

STATE AVE MIXED-USE LAND

Prime location for sale or ground lease
in Marysville, Washington



SUBJECT
PROPERTY

116TH ST NE

STATE AVE

119XX STATE AVE | MARYSVILLE, WA



FOR SALE OR GROUND LEASE

State Ave Mixed-Use Land

119XX STATE AVE | MARYSVILLE, WA



Property Highlights

±40,075 SF vacant lot

GREAT access to I-5

CLOSE proximity to retail amenities and Seattle Premium Outlets

MINUTES from Tulalip Resort & Casino

ZONED MU – perfect for retail/service, medical, or multifamily development

SALE PRICE \$1,200,000

CALL FOR DETAILS on ground lease pricing

STEVE PELLUER
425.450.1180
steve.pelluer@kiddler.com

KIM HUTCHINS
425.450.1185
kim.hutchins@kiddler.com

KIDDER.COM

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km Kidder Mathews

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POPULATION

	1 Mile	3 Miles	5 Miles
2022 Estimated Population	8,476	42,658	92,152
2027 Projected Population	9,069	43,947	97,094
2020 Census Population	8,567	42,279	90,885
Projected Annual Growth (2022-2027)	1.4%	0.6%	1.1%
Historical Annual Growth (2010-2022)	1.6%	1.1%	1.4%
2022 Median Age	37.7	37.3	37.0

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2022 Estimated Households	2,949	15,441	32,561
2027 Projected Households	3,247	16,384	35,346
2020 Census Households	2,977	15,278	32,064
Projected Annual Growth (2021-2026)	2.0%	1.2%	1.7%
Historical Annual Change (2010-2022)	1.5%	1.0%	1.3%

BUSINESS 2022 EST

	1 Mile	3 Miles	5 Miles
Total Business	220	1,317	2,901
Total Employees	3,639	19,538	31,476

INCOME 2022 EST

	1 Mile	3 Miles	5 Miles
Avg HH Income	\$110,854	\$105,205	\$106,015
Median HH Income	\$87,006	\$86,693	\$89,197

RACE/ETHNICITY 2022

	1 Mile	3 Miles	5 Miles
White	5,917	29,418	64,624
Black or African American	155	859	1,971
Native American	158	1,020	2,294
Asian	503	2,807	5,869
Hawaiian or Pacific Islander	54	292	580
Hispanic	444	2,357	4,632
Two or More Races	845	4,136	8,417

2022 EDUCATION (AGE 25+)

	1 Mile	3 Miles	5 Miles
Some High School, No Diploma	466	1,755	1,875
High School Graduate	1,540	9,319	19,616
Some College, No Degree	1,560	8,272	18,077
Associate Degree	636	3,057	7,127
Bachelor's Degree	1,007	4,104	8,827
Graduate Degree (2021 Est)	1,347	5,777	12,551

DATA SOURCE: REGIS

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±40,075 SF (0.92 ACRES)

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