

FOR SALE | MARYSVILLE, WA

88th & State

OPPORTUNITY: LIGHT-INDUSTRIAL DEVELOPMENT



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The Opportunity



CenturyPacific, LLLP is pleased to present this unparalleled redevelopment opportunity at a key intersection in Marysville, WA. The property, zoned Light Industrial (LI), is well-situated on the signalized hard corner of 88th Street NE and State Avenue, providing a strategic location with convenient I-5 access and outstanding visibility. The existing improvements are in good condition, are well-leased to quality tenants, and provide material interim income in advance of redevelopment. At over 21 acres -- with a delineated usable area of ± 9.8 acres -- the property is a unique, close-in opportunity to secure a well-located future redevelopment site with strong current income.

PRICE

\$4,290,000
Potential for Seller
Financing

CAP RATE

5.6%

ADDRESS

3824 88th St NE
Marysville, WA 98270

SNOHOMISH CO.

APN

30052100203800

LOT AREA

± 21.4 Acres

DEVELOPABLE AREA

± 9.8 Acres

ZONING

Light Industrial (LI)
City of Marysville

**PRICE PER
BUILDABLE SQ.
FOOT**
\$10.05

In-Place Income

Rent Roll

Tenant	Suite/Address	Rentable Area	Lease End	Base Rent/Mo	NNN/Mo	Total Rent/Mo
State Roofing, Inc.	3922 88th St. NE	±5,330 SF	7/30/2030*	\$4,950	\$450	\$5,400
Infinity Solar USA	3930 88th St. NE	Building: ±1,728 SF Yard: ±24,400 SF	10/31/2027*	\$4,600	\$628	\$5,228
Vermeer Mountain West, LLC	4400 88th St. NE	Building: ±9,200 SF Yard: ±19,000 SF	12/31/2026+	\$10,400	\$850	\$11,250
Total		Bldg: ±16,258 SF Yard: ±43,400 SF		\$19,950	\$1,928	\$21,878/Mo

Strong in-place income

Advantageous lease term alignment for redevelopment. Leases include annual base rent escalations.

+Vermeer Mountain West, LLC may extend for a term of six additional months, through 6/30/2027

*Landlord favorable termination option in the event of redevelopment/owner occupation

Development Opportunity



±21.4 acre parcel, ±9.8 delineated as usable

Prominent hard corner: 88th St NE & State Ave

Light Industrial (LI) zoning (outlined in photo) - 85% lot coverage

Highly-visible frontage seeing 15,000 vehicles per day (430 LF on 88th, 1,100 LF on State)

Existing access (x2) from 88th St NE

0.3 miles from I-5 exit

Within Marysville Commercial/Industrial Hub - ±30 National enterprises < 1.5 miles

Pre-designed potential public rail crossing at 84th & State




±\$100,000 timber value (est. \$98,000 in 2018)

