OFFERING MEMORANDUM

LifePoint Church Marysville

1607 Fourth Street
Marysville, WA 98270

$3.8M
PRICE

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RE/MAX COMMERCIAL

REMAX Elite
1800 Bickford Ave Ste 206
Snohomish, WA 98290
www.positivechangerealestate.com

View Property Video

LifePoint Church Marysville

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$3,800,000

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RE/MAX COMMERCIAL

Executive Summary

1607 Fourth Street
Marysville, WA 98270

$3,800,000	$316.14	12,020	2023
ASKING PRICE	PRICE/SF	BUILDING SF	YEAR BUILT

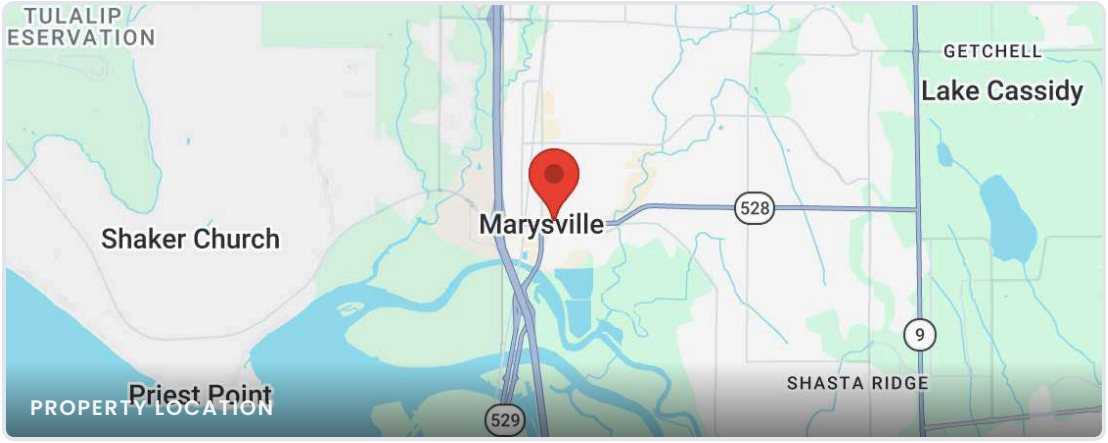
PROPERTY DATA

Building SqFt	12,020
Year Built	2023
Lot Size (SF)	23,958
Parcel ID	00528700700800
Zoning	R8 SFH-SL
County	Snohomish
Frontage	0
Coordinates	48.052143,-122.174915
Roof Type	114
Parking Size	0
Lot Size (Acres)	0.550

Exceptional opportunity to acquire a well positioned property in the heart of Downtown Marysville. Located at 1607 4th St, this 15,509 square foot building offers expansive interior space ideal for a variety of uses, or potential redevelopment. The opportunity includes an additional 12,000 square foot adjacent north lot currently utilized for parking. Situated in a central location with convenient access to major arterials, the site benefits from strong visibility and accessibility within a growing community.

With its substantial building size, additional land, and prime location, this property presents a unique opportunity for an owner-user, investor, or organization looking to establish or expand their presence in Marysville.

Location Highlights



LOCATION

Address	1607 Fourth Street
City	Marysville
State	Washington
Zip Code	98270
County	Snohomish
APN / Parcel #	00528700700800
Coordinates	48.052143,-122.174915

The property enjoys direct access to a major interstate, I-5, and Highway 9.

The property is surrounded by a full complement of employee-facing amenities, including restaurants, fitness centers, banking, and retail services.

