



Stanwood  
Dental Care

STANWOOD CAMANO  
Physical Therapy

9612 270TH STREET NW | STANWOOD, WA

# PORT SUSAN COMMONS FOR LEASE



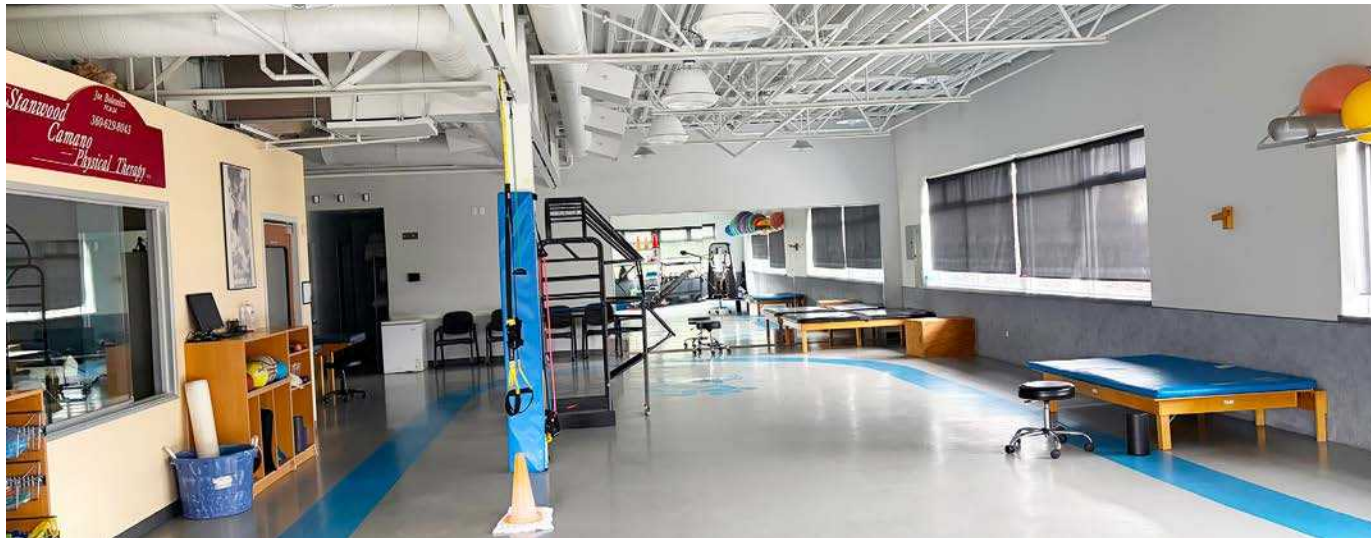
First Western Properties | 425.822.5522  
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

# SITE SUMMARY

<b>Available</b>	Turn-key Physical Therapy All Equipment Included
<b>Size</b>	4,200 SF
<b>Asking Rate</b>	\$19.00 PSF, NNN
<b>NNN</b>	\$7.50 PSF
<b>Co-Tenants</b>	<ul style="list-style-type: none"><li>• True Grit Gym</li><li>• Stanwood Dental Care</li><li>• Saint Luxury Lashes</li></ul>
<b>Parking</b>	Generous Parking
<b>Signage</b>	Monument Signage
<b>Notes</b>	<ul style="list-style-type: none"><li>• Located along SR 532</li><li>• Excellent Visibility &amp; Access</li></ul>
<b>Market Mix</b>	QFC, Grocery Outlet, Petco, Papa Murphy's, Starbucks, Jack in the Box, McDonald's, Burger King, Anytime Fitness, Ace Hardware, MOD Pizza and More!



