



# SOPER HILL CENTER

NWC Soper Hill Road & State Route 9  
Marysville, Washington

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# EXECUTIVE SUMMARY

Soper Hill Center  
NWC Soper Hill Rd & SR 9, Marysville, WA



## FIRST WESTERN PROPERTIES IS PLEASED TO ANNOUNCE THE SALE OF THE SOPER HILL CENTER COMMERCIAL LOTS

**Soper Hill Center** is a 15 acre commercial land development in Marysville, WA. Located on Highway 9 near the intersection of SR 92 this parcel is just minutes from Frontier Village in Lake Stevens and services Marysville, Lake Stevens and Granite Falls. Zoning has recently been changed to Community Business which allows for a variety of commercial uses. The immediate market area has quintupled in population since 2000 resulting in high demand for retail and medical services. A new 37-acre Costco is now open three miles to the south on SR 9. Easy access, high visibility, flexible zoning and a variety of lot sizes make the Soper Hill Center an ideal location for any retail or medical demand.

## SUMMARY

PROPERTY NAME	Soper Hill Center
OPPORTUNITY TYPE	Retail Development
ADDRESS	8833 Soper Hill Road
TOTAL LAND AREA	15 Acres (609,257 SF)
ZONING	Community Development
JURISDICTION	City of Marysville
DEVELOPMENT STATUS	Individual Lots for Sale
PURCHASE PRICE	\$35.00 PSF

Construction Underway!

At the Intersection of Lake Stevens & Marysville!

