

PAD READY SITES

Zoned Commercial and Multifamily
For Sale | For Lease | Build-To-Suit
9023 Soper Hill Road Lake Stevens, WA 98258



Lake Stevens Landing



Exclusively marketed by:

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Property & Development

Located in the **City of Lake Stevens**, Lake Stevens Landing is ideally located at the crossroads of Highway 9 and Soper Hill Road.

Lake Stevens Landing has outstanding access to major arterials, being adjacent to Highway 9, a short distance from Highway 2, which leads to Interstate 5. The City of Lake Stevens has dynamic retail shopping and centers of employment. Many of Lake Stevens residents commute to other cities around the area, such as Everett, Seattle and Bellevue. There is a transit center located to the south of Lake Stevens Landing which provides for an **easy and stress free commute to the greater Seattle, Eastside and Everett areas.**

Access to the site is via Soper Hill Road of of Highway 9. Soper Hill Road shall be enhanced including roundabout as part of the overall plan. Soper Hill Road east leads to the north shore of Lake Stevens and Lundeen Park and to the west to City of Marysville.

The site consists of 8 platted lots totaling +/-10 acres **(+/-419,257 SF of land)**. The zoning is mostly CD Commercial District with the south lot, Lot 7 zoned LB Local business.

Lake Stevens Landing is located close to Frontier Village commercial retail district, downtown Lake Stevens, schools, parks and many other amenities. Downtown Lake Stevens is currently working on a major redevelopment plan to include more retail opportunities, more businesses, community and conference centers, and road improvements.

Lake Stevens has a **strong retail trade area** with retailers including Target, Safeway, Sports Authority, Staples, Walgreens, and Haggen. Lake Stevens is a high-income trade area with average household incomes of approximately \$103,970 in 1, 3 and 5 mile rings.



