



# MALTBY COMMERCE CENTER *BUILDING A*

*18,852 SF (Divisible) Retail/Flex/Industrial Space Available for Lease*

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MALTBY COMMERCE CENTER

# FLEX SPACES FOR LEASE

*Maltby Commerce Center is a 18,852 SF two-building warehouse and retail/flex development that completed construction early 2026 and is ready for occupancy.*



AVAILABLE FOR LEASE

KIDDER MATHEWS

# MALTBY COMMERCE CENTER

## PROPERTY HIGHLIGHTS

18,852 SF (divisible) of retail/flex space available

Corner site near future interchange intersection of 87th Ave SE & Maltby Road (SR 524)

Excellent parking

Easy access to Hwy 522 and only six miles to I-405

Zoned Light Industrial Snohomish County, which also allows retail uses

24' clear height

8 grade-level doors

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MALTBY COMMERCE CENTER



WSDOT CONSTRUCTION & PLANNING

# SR 522 INTERCHANGE & WIDENING

*Future Improvements Planned from Paradise Lake Road to Snohomish River Bridge*

State Road 522 in Snohomish County is an increasingly important east-west route connecting communities between Woodinville and Monroe. One section between Paradise Lake Road in Maltby and the Snohomish River remains one-lane in each direction. WSDOT plans to widen the highway to two lanes in each direction, build a new eastbound bridge at Fales Road/Echo Lake Road, replace the SR 522 intersection at Paradise Lake Road with an interchange and remove fish barriers.

TIMELINE	TBD
PROJECT STATUS	Pre-construction
FUNDING	\$33.5 Million

Source: Washington State Department of Transportation



# MALTBY COMMERCE CENTER

5.3 MILES

TO WOODINVILLE

11.9 MILES

TO REDMOND

20 MILES

TO BELLEVUE

27 MILES

TO SEATTLE



WINERIES & TASTING ROOMS

J.P. TRODDEN	GORMAN WINERY	GUARDIAN
LATERUS	TWO VINTNERS	JM CELLARS

SNOQUALMIE Ice Cream	The Maltby Cafe	MALTBY PIZZA & PASTA
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Flower World

CRISPY KRUNCHY CHICKEN

**MALTBY COMMERCE CENTER**

**IN DEVELOPMENT**  
Snohomish Garden Townhomes - 196 units

WINERIES & TASTING ROOMS

SMASNE CELLARS	PATTERSON CELLARS	BOSK
BARRAGE Cellars	LONGCELLARS	TRIPLEHORN BREWING CO

COSTCO WHOLESALE

Haggen (NORTHWEST FRESH)	Target	WORLD MARKET	ROSS DRESS FOR LESS
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PETSMART	BARNES & NOBLE	MOD	AMC THEATRES
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Rusty Pelican CAFE	Ezell's Famous Chicken	Jamba	Panera BREAD
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# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	1,617	21,732	125,621
2030 PROJECTION	1,583	21,447	124,679
2020 CENSUS	1,619	21,832	124,072

## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	44.7	41.3	38.2
FEMALE	48.5%	49.1%	49.9%
MALE	51.5%	50.9%	50.1%

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	572	7,493	45,563
2030 PROJECTED	567	7,464	45,621
2020 CENSUS	566	7,416	44,201
OWNER-OCCUPIED	90.1%	89.0%	73.9%
RENTER-OCCUPIED	9.9%	11.0%	26.1%

## INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN HH INCOME	\$178,529	\$188,089	\$171,924
2030 PROJ. MEDIAN HH INCOME	\$178,983	\$189,607	\$172,383
ANNUAL CHANGE 2025 - 2030	-	0.2%	-

## EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	241	1,443	5,708
TOTAL EMPLOYEES	2,878	13,377	48,852
WHITE COLLAR WORKERS	69.6%	76.7%	77.1%
BLUE COLLAR WORKERS	30.4%	23.3%	22.9%

## EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	2.5%	1.8%	1.9%
HIGH SCHOOL DIPLOMA	18.4%	16.3%	13.2%
SOME COLLEGE	17.8%	16.0%	14.8%
ASSOCIATE	9.4%	9.2%	8.4%
BACHELOR'S	33.4%	33.6%	34.7%
GRADUATE	18.1%	22.1%	25.2%

Data Source: ©2025, Sites USA



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*For more information about  
this property, please contact*

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