±\$240,000 annual in-place NOI

Potential for Seller Financing

Utility Information

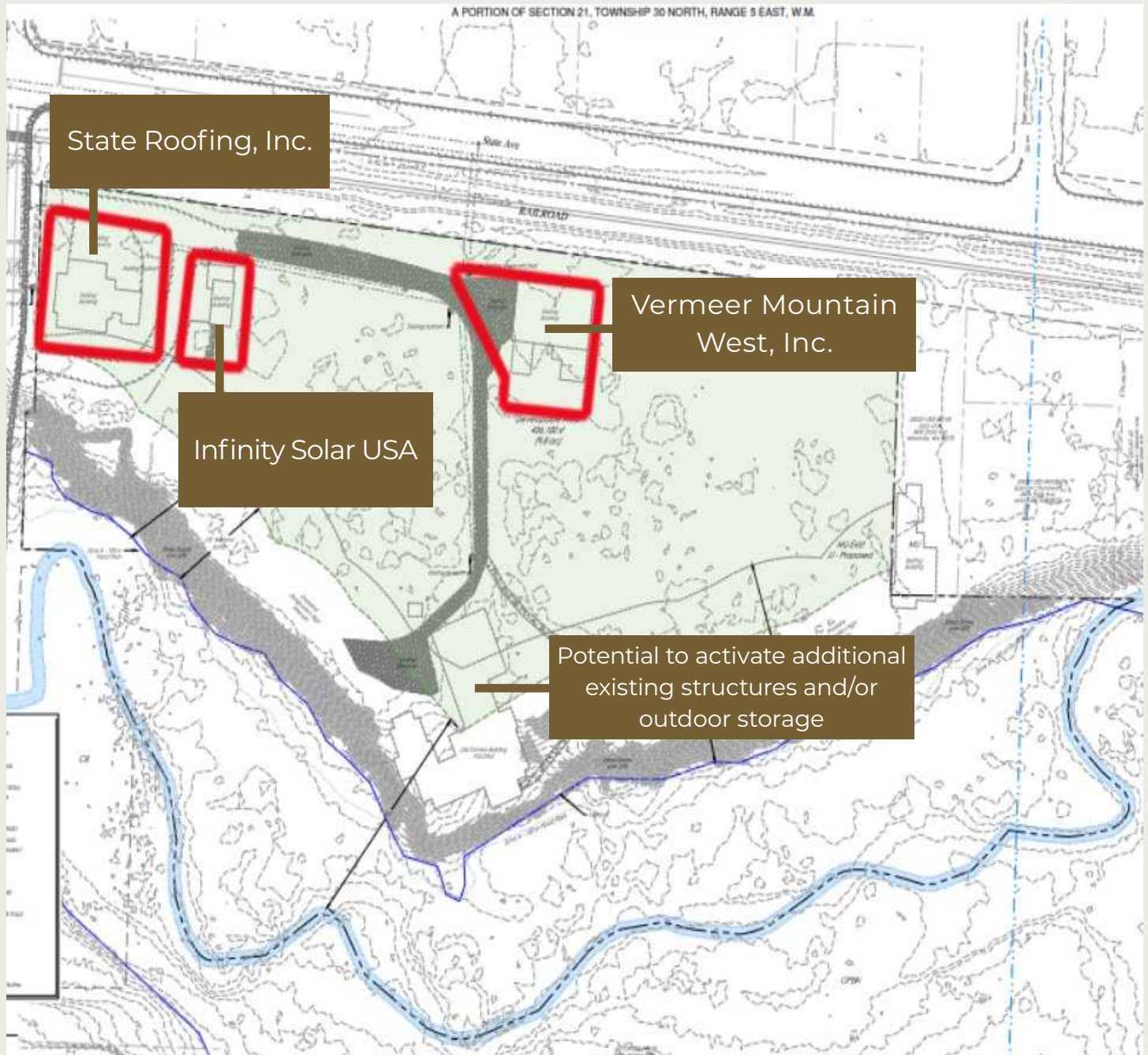


Water 	Sewer 	Power	Natural Gas
8" water main into subject property from State Avenue	Sewer main (gravity flow) to State Avenue	Snohomish County Public Utility District (PUB)	Puget Sound Energy
6" water main branch serving north portion of property			
4 fire hydrants 			

Developable Area



Leasehold Encumbrances



***Outlines of leased premises are approximate, buyer to verify**

Area Amenities



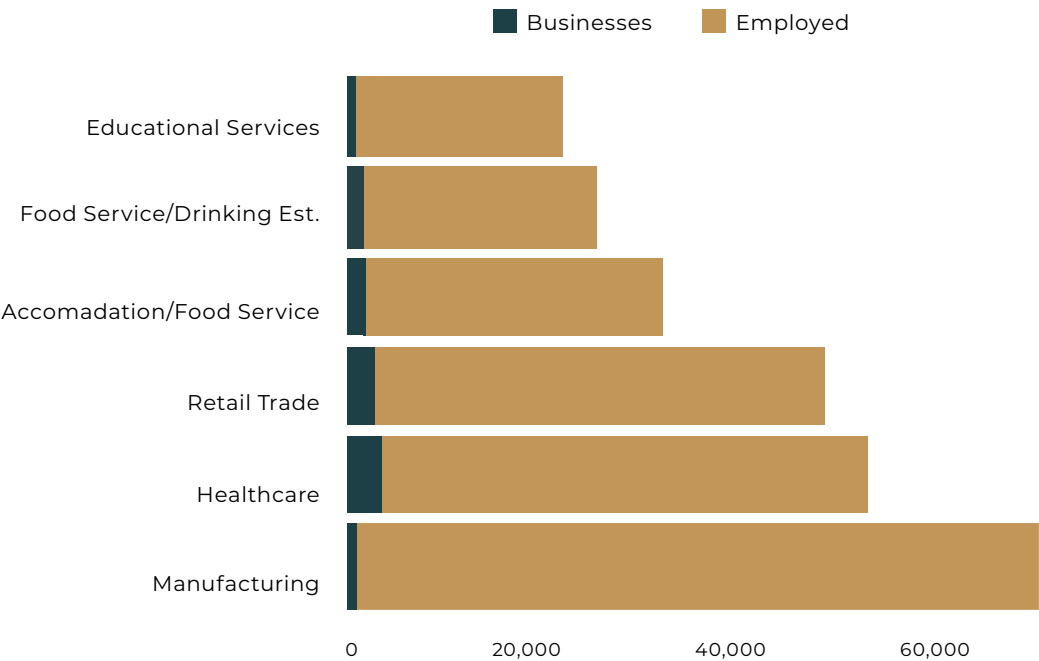
WaFed Bank - 0.2 mi
7-Eleven - 0.2 mi
Desert Sun - 0.2 mi
Interstate 5 - 0.3 mi
Holiday Inn - 0.3 mi
Enterprise Rent-A-Car - 0.3 mi
Sunbelt Rentals - 0.4 mi
Les Schwab Tire Center - 0.5 mi
McDonald's - 0.7 mi
Walmart - 0.7 mi
Grocery Outlet - 0.7 mi
Ivar's Seafood Bar - 0.8 mi
Fred Meyer - 0.8 mi
T-Mobile - 0.8 mi
Home Depot - 1.0 mi
Panera Bread - 1.0 mi
Cabela's - 1.1 mi
76 Gas Station - 1.1 mi
Tulalip Resort - 1.4 mi