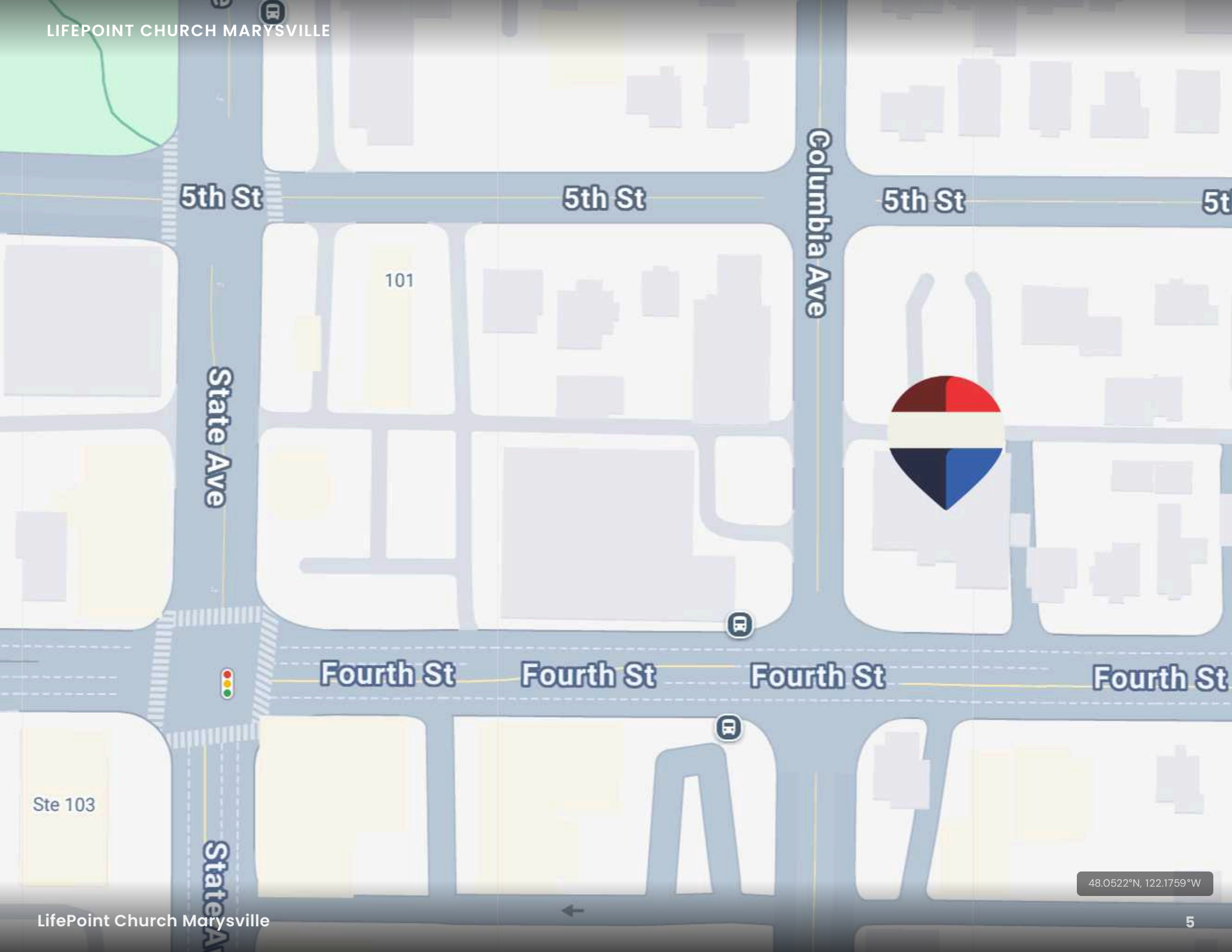
With 32 on-site parking spaces, the property exceeds the submarket average parking ratio, a critical amenity in the Marysville office market.