Lake Stevens

Frontier Village Commercial Center

Lake Stevens Landing Lots 1 - 8

Lot 8

Lot 7

Lot 6

Lot 5

Lot 2

Lot 4

Lot 3

Lot 1

Lot 1A

Stevens Creek Elementary & Early Learning Center

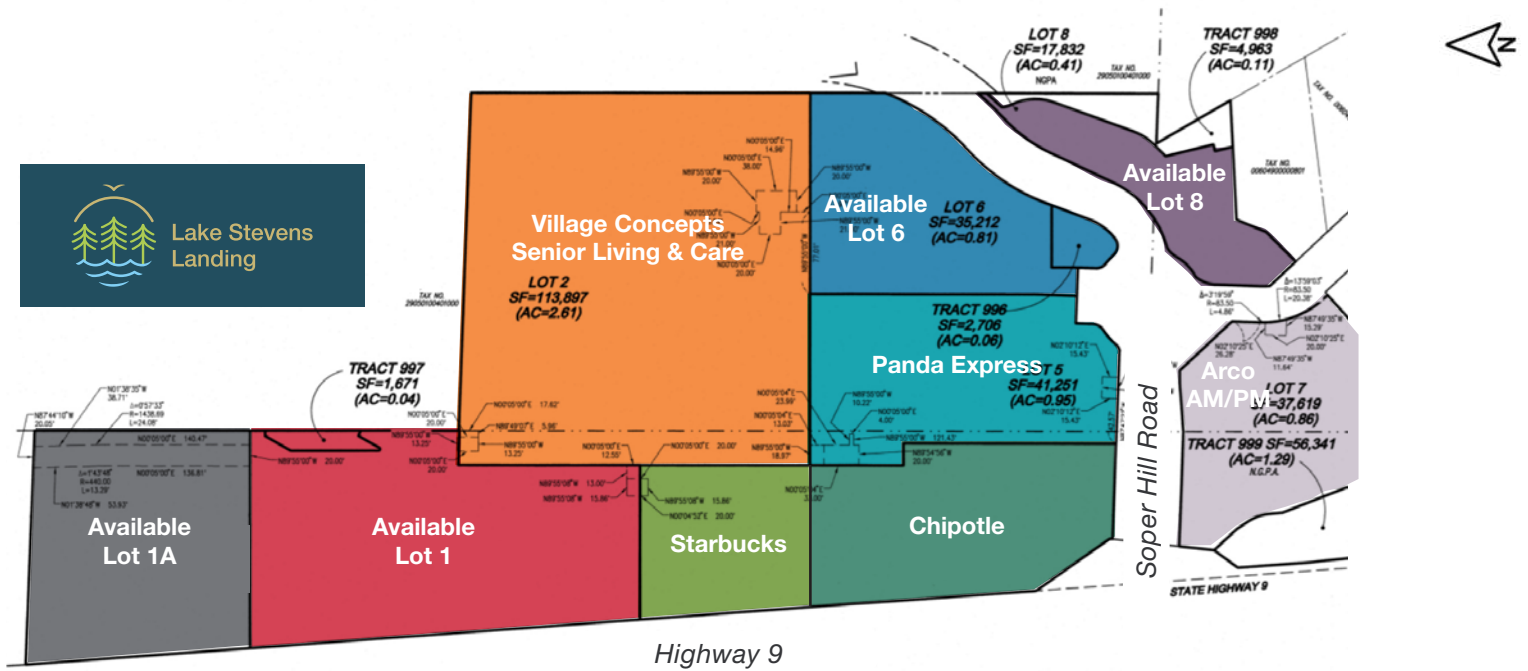
Clock Tower Self Storage

9

Available Lot Summary

| Lot | Lot SF | Building Area | Land Price | Share of Estimated Project Site Costs* | Intended Use |
|-----|---------|---------------|-------------|--|---------------------------------------|
| 1A | 48,789 | TBD | \$2,200,000 | \$976,000 | Commercial or Multifamily |
| 1 | 58,039 | TBD | \$2,650,000 | \$1,161,000 | Commercial or Multifamily |
| 2 | 113,897 | TBD | Sold | Sold | Village Concepts Senior Living & Care |
| 3 | 62,923 | TBD | Sold | Sold | Starbucks |
| 4 | 59,854 | TBD | Sold | Sold | Chipotle |
| 5 | 41,186 | TBD | Pending | Pending | Panda Express |
| 6 | 35,212 | TBD | \$1,350,000 | \$705,000 | Commercial |
| 7 | 37,619 | TBD | Sold | Sold | Arco Gas & Convenience Store |
| 8 | 18,629 | TBD | \$500,000 | \$373,000 | Commercial or Multifamily |

* Share of estimated on and off site costs include storm water retentions system, utilities to site and other improvements

