

# OFFERING MEMORANDUM



## MUKILTEO SQUARE

OWNER-USER OR INVESTMENT OPPORTUNITY

8004 MUKILTEO SPEEDWAY, MUKILTEO, WA 98275

**Marcus & Millichap**  
BROWN RETAIL GROUP

SEATTLE | PORTLAND | BOISE



INVESTMENT SALES TEAM

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EXECUTIVE OVERVIEW

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## INVESTMENT OVERVIEW

**BROWN RETAIL GROUP** is pleased to present Mukilteo Square, a well-located mixed-use property just minutes from Paine Field in Mukilteo, WA. Situated along Mukilteo Speedway, the property benefits from high visibility with over 18,000 vehicles passing daily. Mukilteo Square features prominent signage, an excellent parking ratio of 4.66/1,000 SF, and flexible zoning that allows for a wide range of uses. Its unique layout, including a spacious basement and outbuilding, offers buyers the opportunity to tailor the space to their specific needs and benefit from additional storage. The property presents a great opportunity for a headquarter location for tenants such as dentist, surgeon, contractor, or professional services.





# INVESTMENT HIGHLIGHTS



## OWNER-USER OR INVESTOR OPPORTUNITY

Exceptional opportunity for owner-users or investors to establish a presence in a high-growth submarket adjacent to Boeing's Paine Field.



## HIGH-VISIBILITY LOCATION

Positioned along Mukilteo Speedway with ±158 feet of frontage and prominent signage exposure to ±18,000 vehicles per day.



## STRATEGIC REGIONAL ACCESS

Convenient connectivity to SR-525, SR-526, and I-5 supports access to major employment centers and surrounding residential communities.



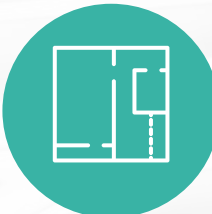
## FLEXIBLE ZONING DESIGNATION

Mukilteo's Community Business District (CB) zoning supports multifamily redevelopment or continued use as retail/professional space.



## AMPLE ON-SITE PARKING

Offering includes 46 dedicated parking stalls—well-suited for customer-facing businesses or multi-tenant use.



## ADAPTABLE BUILDING LAYOUT

Spacious main floor previously used as a restaurant and office, with added utility from a basement and detached outbuilding.

# INVESTMENT HIGHLIGHTS

# 02.

## PROPERTY SUMMARY

- PROPERTY OVERVIEW
- PROPERTY PHOTOS

# PROPERTY OVERVIEW

### Pricing

List Price	\$2,425,000
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### Location

Property Street Address	8004 Mukilteo Speedway
City, State, Zip	Mukilteo, WA 98275
Parcel Number(s)	006116-000-049-01
Product Type	Retail / Medical / Office
Zoning	CB - Community Business District

Current tenant Gene Johnson Plumbing is occupying the entire building. Gene Johnson Plumbing plans to vacate the building at the end of the lease term on 2/28/2026.

### Building Size

Rentable Building Area	9,872 SF
Land Area	36,590 SF (0.84 Acres)

### Building Features

Year Built	1981
Building Height	12'
Parking Stalls	46
Parking Ratio	4.66 / 1,000 SF

### Construction Overview

Construction	Wood Frame
Frontage	114'
Stories	1 + Basement
Roof	Asphalt Shingles







# 03.

## MARKET OVERVIEW

- LOCAL DEMOGRAPHICS
- NEARBY DEVELOPMENTS

## LOCAL DEMOGRAPHICS

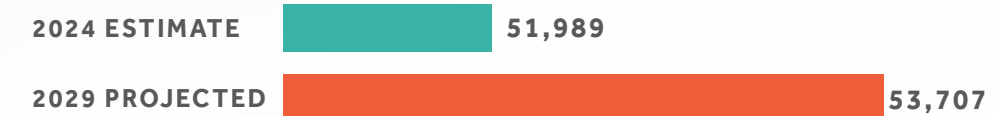
### 5-MILE RADIUS



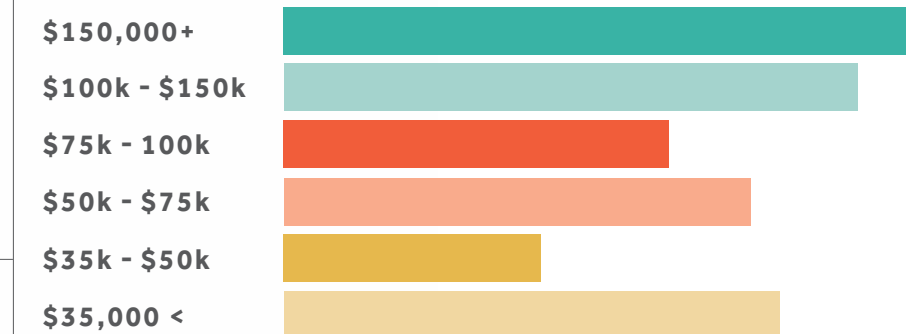
### POPULATION



### HOUSEHOLDS



### INCOME BY HOUSEHOLD



\$111,791

AVERAGE  
HH INCOME

\$94,223

MEDIAN  
HH INCOME

\$44,092

PER CAPITA  
INCOME



### AGE







## PAINE FIELD'S MASTER PLAN

Paine Field's Master Plan outlines a \$297 million strategy to accommodate projected passenger growth from 1 million in 2019 to 4.3 million by 2040. Major initiatives include expanding the terminal by up to 156,000 square feet, upgrading airfield infrastructure, and building a new six-level parking garage. The plan was approved by the Snohomish County Council and will be funded through a mix of FAA grants, private investment, and local airport revenues.

## MUKILTEO WATERFRONT DEVELOPMENT

The City of Mukilteo and the Port of Everett are collaborating on a long-term redevelopment of the Mukilteo waterfront. Plans envision a mix of public amenities including walking trails, scenic viewpoints, local dining, and cultural or educational spaces near the ferry terminal and former tank farm site. The redevelopment aims to improve public access, celebrate Native heritage, and boost economic vitality along the waterfront. It is currently in the planning and partnership formation phase, with community engagement ongoing.







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