Flexible Lot Size

## CENTER TENANCY:

# The Everett Clinic

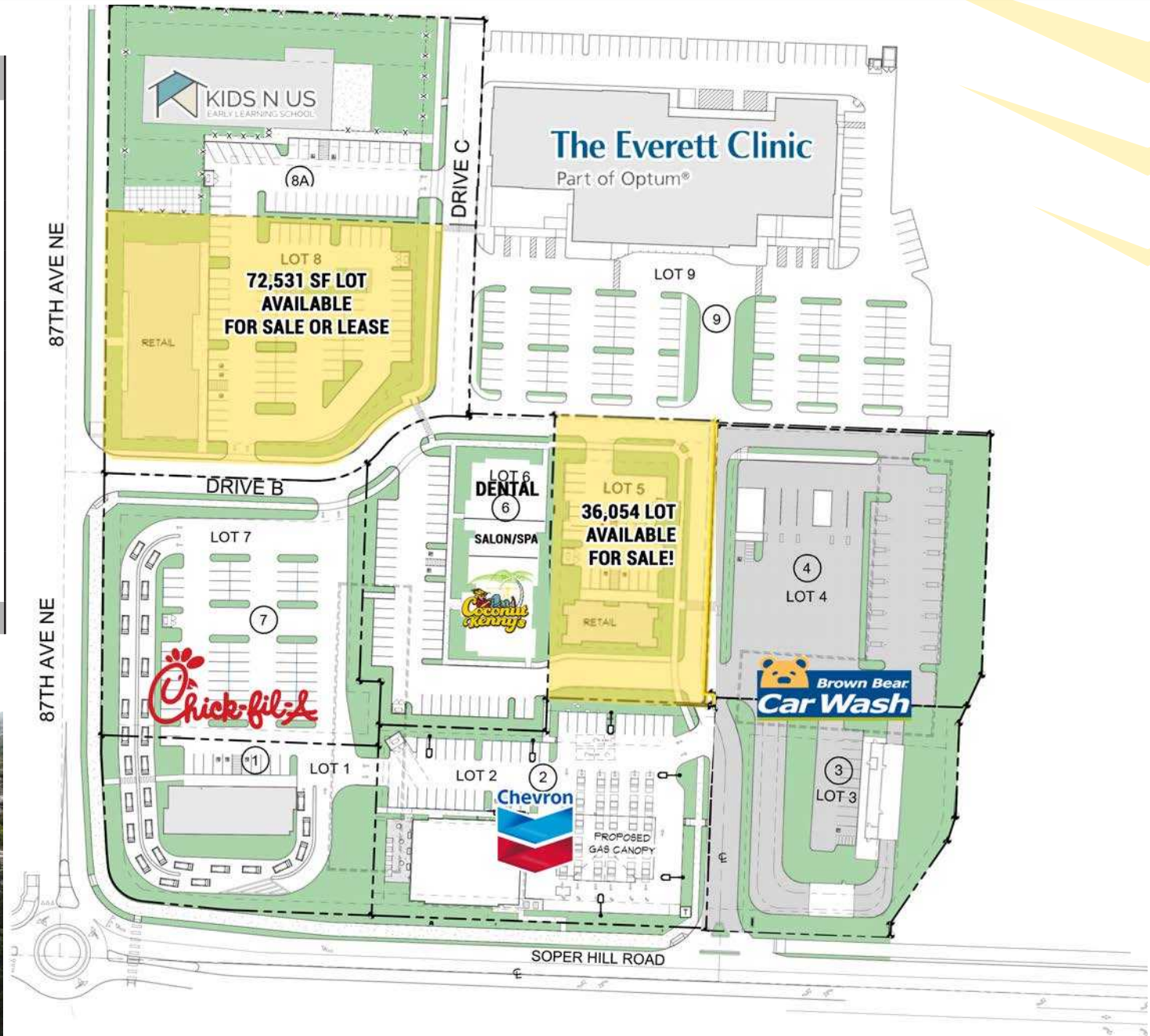


# EXECUTIVE SUMMARY

## COMMERCIAL | RETAIL LOT PLAN

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Lot#	Description
9	The Everett Clinic   Open for Business
2	Chevron Gas & Convenience Store
3 & 4	Brown Bear Car Wash
<b>5</b>	<b>LOT: 36,054 SF</b>
101	Dental Clinic
6	102 Salon/Spa
103 & 104	Coconut Kenny's
1 & 7	Chick-fil-A
8a	Kids N' Us
<b>8B</b>	<b>LOT: 72,531 SF</b>



