



Parcel #: 00602000001202

Future Home of
Mill Creek Commons
Phase III

527

9th Ave SE

For Sale - Assisted Living Development Opportunity

Mill Creek BP Development Site

17021 9th Ave SE, Mill Creek, WA 98012



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Executive Summary

Colliers is pleased to present the exclusive offering of the Mill Creek Multifamily Site located at 17021 9th Ave SE in Mill Creek, Washington. This exceptional development opportunity consists of approximately two buildable acres and offers a rare combination of privacy, natural surroundings, and strong Assisted Living/Senior Housing development opportunity.

The property is distinguished by a 75-foot protected stream buffer and direct adjacency to an established greenbelt and trail system, creating a serene, restorative setting that is exceptionally difficult to replicate in suburban Puget Sound. Zoned to allow up to 50 feet in height, the site provides meaningful development flexibility while preserving the natural character that enhances long-term value and market appeal.

This offering presents a unique opportunity to deliver a thoughtfully designed residential community in one of Mill Creek's most desirable and supply-constrained environments.

Offering Highlights

Greenbelt Advantage

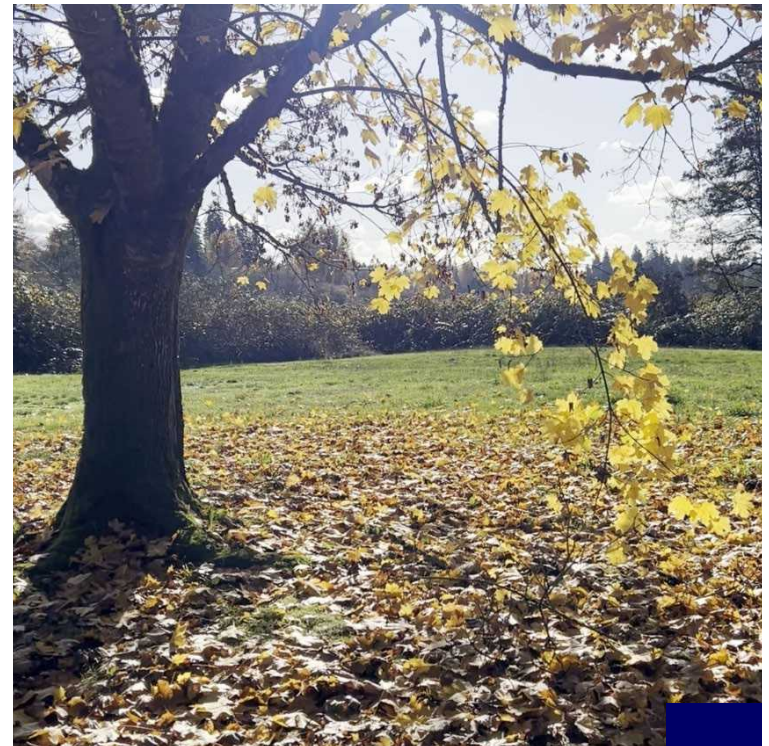
- Natural privacy buffer that supports emotional safety and client comfort.
- Walking trail access enabling outdoor therapy and recovery practices.
- Quiet setting reduces sensory load and environmental stressors.
- Enhances family and patient decision-making: "This feels safe and healing."
- Distinct branding potential as a nature-integrated therapeutic environment.

High Traffic Count

- 6,500 – 8,500 vehicles per day (AADT) along 9th Ave SE.

Development Attributes

- Approximately ~2.0 acres buildable area.
- 50' vertical building height allowance enables efficient therapeutic campus layout.
- Power and water to site; sewer extension feasibility consistent with campus development norms.
- Mill Creek demographics support stable payer mix and program enrollment.



Adult Living Facility Envelope (R-2 / B)