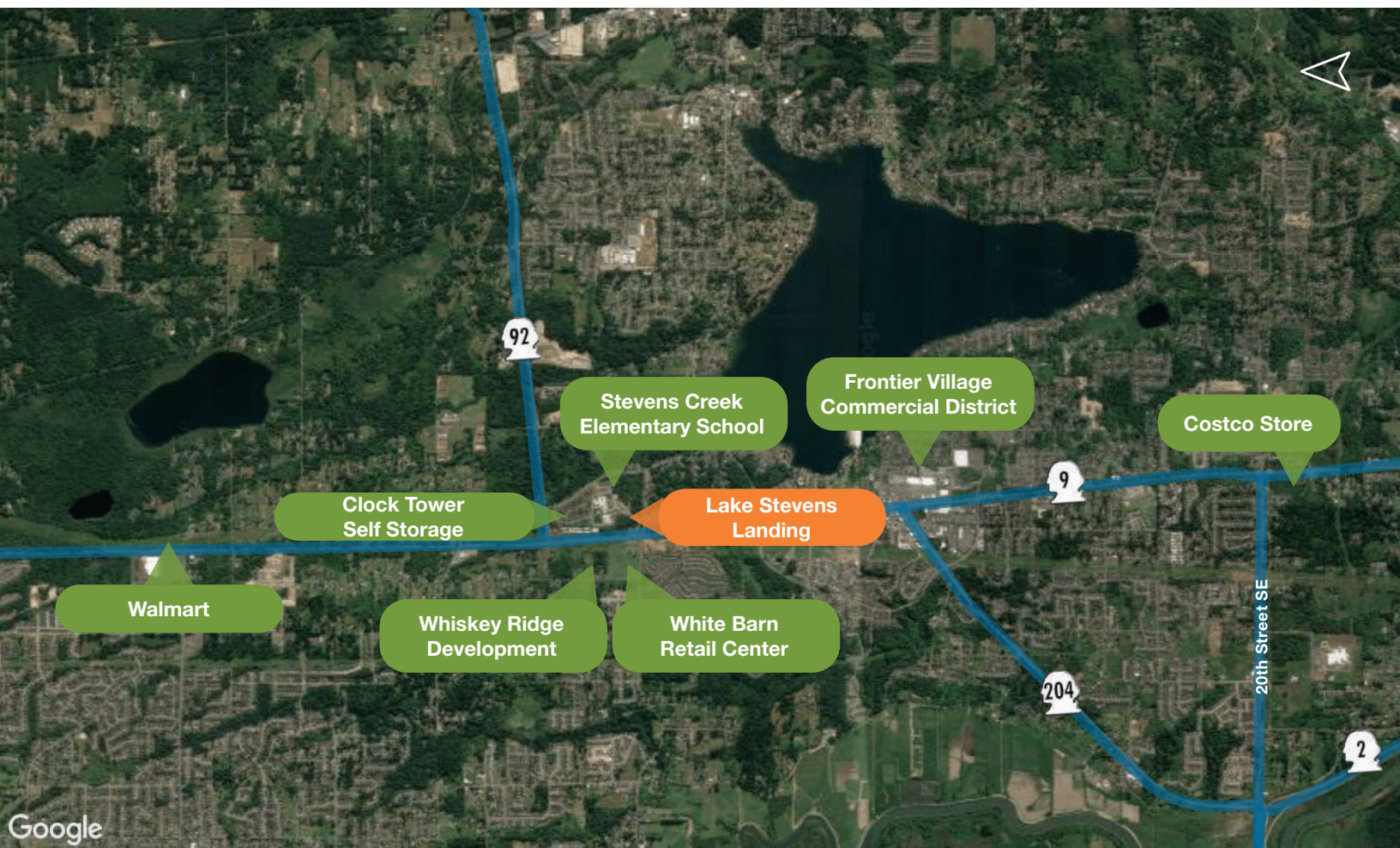


Property Summary

The potential development plan of the property may include the following:

- » Medical/Dental
- » Retail
- » Office
- » Senior Housing

| | | | |
|----------------------|---|---------------------|---|
| Location | Eastside Intersection of Highway 9 and Soper Hill Road | Off-Site Amenities | Close to schools, parks, and Frontier Village Shopping Center |
| Jurisdiction | City of Lake Stevens | Arterial Access | Soper Hill Road |
| District | North Shore | Sewer | Lake Stevens Sewer District |
| Zoning | CD Commercial District (Lots 1, 2, 3, 4, 5, 6 and 8); LB Local Business (Lot 7) | Water | Public Utility District |
| Primary Land Use | Commercial; Senior Housing, Mixed-Use Multifamily | Schools | Lake Stevens School District |
| Development Approval | Binding Site Plan | Project Development | Site infrastructure engineering completed |