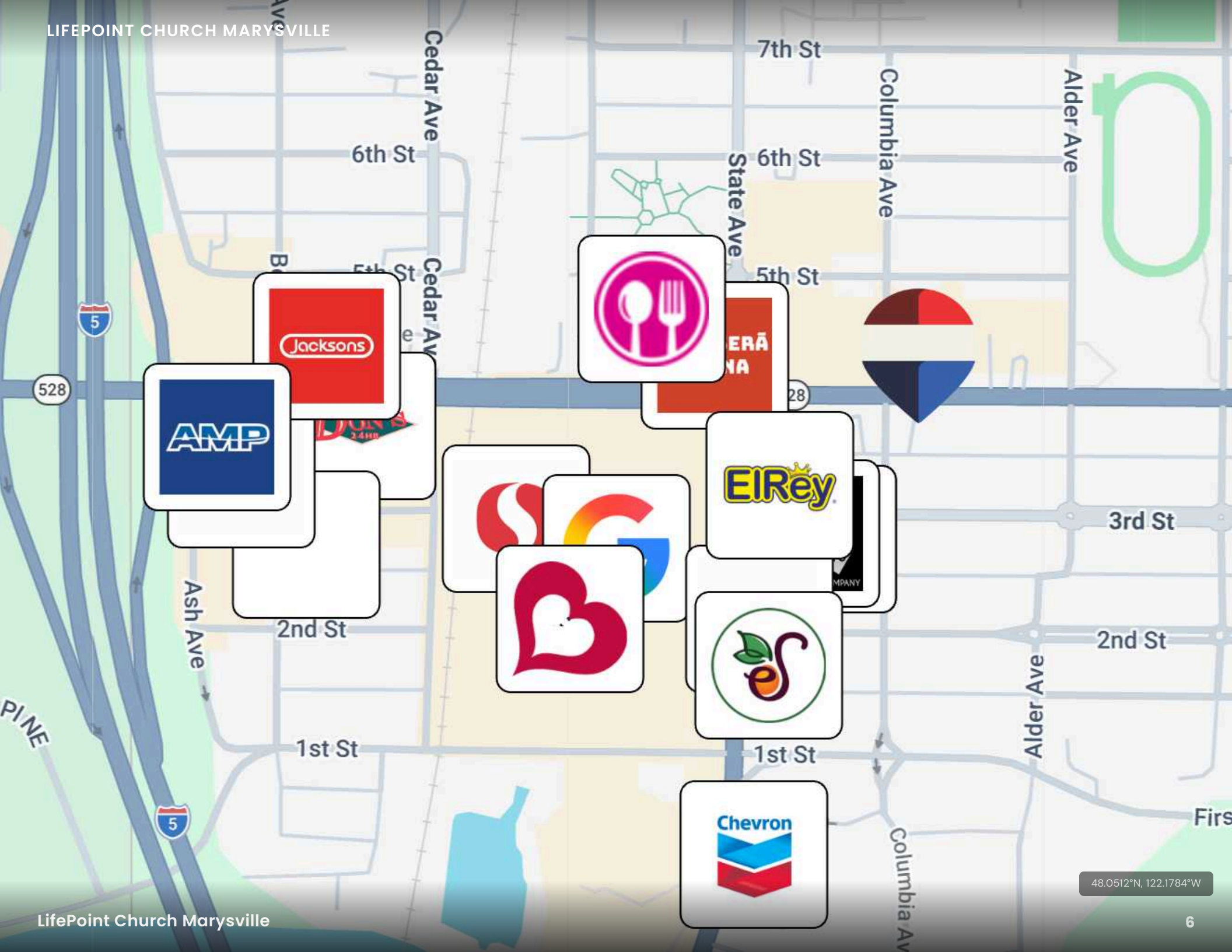
TRANSIT

4th St & Columbia Ave	**34 ft**
State Ave & 7th St	**0.2 mi**
State Ave & 10th St	**0.4 mi**

AIRPORTS

Paine Field	**11.1 mi**
Kenmore Air	**20.8 mi**
Arlington Municipal Airport (AWO)	**7.6 mi**


5th St
5th St
5th St
Columbia Ave
101
State Ave
Fourth St
Fourth St
Fourth St
Fourth St
Ste 103
48.0522°N, 122.1759°W


7th St
6th St
6th St
5th St
Cedar Ave
Cedar Ave
State Ave
Columbia Ave
Alder Ave
528
5
Jacksons
AMP
ElRey
3rd St
2nd St
2nd St
Ash Ave
1st St
1st St
Alder Ave
Columbia Ave
Chevron
48.0512°N, 122.1784°W