SITE INFORMATION

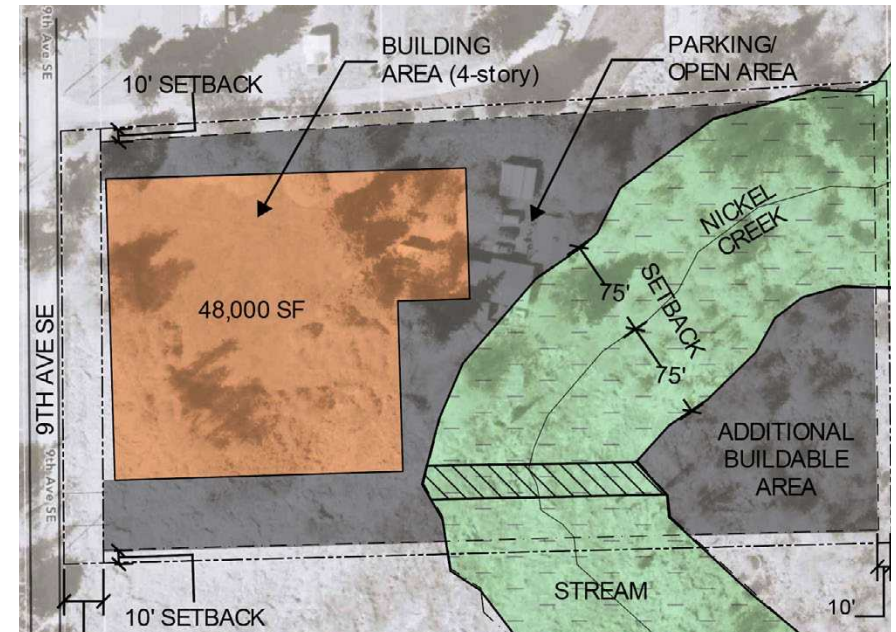
Allowable Area (max. per code)	64,000 SF for Single-Story (fully-sprinkled) 192,000 SF for Multi-Story (fully-sprinkled)
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Adult Living Facility use is allowed in BP zone per 17.20.030
Conditional Uses (Retirement / Nursing/Congregate).

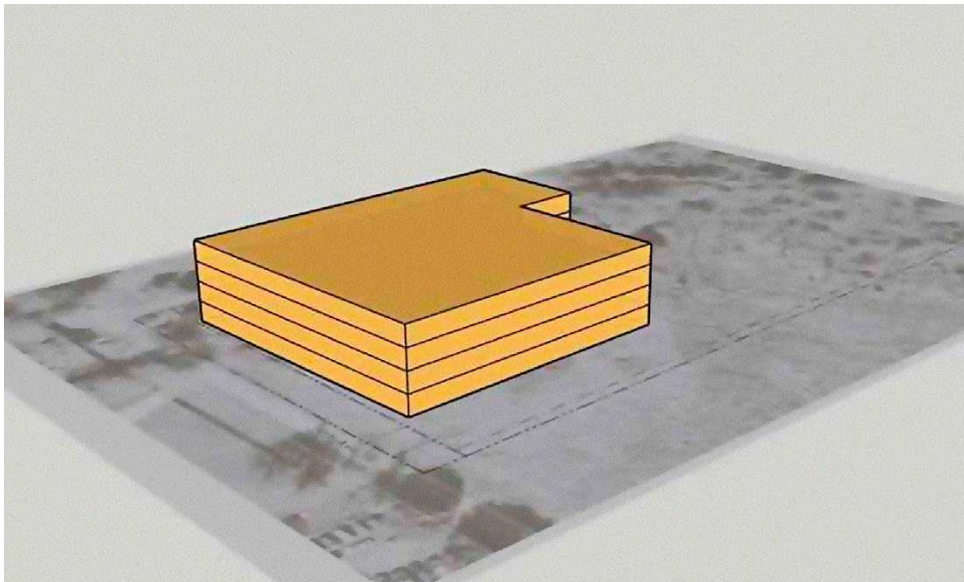
MULTI-STORY OPTION

Building Area	192,000 SF (4-Stories)
Parking Required	72 Spaces Total $(192000 / 1000) / 4 = 48$ space $192 / 8 = 24$ spaces for staff

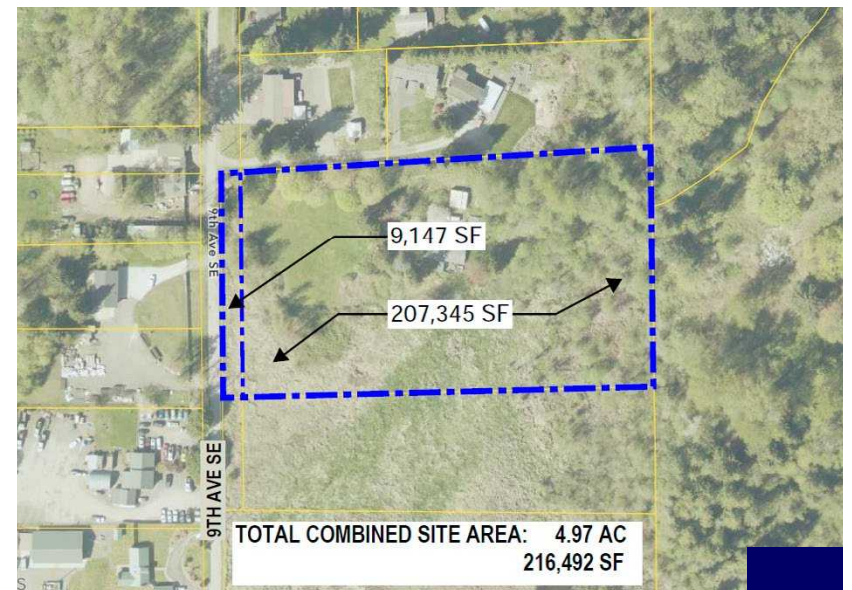
Type Unit size @ 1000 sf used as reference
Parking required at 1 space per 4 units, 1 staff space per 8 units