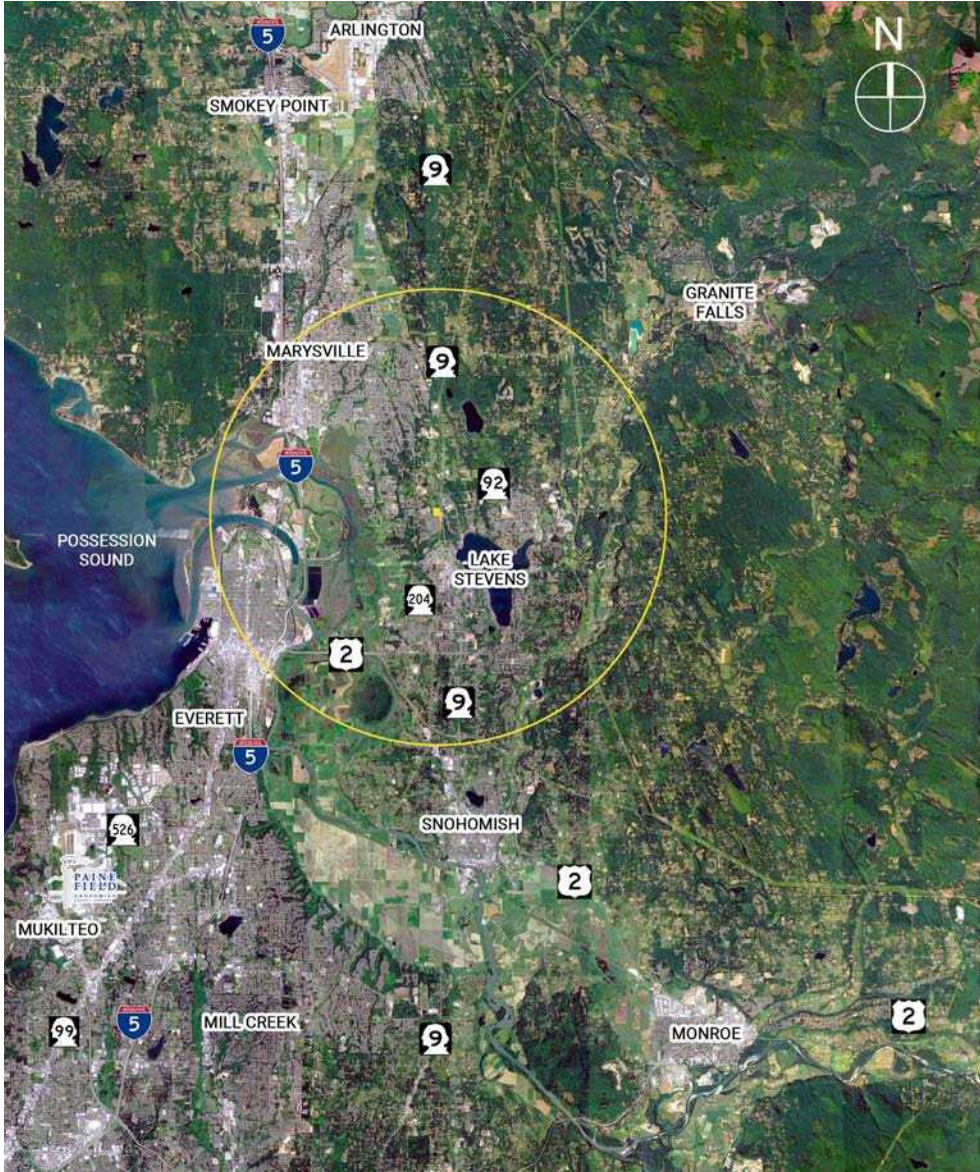


# SITE AREA SUMMARY

## PROFILE

Soper Hill Center  
 NWC Soper Hill Rd & SR 9, Marysville, WA

5 Mile Radius



POPULATION

125,000



AVERAGE  
 HOUSEHOLD INCOME

\$130,122



HOUSEHOLDS

45,036



DAYTIME POPULATION

20,295



TOTAL NON-RETAIL  