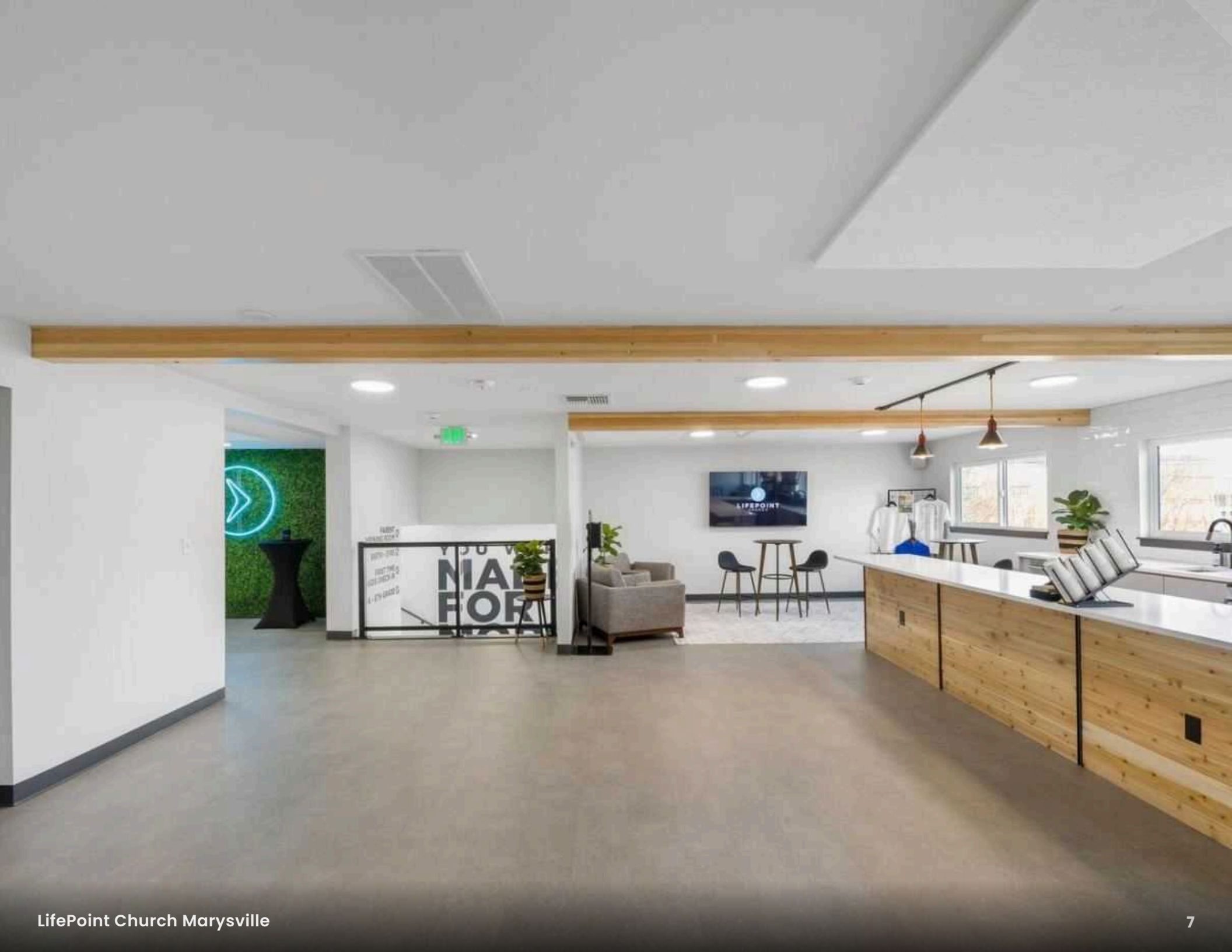
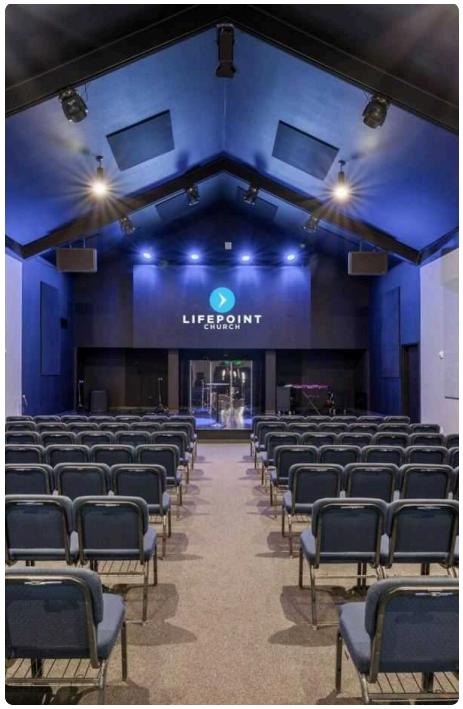
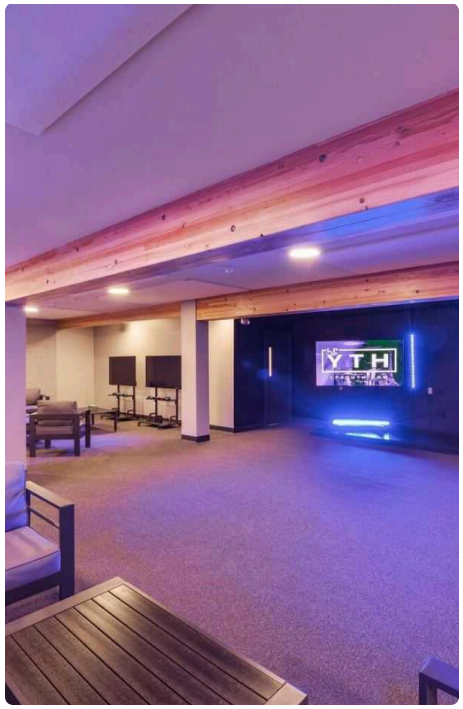
