

CLAYTON J. BROWN

Senior Managing Director

206.826.5787 D

253.569.4338 C

clayton.brown@marcusmillichap.com

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01.

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.

INVESTMENT HIGHLIGHTS



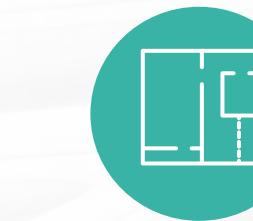
FLEXIBLE ZONING DESIGNATION

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.

02.

PROPERTY SUMMARY

- PROPERTY OVERVIEW
- PROPERTY PHOTOS

PROPERTY OVERVIEW

Pricing

List Price **\$2,425,000**

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

2024 TOTAL POPULATION	169,494
2029 PROJECTED POPULATION	174,628
DAYTIME POPULATION	168,442

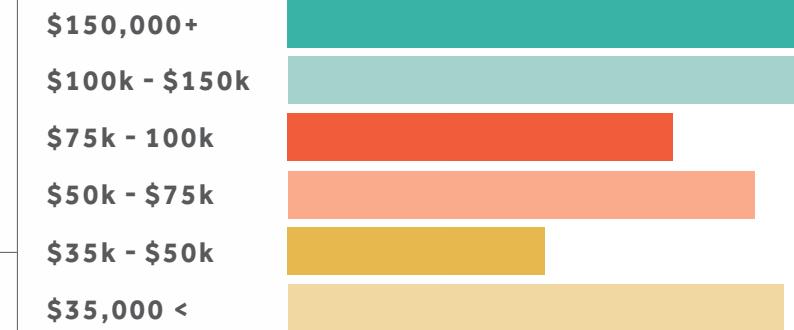


HOUSEHOLDS

2024 ESTIMATE	51,989
2029 PROJECTED	53,707



INCOME BY HOUSEHOLD



\$111,791

AVERAGE
HH INCOME

\$94,223

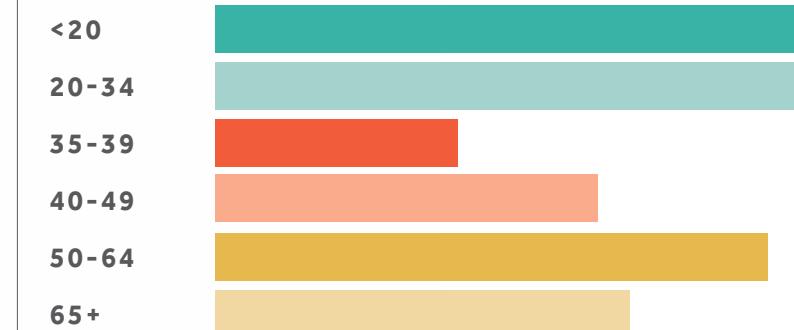
MEDIAN
HH INCOME

\$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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BROWN RETAIL GROUP

SEATTLE | PORTLAND | BOISE

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Senior Managing Director, Investments
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