 ANNUAL CONSUMER  
 EXPENDITURE

\$2.02B



AT INTERSECTION

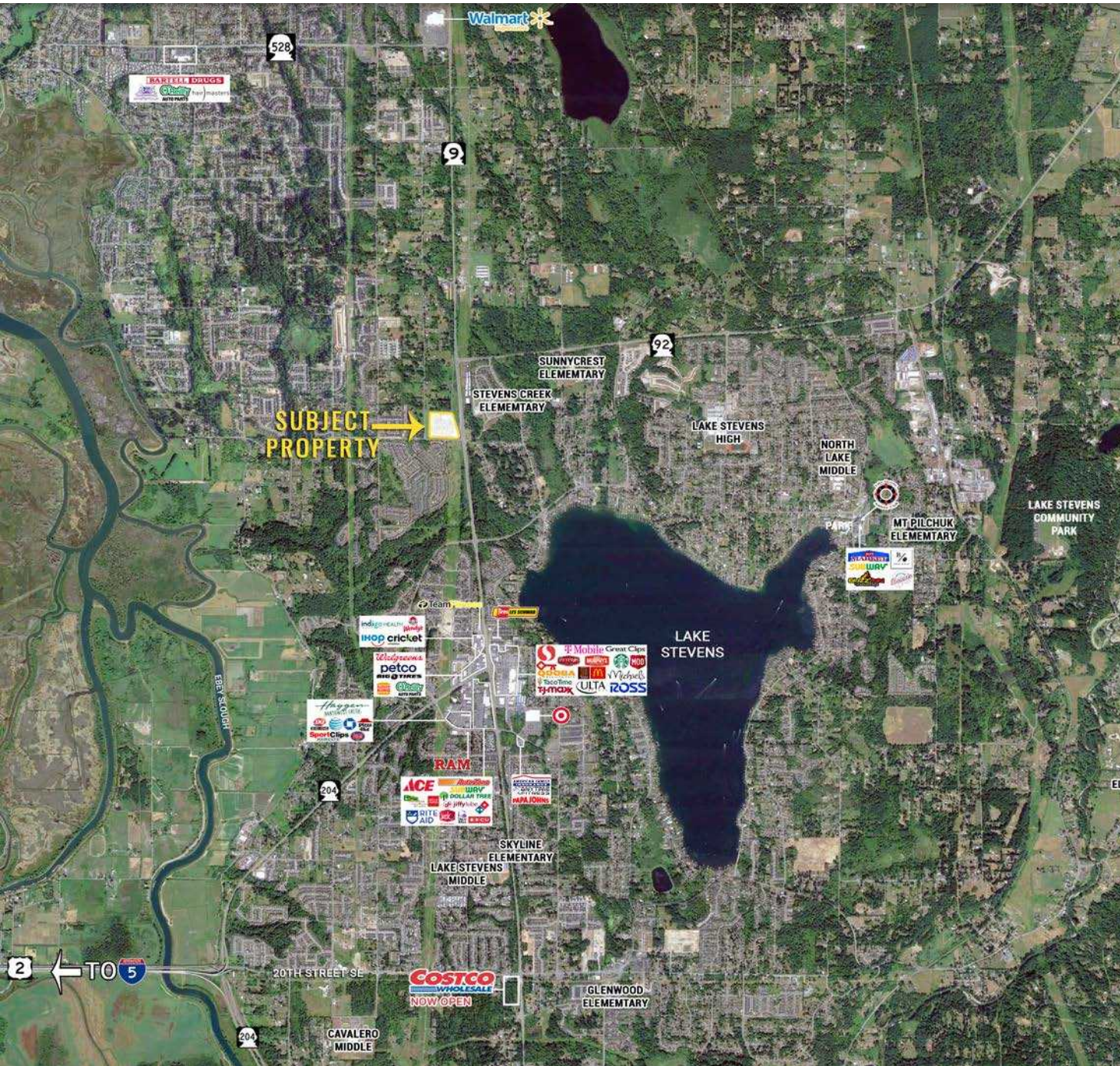
39,402 ADT



# SITE AREA SUMMARY

## MARKET AERIALS

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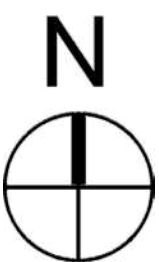
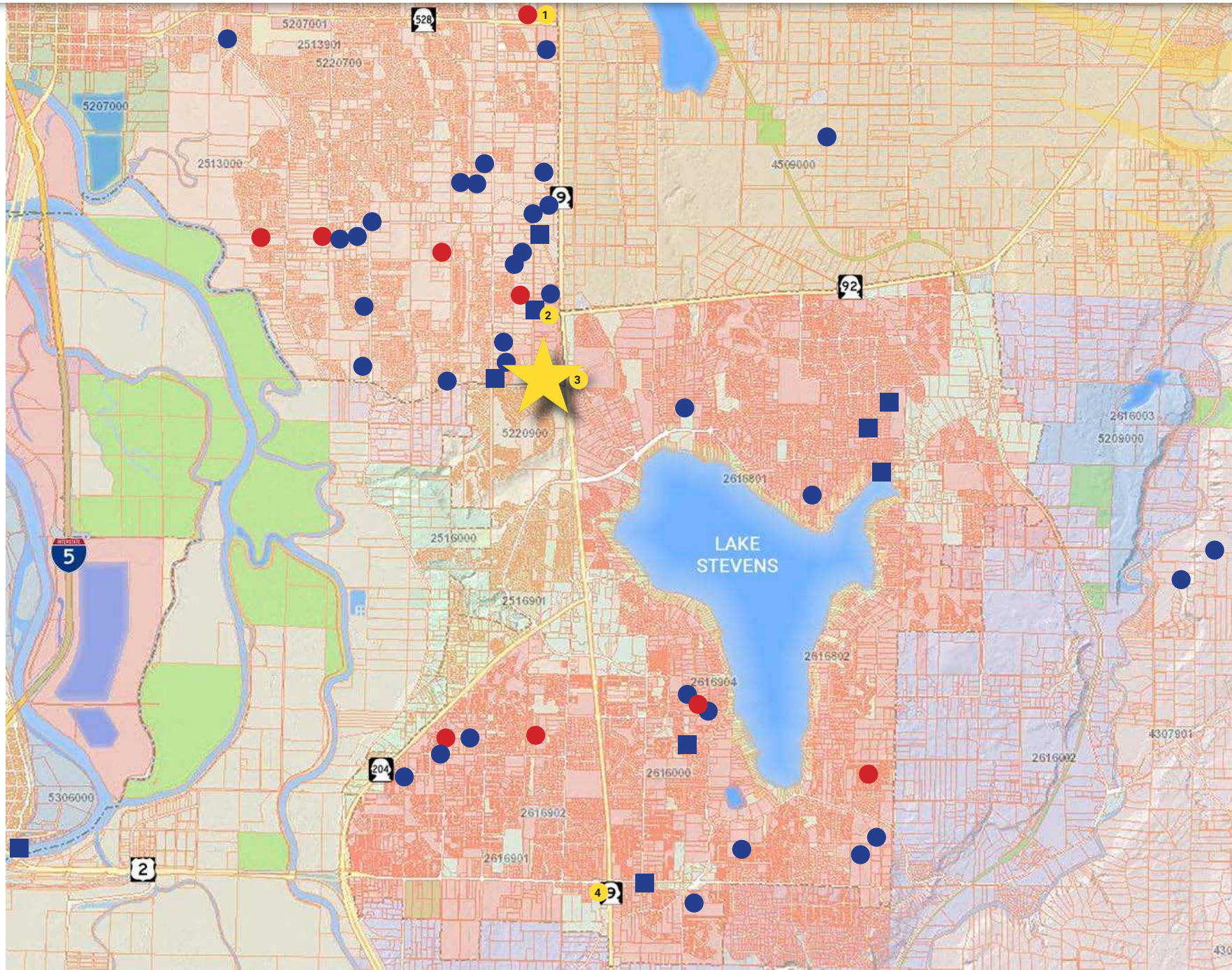