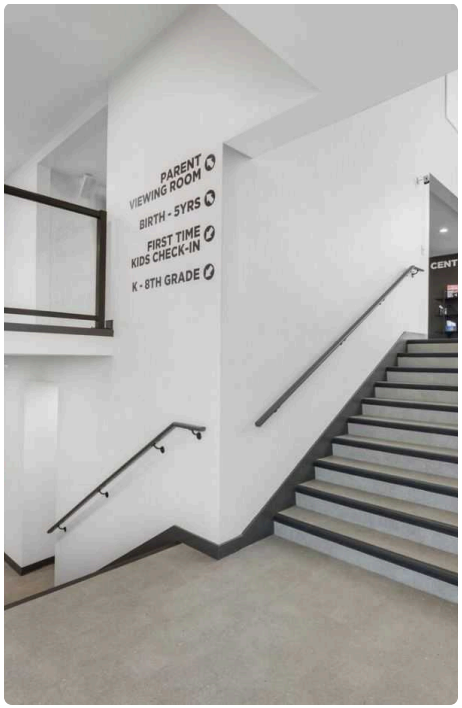
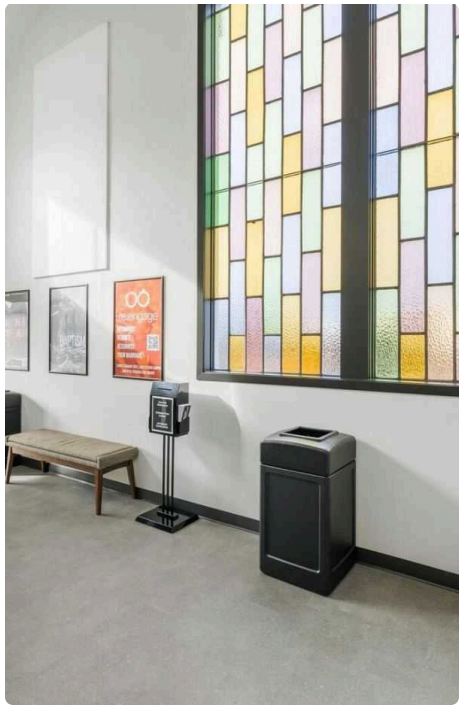


