129		138		143	
Eggs	67		69		71	
Dairy products	413		441		457	
Fruits and vegetables	829		876		907	
Fresh fruits	122		128		133	
Processed vegetables	160		166		170	
Sugar and other sweets	152		160		164	
Fats and oils	130		137		141	
Miscellaneous foods	777		815		839	
Nonalcoholic beverages	352		365		373	
Food away from home	2,148		2,404		2,535	
Alcoholic beverages	348		389		409	
<b>Housing</b>	17,359	36.08 %	18,536	35.46 %	19,136	35.16 %
Shelter	10,453		11,211		11,593	
Owned dwellings	6,274		6,884		7,229	
Mortgage interest and charges	3,173		3,503		3,717	
Property taxes	2,101		2,328		2,439	
Maintenance repairs	999		1,051		1,073	
Rented dwellings	3,366		3,347		3,332	
Other lodging	812		980		1,030	
Utilities fuels	4,114		4,266		4,354	
Natural gas	381		404		416	
Electricity	1,642		1,684		1,704	
Fuel oil	158		169		173	
Telephone services	1,283		1,329		1,362	
Water and other public services	647		678		696	
<b>Household operations</b>	1,185	2.46 %	1,302	2.49 %	1,357	2.49 %
Personal services	346		387		410	
Other household expenses	839		914		946	
Housekeeping supplies	578		626		643	
Laundry and cleaning supplies	159		167		172	
Other household products	337		368		379	
Postage and stationery	81		90		92	
Household furnishings	1,027		1,129		1,187	
Household textiles	75		83		88	
Furniture	216		259		276	
Floor coverings	24		29		31	
Major appliances	141		139		143	
Small appliances	85		95		97	
Miscellaneous	483		521		550	
<b>Apparel and services</b>	1,284	2.67 %	1,410	2.70 %	1,466	2.69 %
Men and boys	252		284		301	
Men 16 and over	210		236		252	
Boys 2 to 15	41		47		48	
Women and girls	454		499		515	

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Women 16 and over	377	423	439
Girls 2 to 15	76	75	76
Children under 2	88	92	93

**Expenditures (Continued)**

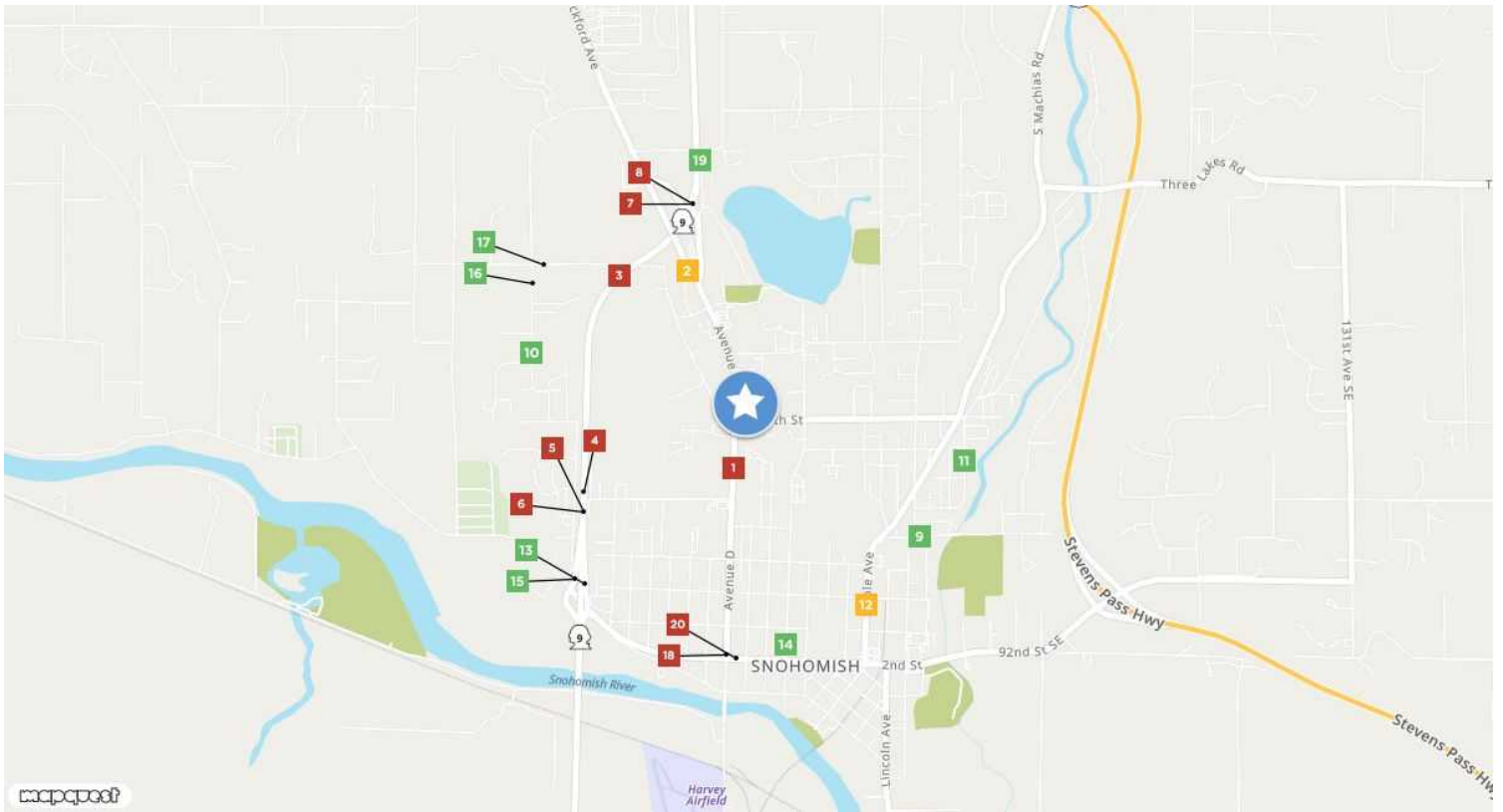
	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	91,445,169		292,245,358		424,682,028	
<b>Average annual household</b>	48,111		52,279		54,428	
<b>Transportation</b>	6,632	13.78 %	7,096	13.57 %	7,407	13.61 %
Vehicle purchases	1,541		1,689		1,814	
Cars and trucks new	768		861		936	
Cars and trucks used	728		782		829	
Gasoline and motor oil	2,112		2,195		2,260	
Other vehicle expenses	2,535		2,687		2,773	
Vehicle finance charges	175		186		192	
Maintenance and repairs	864		932		971	
Vehicle insurance	1,183		1,226		1,246	
Vehicle rental leases	312		342		362	
Public transportation	443		523		558	
<b>Health care</b>	3,758	7.81 %	3,957	7.57 %	4,088	7.51 %
Health insurance	2,465		2,582		2,650	
Medical services	795		848		891	
Drugs	376		395		411	
Medical supplies	121		131		135	
<b>Entertainment</b>	2,890	6.01 %	3,102	5.93 %	3,239	5.95 %
Fees and admissions	533		625		672	
Television radios	1,035		1,066		1,088	
Pets toys	1,050		1,131		1,181	
Personal care products	617		676		707	
Reading	52		58		60	
Education	1,179		1,470		1,540	
Tobacco products	400		397		395	
<b>Miscellaneous</b>	764	1.59 %	850	1.63 %	875	1.61 %
<b>Cash contributions</b>	1,318		1,405		1,439	
<b>Personal insurance</b>	5,256		6,199		6,675	
Life and other personal insurance	171		185		192	
Pensions and Social Security	5,085		6,014		6,483	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	4,568	4,277	6.02 %	1,302	2,924	2,647	1,921	809
3-Mile	2020	7,703	7,198	6.86 %	1,820	5,355	5,335	2,368	1,066
5-Mile	2020	13,414	12,132	8.23 %	2,694	9,875	10,361	3,053	1,870
1-Mile	2023	4,775	4,277	10.61 %	1,359	3,058	2,779	1,996	860
3-Mile	2023	8,050	7,198	11.58 %	1,900	5,597	5,605	2,445	1,194
5-Mile	2023	14,030	12,132	12.95 %	2,813	10,333	10,848	3,182	1,990