Haagen Pharmacy - 0.2 mi
Shell Service Station - 0.2 mi
Starbucks - 0.2 mi
Applebee's Grill + Bar - 0.2 mi
Jersey Mikes Subs - 0.2 mi
Chick-Fil-A - 0.2 mi

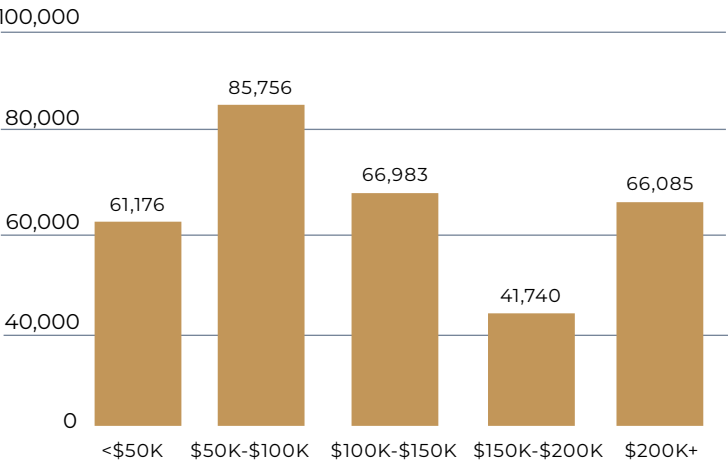
Area Demographics

CITY, STATE
Marysville, WA
POPULATION
74,705
POPULATION GROWTH RATE
0.82%

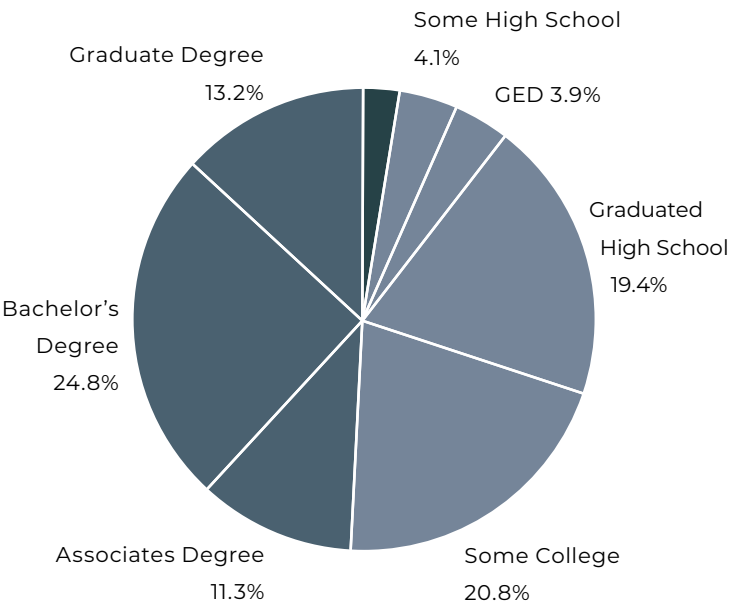
Snohomish County Employment Data



Snohomish County Household Income Data



Educational Attainment (25+)



*Source: Economic Alliance of Snohomish County: ESRI, 2024-09-26



CENTURY PACIFIC

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