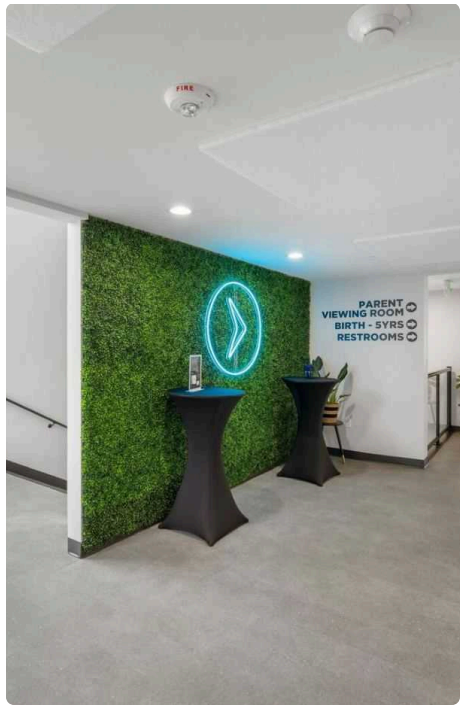
Photo Gallery

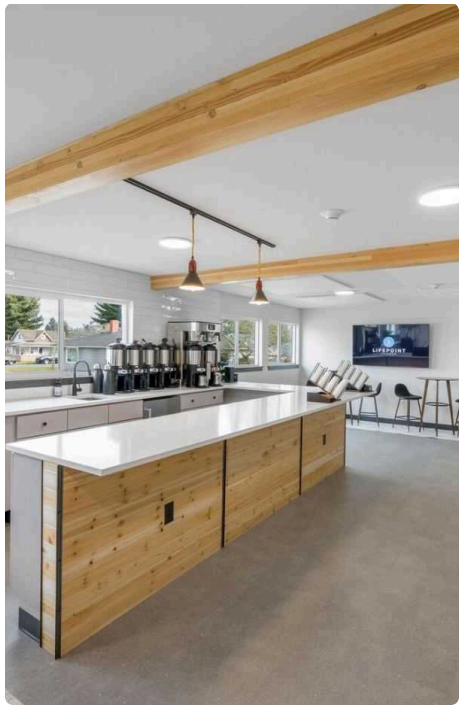












Market Overview

POPULATION **60,020**	AREA **21.0 sq mi**
ELEVATION **20 ft**	TIME ZONE **Pacific Time Zone**
COUNTY **Snohomish County**	INCORPORATED **1872**
STATE **Washington**	

Market Overview: Marysville, WA

Marysville is a city in Snohomish County, Washington, United States, part of the Seattle metropolitan area. The city is located 35 miles (56 km) north of Seattle, adjacent to Everett on the north side of the Snohomish River delta. It is the second-largest city in Snohomish County after Everett, with a population of 70,714 at the time of the 2020 U.S. census. As of 2015, Marysville was also the fastest-growing city in Washington state, growing at an annual rate of 2.5 percent. Marysville was established in 1872 as a trading post by James P. Comeford, but was not populated by other settlers until 1883. After the town was platted in 1885, a period of growth brought new buildings and industries to Marysville. In 1891, Marysville was incorporated and welcomed the completed Great Northern Railway. Historically, the area has subsisted on lumber and agrarian products; the growth of strawberry fields in Marysville led to the city being nicknamed the "Strawberry City" in the 1920s. edit Marysville has an estimated 33,545 residents who are in the workforce , either employed or unemployed. Only 10 percent of residents work within Marysville city limits, with the majority commuting south to employers in Everett, Downtown Seattle and the Eastside , including Boeing , Naval Station Everett , Amazon , and Microsoft . The average one-way commute is approximately 30 minutes; 79 percent of workers drive alone to their workplace, while 12 percent carpool and 3 percent used public transit. Marys...

