

For Sale

**PAD READY SITES**

Zoned Commercial and Multifamily

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

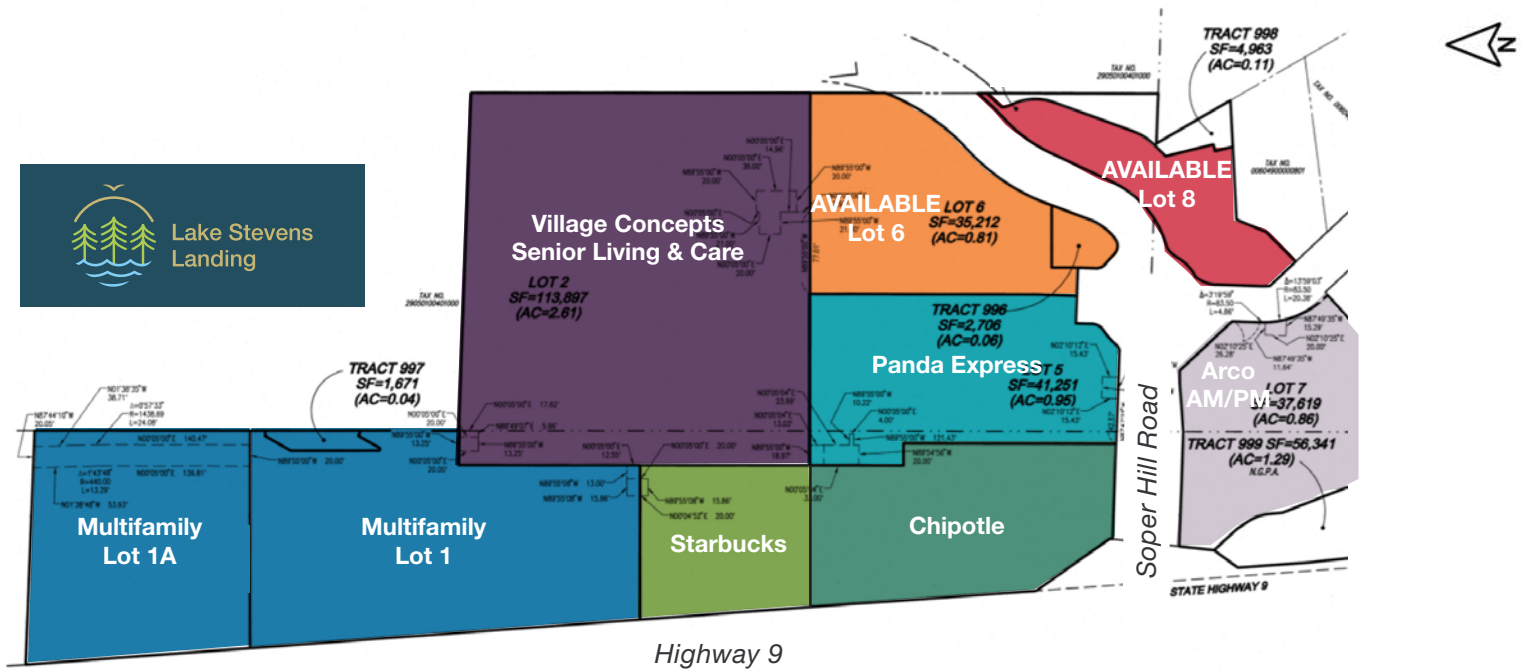
Clock Tower Self Storage

9

## Available Lot Summary

Lot	Lot SF	Building Area	Base Land Price	Share of Estimated Project Site Costs*	Total Land Cost	Intended Use
1A	48,789	TBD	Pending	Pending	Pending	Multifamily 188-Units on Lot 1 and Lot 1A
1	58,039	TBD	Pending	Pending	Pending	Multifamily 188-Units on Lot 1 and Lot 1A
2	113,897	TBD	Sold	Sold	Sold	Village Concepts Senior Living & Care
3	31,439	TBD	Sold	Sold	Sold	Starbucks
4	28,415	TBD	Sold	Sold	Sold	Chipotle
5	41,186	TBD	Pending	Pending	Pending	Panda Express
6	35,212	TBD	\$1,500,000	\$705,000	\$2,205,000	Commercial
7	37,619	TBD	Sold	Sold	Sold	Arco Gas & Convenience Store
8	17,832	TBD	\$500,000	\$356,640	\$856,640	Commercial