SITE PLAN (MULTI-STORY)



SAMPLE HEALTHCARE FACILITY



Site Information

While the Mill Creek Municipal Code (MCMC) doesn't prescribe much in terms of setbacks and usage limits, we have set out those similar type of guideline via the International Building Code (2021) for allowable areas based on occupancy types as well as separation distances from other structures.

Parcel 1 with it's 30' depth/dimension (ROW) was utilized as a setback from 9th Ave SE, and to also provide the larger Parcel 2, some relief from the access road.

Parcel 2 is measured at 207,345 sf (4.76 ac), but Nickel Creek and its buffer, restricts development on roughly 67,460 sf of area. Leaving the site area for development at 110,643 SF.

The use explored was Adult Living facilities; with both single -story and multi-story buildings analyzed along with the zoning and building code impacts to the site and uses.

NEXT STEP

All development in the BP district shall be processed through the binding site plan process as a planned area development pursuant to Chapter 16.12 MCMC.

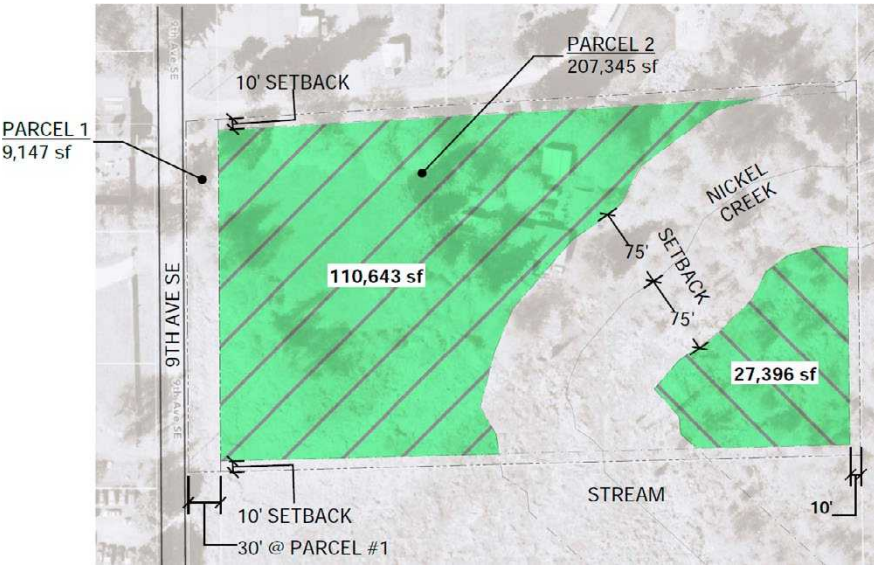
Designated/Desired Use	Occupancy Groups
Adult Living Facility (17.20.030 Conditional uses: Retirement / Nursing/Congregate)	I-1 / R-2