Schools

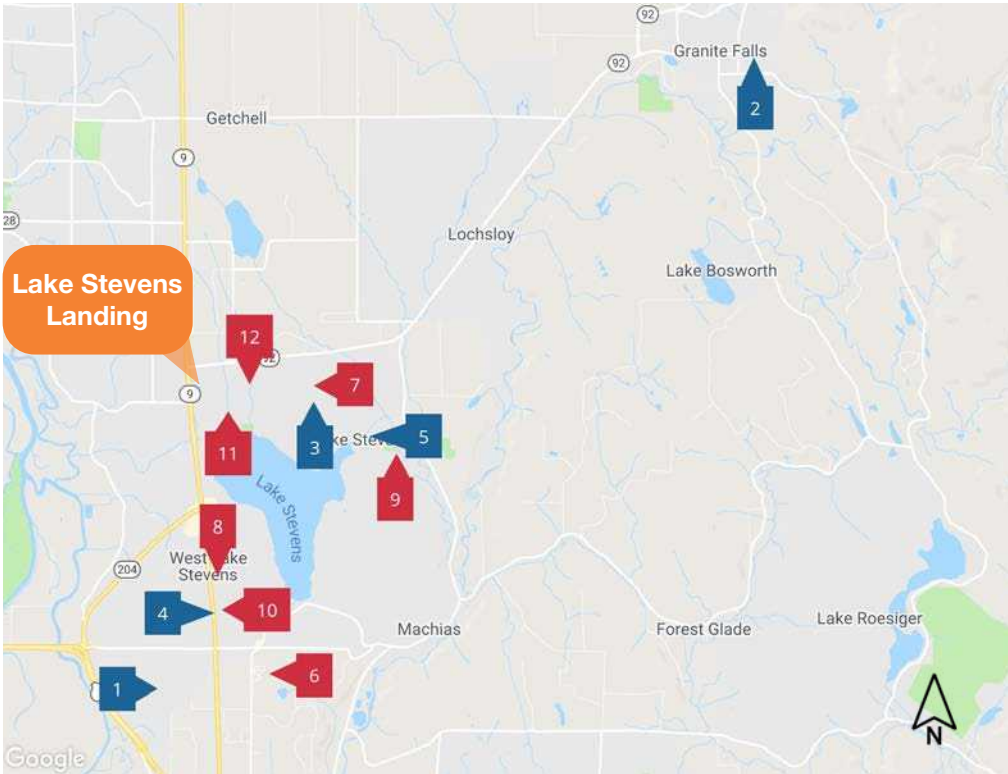
Lake Stevens is known for having the top schools in Washington State. Nearby Lake Stevens Schools are shown on this map.