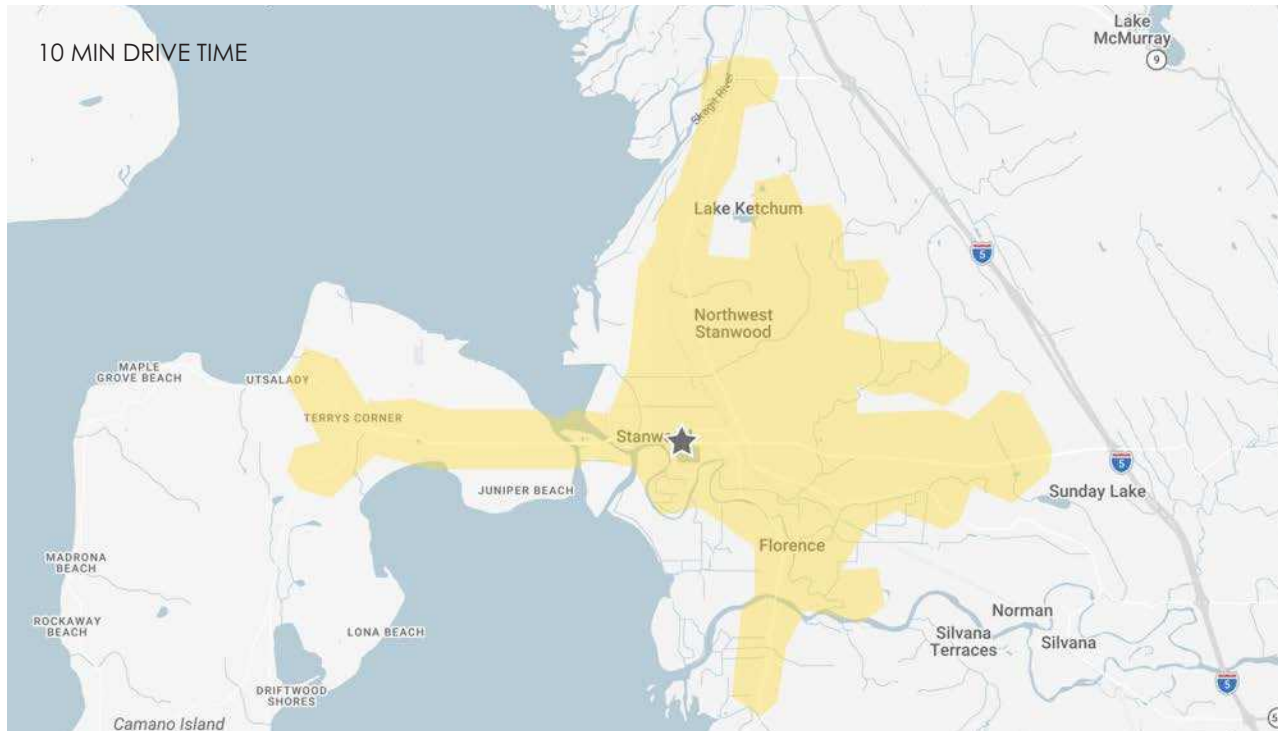
# IMAGES





# DEMOGRAPHICS

STANWOOD, WA, has long profited from its role as an economic center serving the needs of a larger regional population. Set at the mouth of the Stillaguamish River along the SR 532 corridor, the City is the commercial and cultural hub of the greater Stanwood–Camano area, providing shopping, services, and employment opportunities for residents of Camano Island and the rural valley to the north and south. Stanwood's appeal is anchored by an established and growing trade area, steady residential expansion into the uplands, and an increasingly strategic position within the Puget Sound region. A direct SR 532 connection to I-5 places the City within easy reach of the Everett and greater Seattle markets, while current efforts to establish a multimodal transit center near Downtown promise to further expand Stanwood's role as a regional transit hub. With a stable, family-oriented workforce and a preserved small-town character, Stanwood offers a rare combination of regional reach, room to grow, and authentic community identity.



12,275

POPULATION  
10 MIN DT



4,691

NO OF HOUSEHOLDS  
10 MIN DT



\$139,006

AVERAGE HH INCOME  
10 MIN DT



\$657,731

MEDIAN PROPERTY VALUE  
10 MIN DT



41.2

YEARS OLD  
MEDIAN AGE



\$244 M

TOTAL NON-RETAIL  
EXPENDITURE



9,212

DAYTIME ADJ. POPULATION  
10 MIN DT



19,848

ADT  
268TH STREET NW



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

Kyle Nordby  
+1 425.250.3287  
kyle@fwp-inc.com

Brennan McClurg  
+1 425.822.5522  
bmclurg@fwp-inc.com

First Western Properties | 425.822.5522 | 11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com