Code/Zoning Summary 

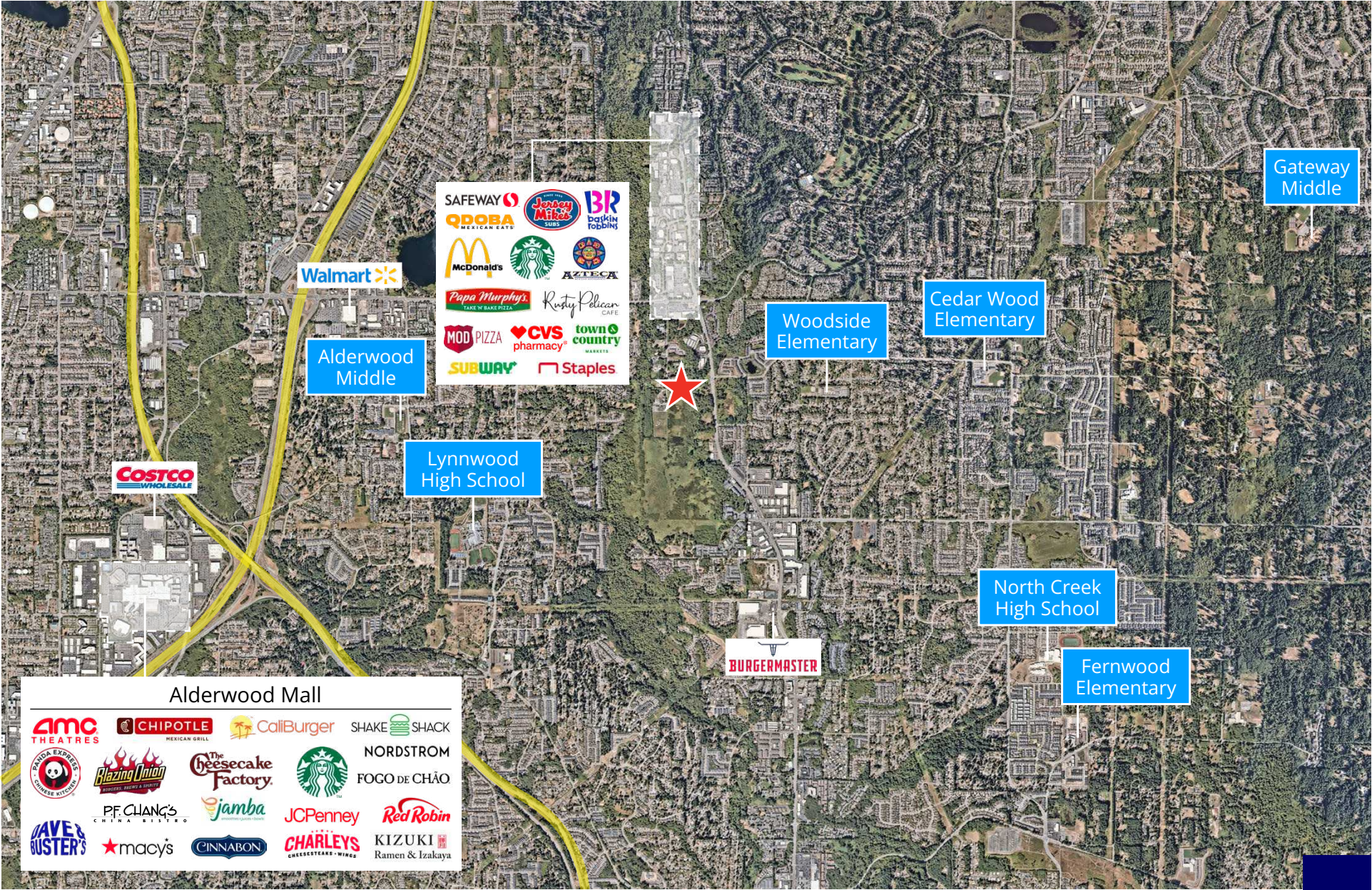
SITE INFORMATION

Total Site Area	4.97 AC total (216,492 SF)
Floor Area Ratio (FAR)	None indicated
Height Limit	50' maximum
Buildable Area	102,525 SF (207,345 SF - 10' side/rear setbacks - 150' buffer from stream)
Additional Buildable Area	24,057 SF (area beyond creek/buffer)

PROJECT SITE MAP



Neighborhood Map



Mill Creek, WA

Mill Creek is an established, affluent suburban community in Snohomish County, home to approximately 21,000 residents and strategically positioned within the greater Seattle metropolitan area. Originally developed as a master-planned golf-course community, the city has evolved into a highly desirable residential enclave known for its strong demographics, exceptional quality of life, and appeal to long-term residents and aging households. The surrounding population is characterized by high household incomes, strong homeownership rates, and a well-educated workforce—factors that support a stable private-pay base for senior housing and Assisted Living communities. The area also benefits from a concentration of adult children and families living within close proximity, a key driver in resident placement decisions and ongoing visitation.