\* 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

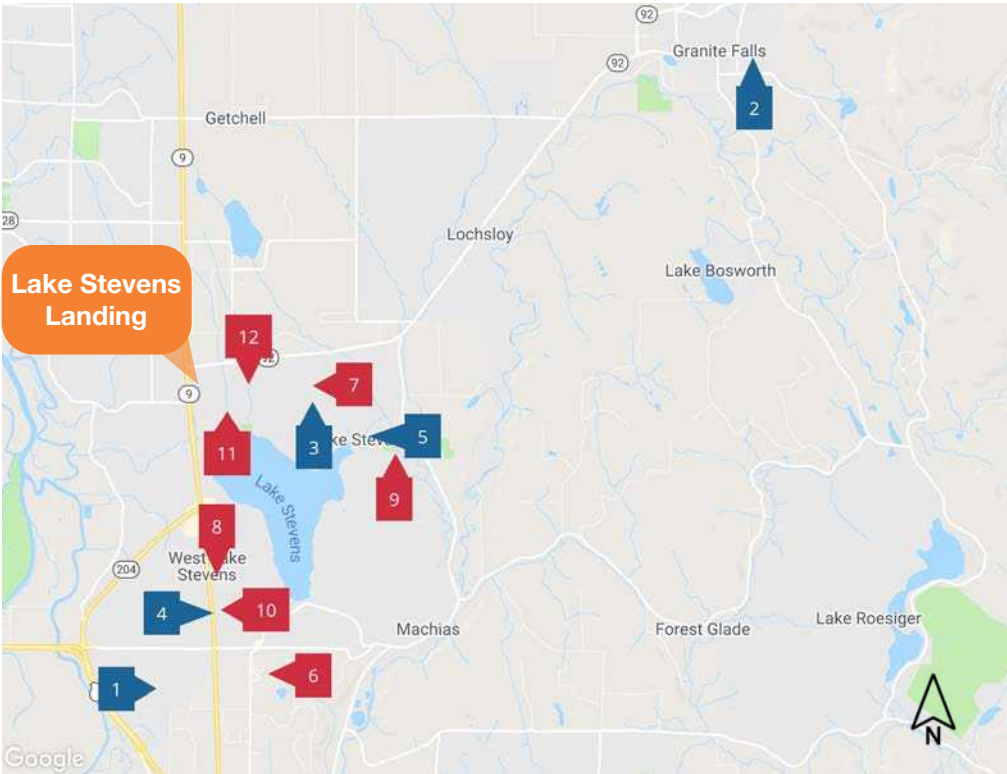
Lake Stevens is known for having the top schools in Washington State. Nearby Lake Stevens Schools are shown on this map.

### Middle and High Schools

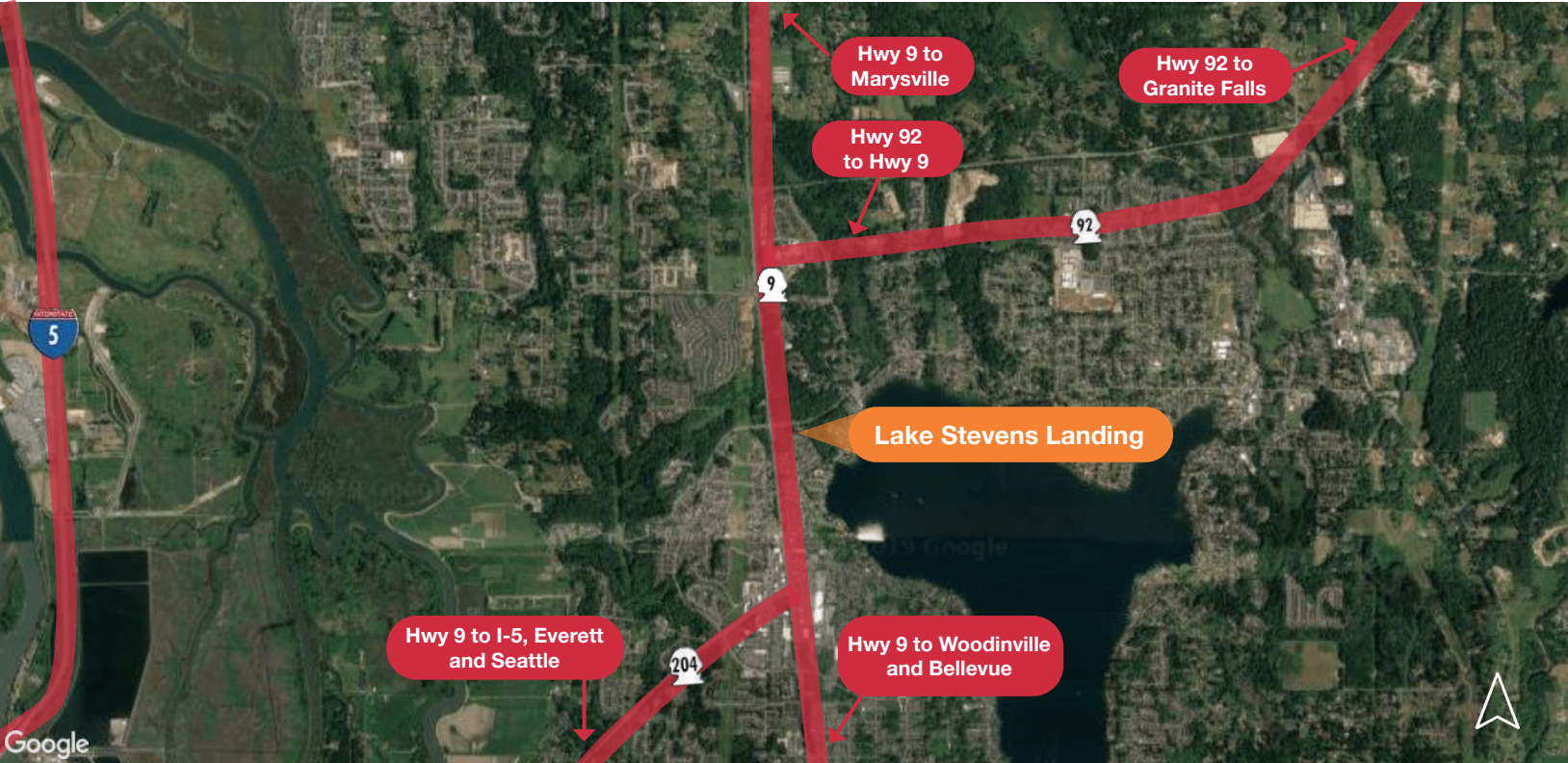
- 1. Cavelero Mid High School
- 2. Crossroads High School
- 3. Lake Stevens High School
- 4. Lake Stevens Middle School
- 5. North Lake Middle School