Middle and High Schools

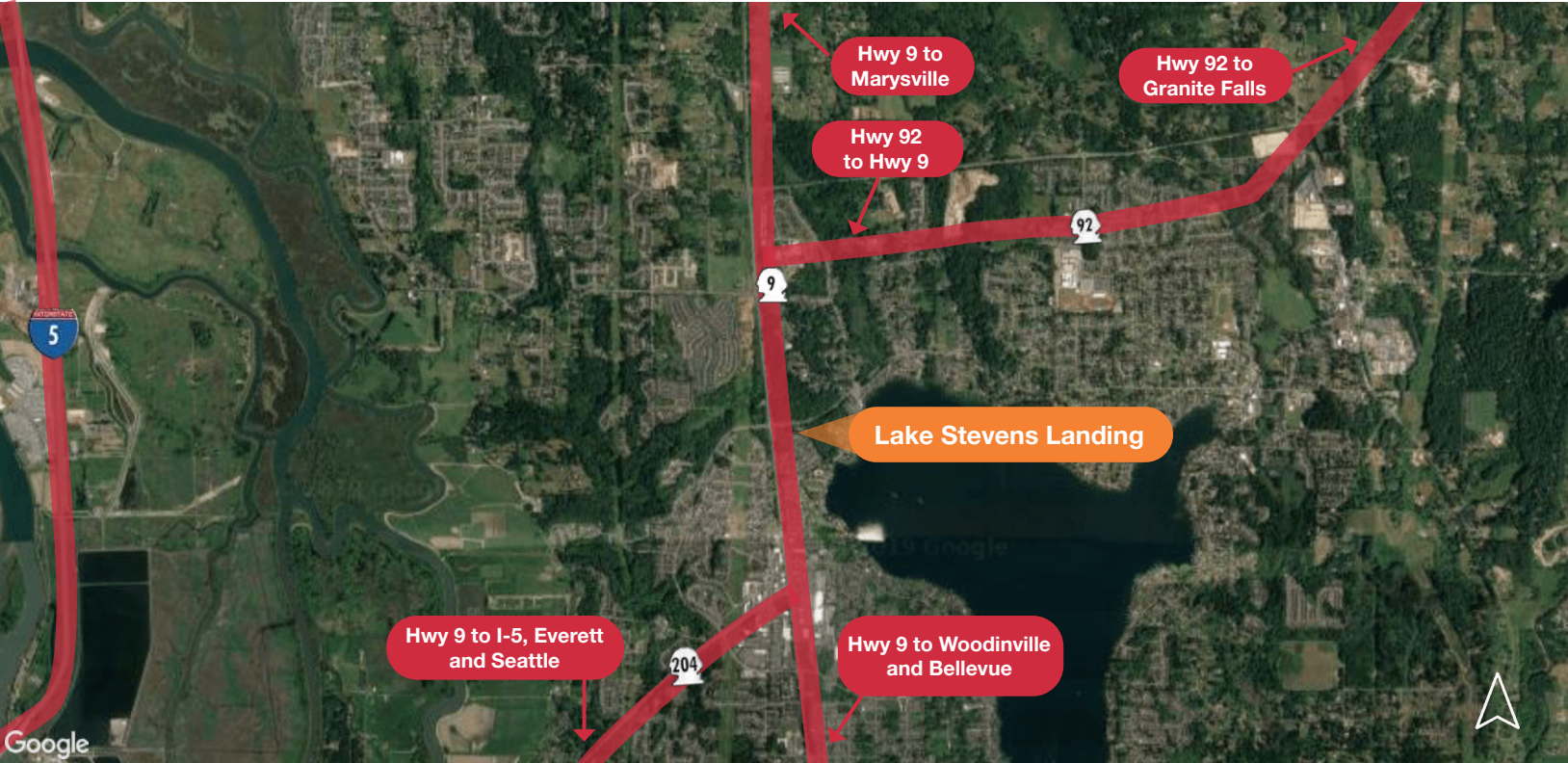
- 1. Cavelero Mid High School
- 2. Crossroads High School
- 3. Lake Stevens High School
- 4. Lake Stevens Middle School
- 5. North Lake Middle School

Elementary Schools

- 6. Glenwood Elementary
- 7. Highland Elementary
- 8. Hillcrest Elementary
- 9. Mt. Pilchuck Elementary
- 10. Skyline Elementary
- 11. Stevens Creek Elementary
- 12. Sunny Crest Elementary



Transportation Major Arterials



Retailer Map



City of Lake Stevens Overview

Since settling in 1886, Lake Stevens has been home to families who set their sights on pioneering a better way of life for western Washington and beyond. **Surrounding one of the region’s most coveted recreational lakes, the City of Lake Stevens has emerged as one of the most desirable places in the state to call home.**

Just 10 minutes east of Everett, and 34 minutes from downtown Seattle, Lake Stevens is home to hardworking families and retirees. Lake Stevens’ growth is outpacing the rest of Snohomish County. In 2016, Lake Stevens had more than 31,000 citizens and forecast that by 2035 Lake Stevens will experience 40% growth to exceed a population of 40,000.

Here are some of the reasons people like to call Lake Stevens home:

- » NerdWallet ranked Lake Stevens fourth in the Best Small Cities for Families in the Western Region
- » Located on the Centennial Trail, Lake Stevens is a gateway destination for cyclists
- » Washington State Board of Education Achievement Index shows that Lake Stevens School District consistently outperforms its neighbors
- » Lake Stevens is the largest lake in Snohomish County that provides year-round recreational opportunities for our citizens and tourists

Lake Stevens’ government operates under the mayor-council system. The City’s motto “One Community Around the Lake” embodies its quality of life, top-ranked school district, and City Council’s commitment to providing excellent services and amenities for its citizens.