# SITE AREA SUMMARY

## DEVELOPMENT MAP

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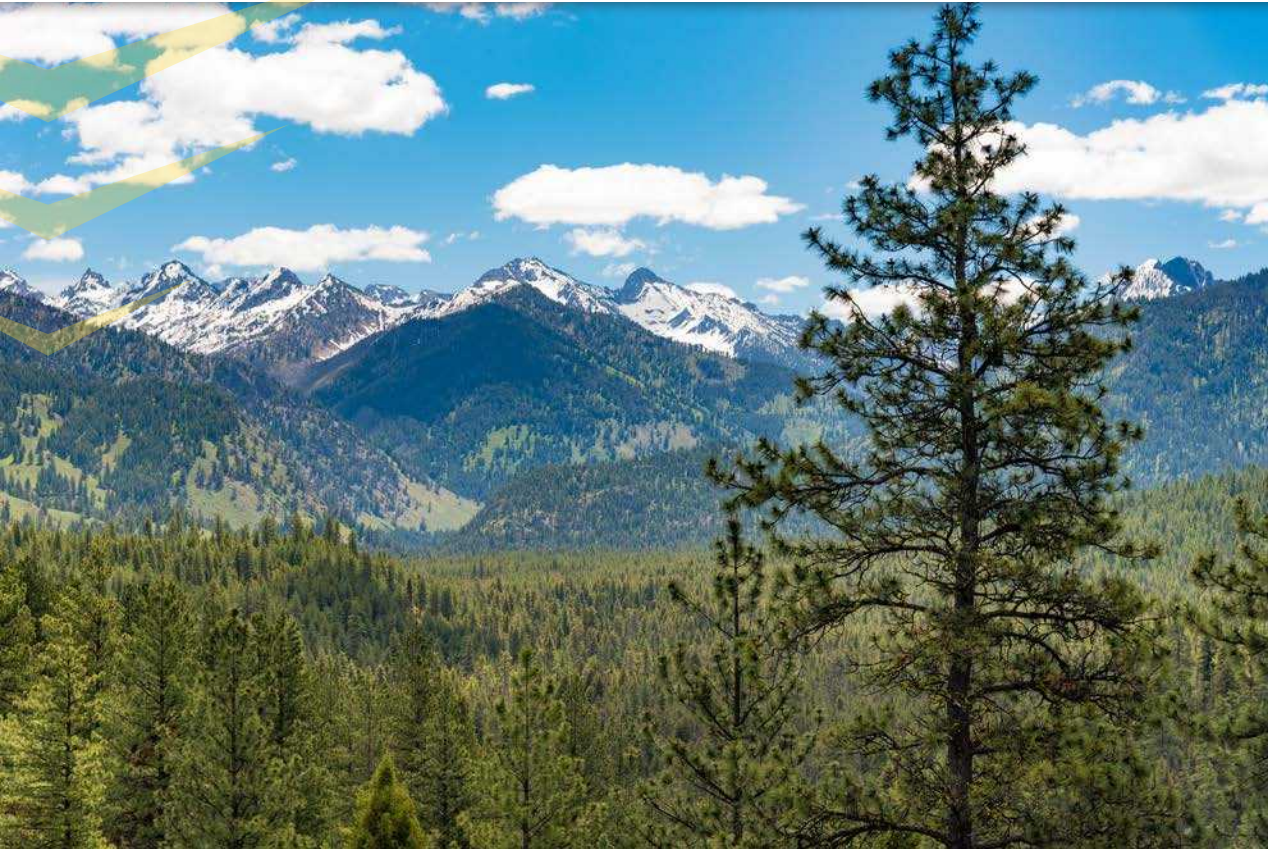
- 1500 Lots Detached Proposed
- 373 of 727 Homes Detached Seling
- 693 Units Attached Permitted
- 1 Proposed Walmart Gas
- 2 Whiskey Ridge Development
- 3 Lake Stevens Landing
- 4 Costco Under Construction



