

FOR SALE

ELMA GATEWAY DEVELOPMENT SITE

35 MARILYN LN, ELMA, WA

SUBJECT
PROPERTY



GROCERY
OUTLET
Pregnancy Market

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Property Highlights

| | |
|---------|-------------------------|
| ADDRESS | 35 Marilyn Ln, Elma, WA |
| PARCEL | 618063623003 |
| PRICE | \$1,500,000 |
| SIZE | 9.57 AC (417,249 SF) |
| ZONING | C-3 General Commercial |

USES PERMITTED

Residential uses permitted

Retail and dining uses permitted

Office uses permitted

Light industrial/manufacturing uses permitted

Warehouse and distribution center uses permitted

DENSITY AND DIMENSIONAL STANDARDS

Maximum height is 75 feet

Minimum lot size is 10000 square feet

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DEMOGRAPHICS

POPULATION

| | 1 Mile | 3 Miles | 5 Miles |
|----------------|--------|---------|---------|
| 2025 ESTIMATED | 1,925 | 6,565 | 8,593 |
| 2030 PROJECTED | 1,882 | 6,473 | 8,523 |
| 2020 CENSUS | 2,000 | 6,901 | 8,853 |
| 2010 CENSUS | 1,926 | 6,565 | 8,450 |

MEDIAN AGE & GENDER

| | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| MEDIAN AGE | 37.1 | 39.2 | 40.2 |
| % FEMALE | 48.5% | 49.7% | 49.6% |
| % MALE | 51.5% | 50.3% | 50.4% |

HOUSEHOLD INCOME

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------|-----------|-----------|-----------|
| 2025 MEDIAN | \$88,126 | \$80,988 | \$82,157 |
| 2030 MEDIAN PROJECTED | \$87,123 | \$80,485 | \$81,768 |
| 2025 AVERAGE | \$105,271 | \$100,613 | \$102,197 |
| 2030 AVERAGE PROJECTED | \$104,067 | \$99,697 | \$101,400 |

Data Source: ©2025, Sites USA



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