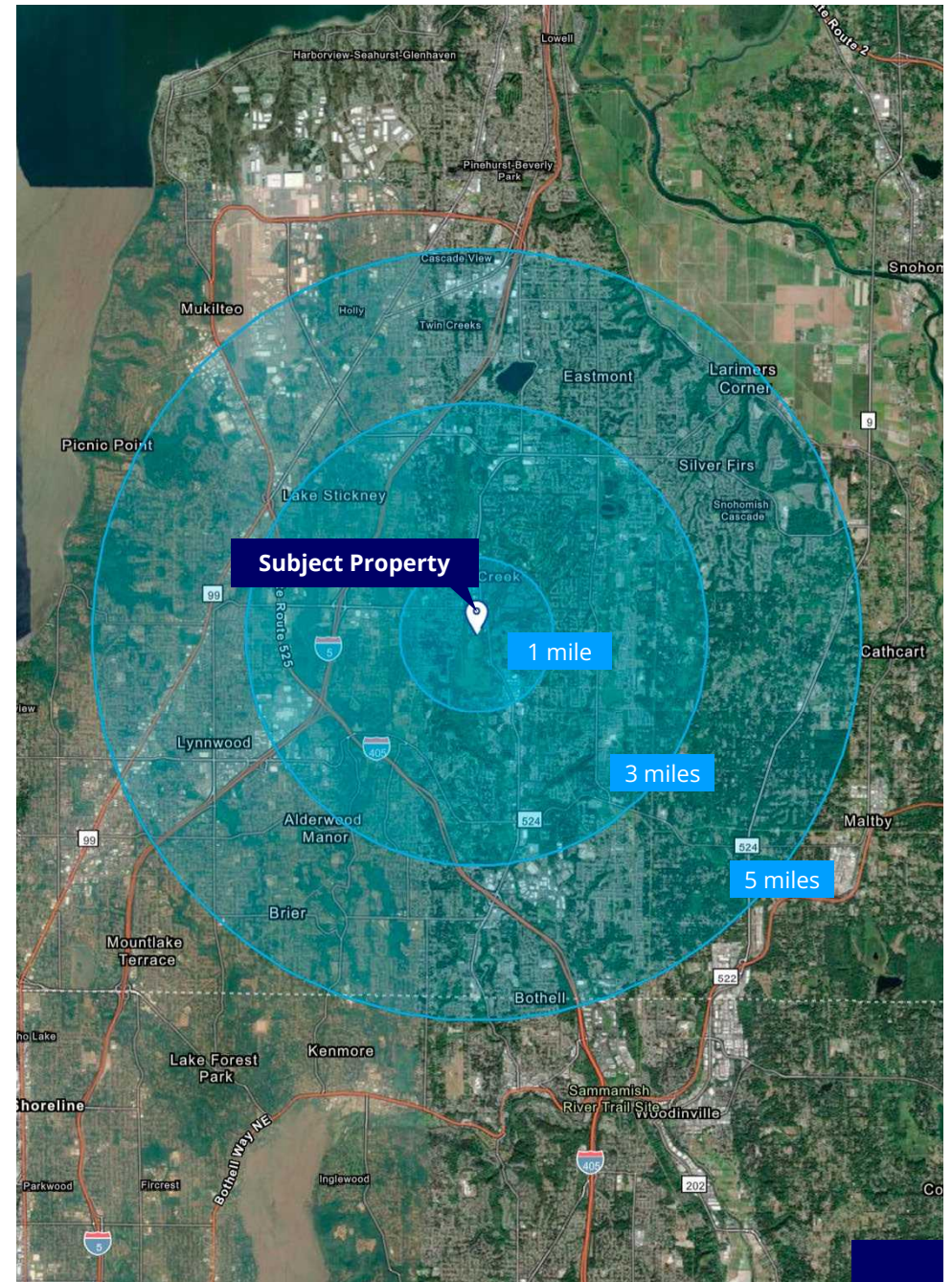
Mill Creek's local economy is supported by employment in professional services, technology, healthcare, and management sectors, providing both a qualified labor pool for care staffing and access to nearby medical services. Its location within close reach of Seattle, Bellevue, and Everett further enhances connectivity to major healthcare systems and regional amenities.

Looking ahead, the City of Mill Creek is advancing the South Town Center Subarea Plan, introducing additional mixed-use development, expanded services, and enhanced public infrastructure. As the community continues to mature, these improvements are expected to further support demand for well-located, purpose-built senior housing options—particularly those offering a balance of accessibility, privacy, and a high-quality residential environment.



Demographics

	1 mile	3 miles	5 miles
Current Total Population	17,874	152,769	360,646
5 Year Total Population	18,499	160,440	375,971
Current Total Households	6,948	54,987	132,263
5 Year Total Households	7,201	57,854	138,316
Median HH Income	\$132,813	\$136,794	\$125,096
Median Home Value	\$840,311	\$838,973	\$817,501
Total Businesses	566	3,043	8,297
Total Employees	5,007	31,956	91,508





Hodgson Mill Creek Multifamily Site

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