



For Sale

1.97 AC Development Opportunity

4200 132nd St SE, Mill Creek, WA 98012



Jeff Kaiser
Senior Vice President
jeff.kaiser@colliers.com
+1 425 453 3145

Nico deVita
Associate
nico.devita@colliers.com
+1 206 219 2363

Jeff Jeremiah
Senior Vice President
jeff.jeremiah@colliers.com
+1 425 453 3123

Property Details

Subject Property	4200 132nd St SE Mill Creek, WA 98012
Site	1.97 acres (approx. 85,813 SF)
Parcel #	28053300200101 and 28053300200100
Zoning	East Gateway Urban Village (EGUV)
Uses	Retail sales and services, Business and professional offices, Multi-unit Dwellings*, Eating and drinking establishments, Hotel and motels
Existing Structures	Existing structures likely removed before redevelopment
Asking Price	Unpriced

* Commercial requirement for first floor may be vacated from discussions with the City

Offering Highlights

Prime Redevelopment Site with Strong Visibility

- Superior location in fast-growing Mill Creek corridor
- Excellent visibility along 132nd St SE with strong access and street frontage
- Long, narrow configuration – ideal for phased or linear development
- Potential to extend 133rd St SE through site, improving connectivity and unlocking added value

Strategic Location for Growth

- High-traffic exposure and central access
- Growing demand for housing and neighborhood retail
- Proximity to key arterials and employment centers
- Strategic location supports a walkable live/work/play environment
- City collaboration available — planning department actively working with developers to support growth



Development Opportunity Details

Key Highlights

- Zoned for up to 60’ height — ideal for apartments, condos, or hotel development
- No maximum floor area ratio (FAR) or dwelling units per acre
- Flexible zoning allows for creative site planning and high-density potential
- City support for redevelopment — Mill Creek is actively collaborating with developers
- Upcoming zoning updates could further increase value and development options
- Potential street extension (133rd St SE) could enhance site access and layout

City-Backed Vision

The City of Mill Creek is focused on creating a vibrant, walkable live/work community. They are open to working with developers to ensure the best use of the property, including:

- Modifying commercial requirements for ground floors
- Allowing full residential development above active-use street frontages
- Supporting site plans that extend key roadways for better connectivity

This is a rare opportunity to acquire a development site in a rapidly evolving area—with zoning flexibility, city backing, and strong potential for long-term returns.

City of Mill Creek, WA

<div>Average Household Income</div> <div>184,777</div> <div>(Per capita income: \$63,591)</div>	<div>Current Population</div> <div>22,168</div> <div>(increase to 23,165 in 5 years)</div>	<div>Average Home Value</div> <div>\$1,004,034</div> <div>(increase to \$1,159,000 in 5 years)</div>
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Mill Creek is one of the fastest-growing and most desirable communities in Snohomish County—boasting a strong foundation for new development. With a population of about 21,000 and more than 23 miles of trails, 10 parks, and vibrant community amenities, Mill Creek offers residents and businesses the quality of life many seek. Its award-winning Town Center, now home to over 80 shops, restaurants, and services, serves as a commercial and social hub, drawing both locals and visitors. For developers, the city's proximity to major arterials such as Bothell-Everett Highway, SR-527, and access to I-5 and I-405 make it especially attractive for mixed-use projects, retail, housing, and commercial nodes.

Looking ahead, Mill Creek is actively planning to accommodate growth in smart, sustainable ways. The recently initiated South Town Center (STC) Subarea project aims to transform under-utilized land into a walkable, mixed-use extension of the existing Town Center—with new housing, shopping, jobs, and public gathering spaces. The city's 20-year Comprehensive Plan also emphasizes guiding land use, transportation infrastructure, and utilities to support this growth while preserving natural areas and ensuring environmental stewardship. For investors and landowners, this means the zoning, planning, and infrastructure frameworks are increasingly aligned to support higher density, mixed-use, and transit-oriented development.

Neighborhood Amenities



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