Source: [Economic Alliance Snohomish County](#)



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Drive Times

Everett
15
minutes

Bellevue
60
minutes

Seattle
60
minutes

Skiing
60
minutes

Boating
10
minutes

Major Employers

Lake Stevens
School District



Cobalt Enterprises



Safeway



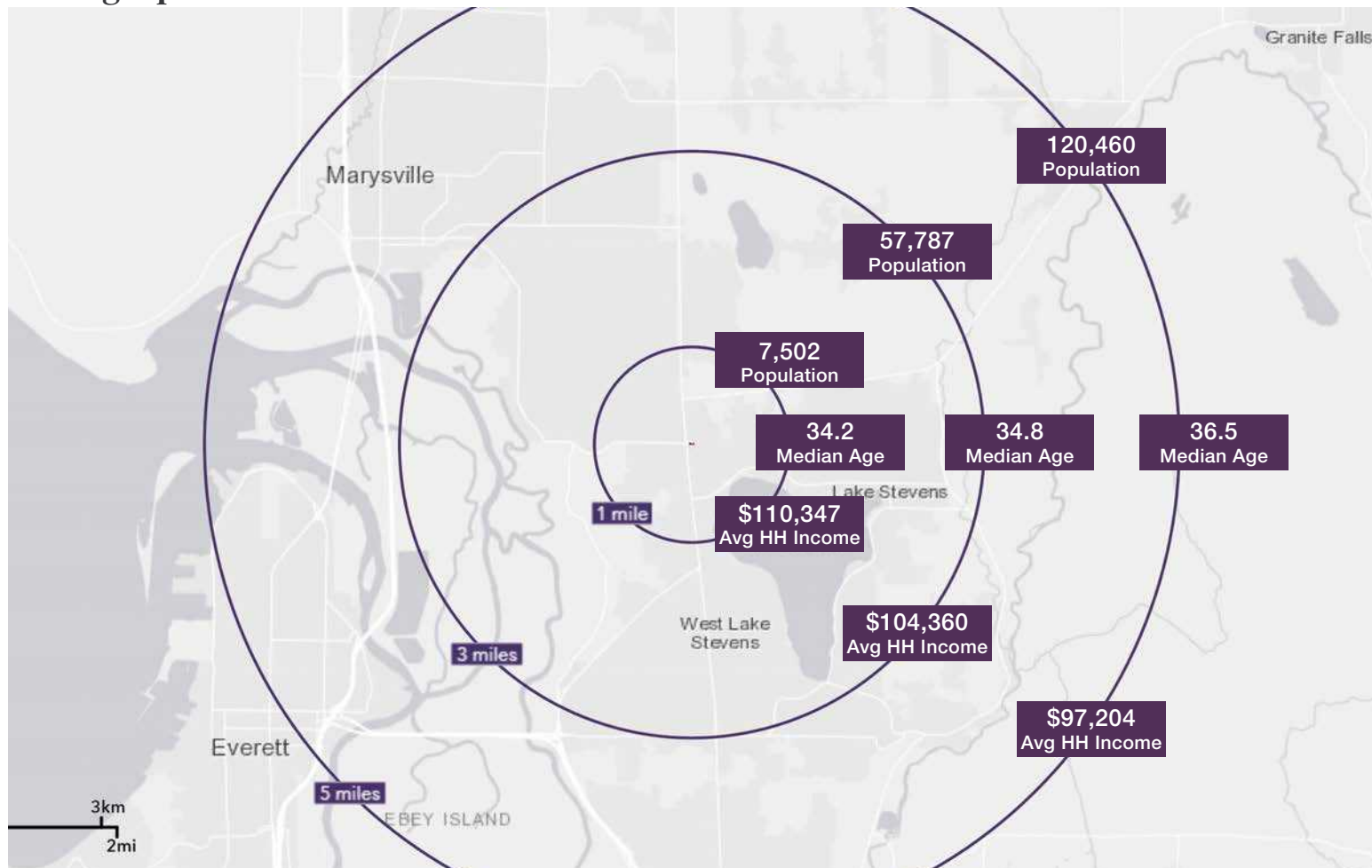
Haggen



Target



Demographics



Regional Map





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