# CITY SUMMARY

## MARYSVILLE, WA

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**MARYSVILLE, WA** is Snohomish County's 2nd largest city committed to improving the community's prosperity & livability through fostering an economic climate conducive to business. Great neighborhoods; year-round recreational opportunities & events; active, engaged community members who enjoy the great outdoors that epitomizes the Pacific Northwest lifestyle. Marysville also has a lively economic business climate that blends small business, corporate headquarters, aero space companies, light industrial & manufacturing.

**LAKE STEVENS, WA** is a growing community whose vision is to become the region's favorite family-friendly community. A great place to live, shop, do business, and visit. Lake Stevens aims to continue being fiscally strong, able to provide top-quality infrastructure and services, with excellent access to the outdoors.



# STATE SUMMARY

## WASHINGTON STATE, BY THE NUMBERS

Soper Hill Center  
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**#2** Washington State's ranking Best Overall State 2022, USN

**#2** Washington State's ranking on the Best States overall Ranking based on Business 2022, CNBC

**#2** Washington State's ranking on the Best States overall Ranking based on Technology & Innovation 2022, CNBC

**#3** Washington State's ranking on the Best States overall Ranking based on Economy 2022, CNBC

**#4** Washington State's ranking on the Best States overall Ranking based on Fiscal Responsibility 2022, USN

**#5** Washington State's rank in the latest "State New Economy Index" published by the Information Technology and Innovation Foundation, based on Strong aviation and software exports; Puget Sound entrepreneurialism; widespread adoption of digital technologies.

# REGIONAL SUMMARY

## PACIFIC NORTHWEST

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## THE NORTHWEST REGION IS BUILT ON THE STRENGTH OF INDUSTRIES

Competing in the knowledge-and international-based economy. In fact, foreign investment accounts for 4.1% of the state's private industry employment with foreign-controlled businesses employing over 105,600 Washington workers. Combine that with the superb quality of life in the Pacific Northwest, a world-class arts scene, professional sports teams, and culinary delights from some of the country's top chefs, and you've got a great place to do business where your employees will be happy to call "home."

- » Strategic location w/regard to the Pacific Rim
- » Nonstop international flights
- » Deep-water ports
- » Reliable transportation connection to the rest of the U.S.
- » Well-educated population
- » Strong business climate
- » Vibrant international communities
- » Vast experience in international trade



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RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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