



**FOR LEASE**  
3704 172nd Street NE  
Arlington, WA 98223



# GATEWAY SHOPPING CENTER

Jake Thurber | Chandler Williams | Steve Erickson

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

# 3704 172ND STREET NE:

## GATEWAY SHOPPING CENTER

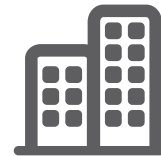
located in Smokey Point, the retail hub of Arlington, and offers a vibrant shopping destination with a strong tenant lineup. Anchored by high performing Safeway, along with Dollar Tree and the Washington State Department of Social and Health Services (DSHS), the center also features popular businesses such as Chase Bank, Jack-in-the-Box, Smile Now Dental, and Jersey Mike's Subs. & Defensive Driving School. 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

**22,864 SF - Call Broker for Details**

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



LOCATION DETAILS



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

HIDDEN VINE  
Optum

Firestone

BURGER KING

172ND ST NE

Chick-fil-A  
TACO BELL  
FIVE GUYS  
GREASE MONKEY  
DISCOUNT TIRE

Mor  
BEST BUY

verizon

Target

Red Robin

COSTCO WHOLESALE

ihop

Pizza Hut

petco  
Michaels  
Marshalls

INTERSTATE 5

INTERSTATE 5

INTERSTATE 5

172ND ST NE

McDonald's

Best Western PLUS

CASCADE SKAGHT HEALTHALLIANCE

TacoTime

Optum



GameStop

Walmart

fulfillment  
by amazon

LOWE'S

O'Reilly AUTO PARTS

HOTEL

UnionBank

Tires LES SCHWARZ

RAIRBON GROUP

DL DWAYNE LANE'S AUTO FAMILY

MDS N US

COASTAL

MEDICAL

RAIRBON GROUP

Harley Davidson

Ford

Lindal CEDAR HOMES

TOYOTA

Roy Robinson

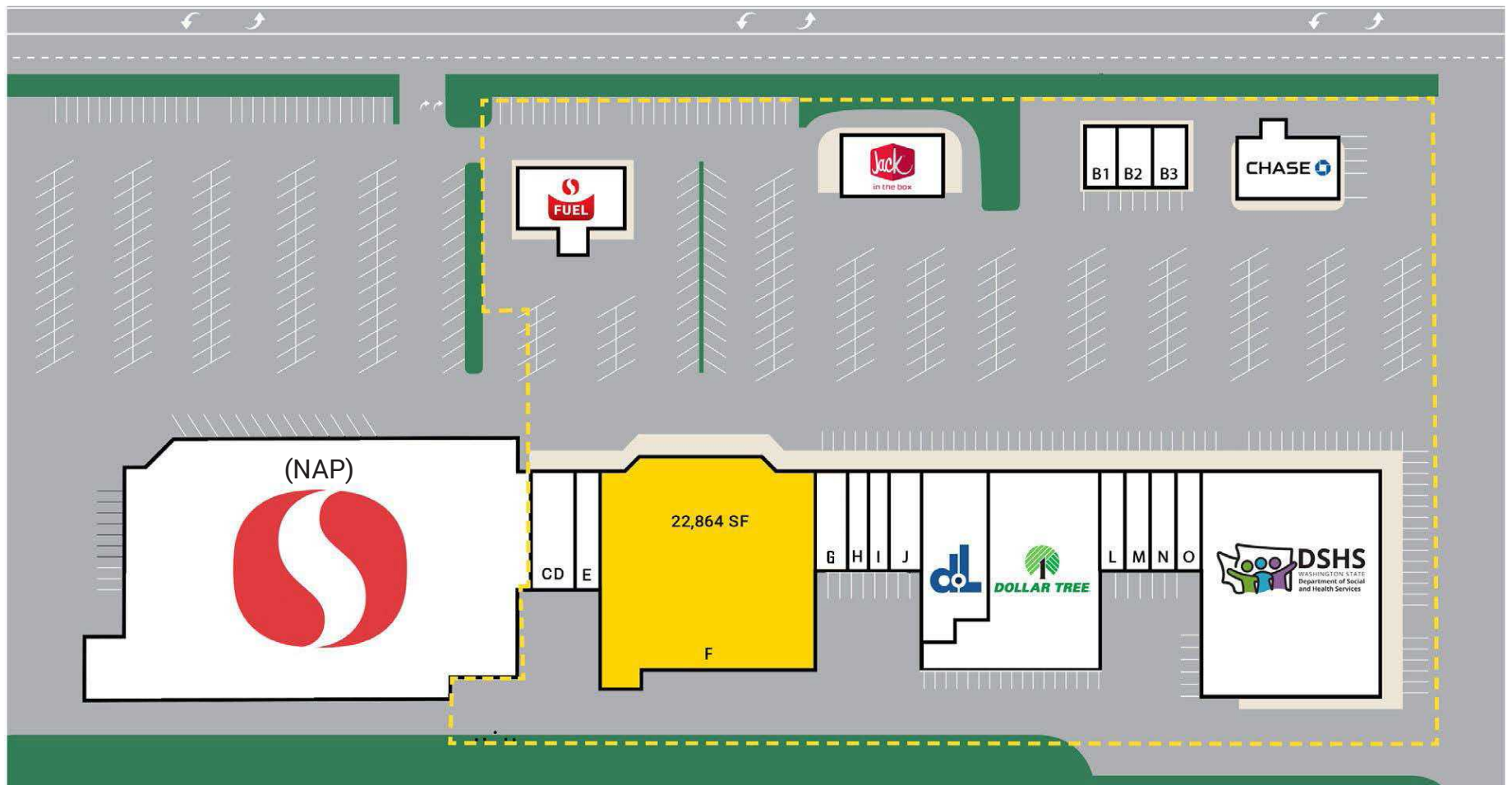
Enterprise

Ford

HONDA

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
<b>F</b>	<b>22,864</b>	<b>AVAILABLE</b>	O	1,400	Dominos
G	1,718	Smoke Shop	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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