



FOR SALE

Smokey Point Retail Project

SMOKEY POINT BLVD BETWEEN 169TH ST NE & 172ND STREET NE | ARLINGTON, WA



2 Lots on Signalized Intersection

42,524 SF (Lot 3)

23,158 SF (Lot 4)

GREAT FRONTAGE along Smokey Point Blvd

PRICED at \$38.50 PSF

SITE IS NEXT to Safeway, across the street from Lowes, and just down the street from the new 2.8 Million SF Amazon Distribution Facility

QUICK FREEWAY ACCESS via the 172nd St NE interchange

BRIAN KENWORTHY
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KIDDER.COM

Kidder Mathews

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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LOT 3

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LOT 4

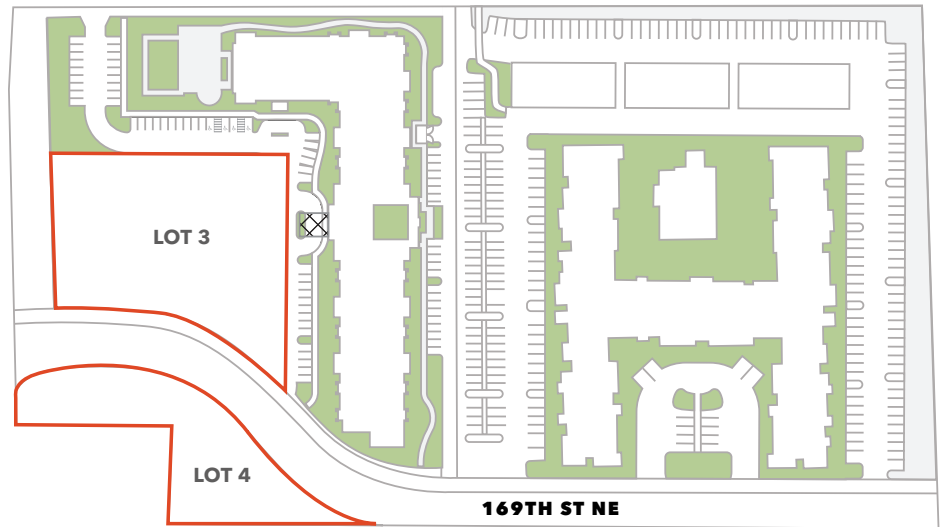
65,682 SF

TOTAL LAND AVAILABLE

\$38.50

PSF

Lots 3 & 4



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2021 TRAFFIC COUNTS

Collection St	Cross St	Traffic Count
Smokey Point Blvd	172nd St NE	22,676
172nd St NE	Smokey Point Blvd	25,596
172nd St NE	51st Ave NE	24,166
I-5	172nd St NE	96,216

DEMOGRAPHICS

2021	1 Mile	3 Miles	5 Miles
Population	7,382	27,959	63,269
Population Growth (2010-2021)	2.3%	1.4%	1.6%
Households	2,842	10,073	22,898
Median HH Income	\$67,097	\$84,812	\$86,342

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