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## Traffic Counts



<b>Ave D</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">1</span> Interburban Trl Year: 2012 11,928 Year: 2004 13,020	<b>Bickford Ave</b> <span style="background-color: #f4a400; padding: 2px 5px;">2</span> 15th St Year: 2002 8,821	<b>Snohomish Woodinville Hwy</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">3</span> 72nd St SE Year: 2012 18,000	<b>Snohomish Woodinville Hwy</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">4</span> 2nd St Year: 2017 22,000 Year: 2015 20,000 Year: 2014 19,000	<b>State Highway 9 Southeast</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">5</span> 6th Pl Year: 2018 22,000
<b>State Highway 9 Southeast</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">6</span> Marsh Rd Year: 2022 21,748 Year: 2021 21,748 Year: 2019 22,000	<b>WA 9</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">7</span> 19th Pl Year: 2022 18,589	<b>WA 9</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">8</span> 19th Pl Year: 2021 18,589	<b>6th St</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">9</span> Pine Ave Year: 2016 479 Year: 2012 415	<b>89th Ave SE</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">10</span> 77th St SE Year: 1995 439
<b>Mill Ave</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">11</span> 9th St Year: 2010 222	<b>Maple Ave</b> <span style="background-color: #f4a400; padding: 2px 5px;">12</span> 4th St Year: 2010 7,316	<b>2nd St</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">13</span> Year: 2022 1,019 Year: 2021 1,019 Year: 2019 1,100	<b>Ave A</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">14</span> 2nd St Year: 2004 610	<b>Ludwig Rd</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">15</span> 2nd St Year: 2018 1,000 Year: 2017 990 Year: 2002 690
<b>89th Ave SE</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">16</span> 77th St SE Year: 1995 439	<b>72nd St SE</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">17</span> Ludwig Rd Year: 2018 1,551 Year: 2014 1,743 Year: 2010 1,694	<b>Ave D</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">18</span> 2nd St Year: 2016 11,330 Year: 2012 17,820 Year: 2008 11,140	<b>Lake Ave</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">19</span> Summit Ave Year: 1995 935	<b>2nd St</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">20</span> Ave C Year: 2016 14,170 Year: 2012 11,890 Year: 2008 14,600

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