### 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



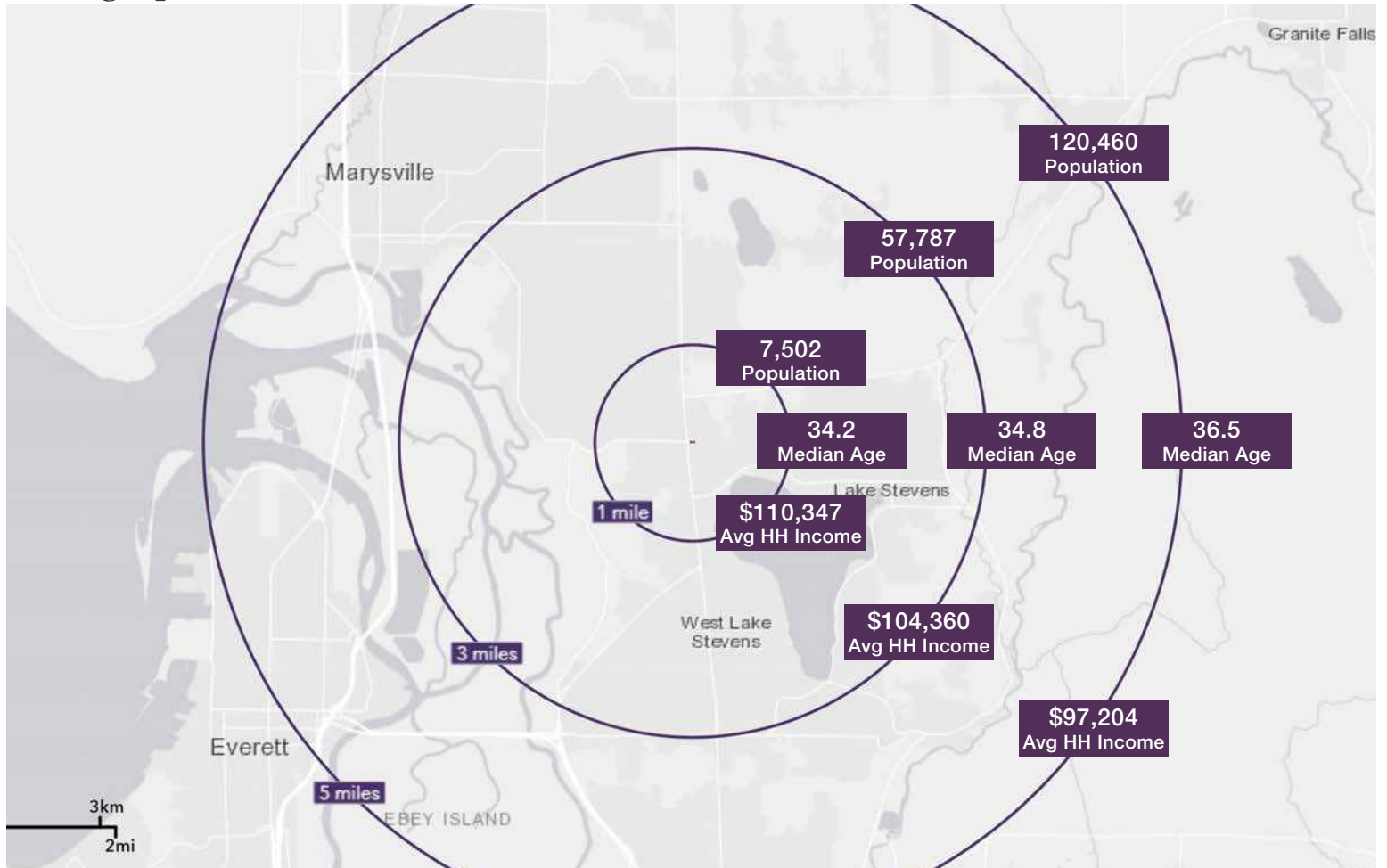
Haggen



Target



## Demographics





# Regional Map





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