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	**8,078**	Population	**58,384**	Population	**115,518**
Median HH Income	**$68,126**	Median HH Income	**$104,397**	Median HH Income	**$103,772**
Households	**3,135**	Households	**20,317**	Households	**41,648**

Source: ESRI / ArcGIS Business Analyst

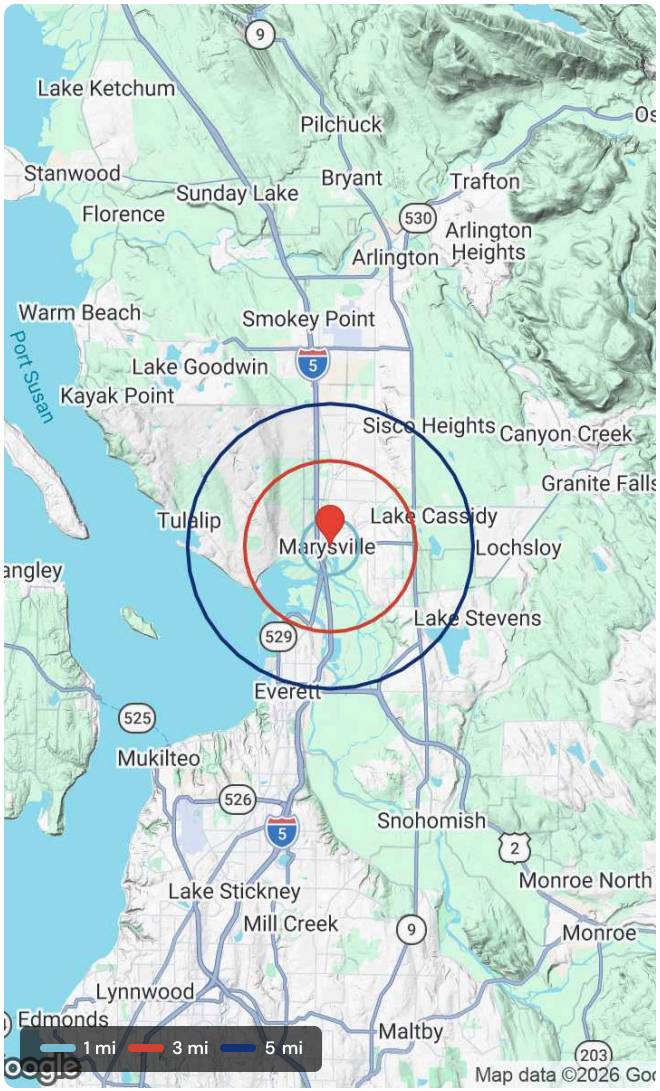
Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,313	39,105	83,802
2010 Population	7,416	49,319	98,902
2025 Population	8,078	58,384	115,518
2030 Population	8,261	60,168	119,585
2025-2030 Growth Rate	0.45 %	0.60 %	0.69 %
2025 Daytime Population	11,019	48,589	102,168

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,903	14,010	29,720
2010 Total Households	2,921	17,474	35,724
2025 Total Households	3,135	20,317	41,648
2030 Total Households	3,216	20,972	43,250
2025 Avg. Household Size	2.52	2.85	2.74
2025 Owner Occupied Housing	1,208	14,577	28,382
2030 Owner Occupied Housing	1,295	15,426	30,048
2025 Renter Occupied Housing	1,927	5,740	13,266
2030 Renter Occupied Housing	1,920	5,546	13,202
2025 Vacant Housing	133	580	1,470
2025 Total Housing	3,268	20,897	43,118

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	303	1,086	2,441
$15,000-$24,999	174	792	1,983
$25,000-$34,999	200	779	1,696
$35,000-$49,999	322	1,548	2,687
$50,000-$74,999	759	2,916	5,896
$75,000-$99,999	448	2,524	5,263
$100,000-$149,999	498	4,660	9,009
$150,000-$199,999	245	2,902	6,034
$200,000 or greater	185	3,110	6,638
Median HH Income	**$68,126**	**$104,397**	**$103,772**
Average HH Income	**$85,547**	**$125,389**	**$126,131**

Source: ESRI / ArcGIS Business Analyst



$68,126
MEDIAN HH INCOME (1-MI)

$85,547
AVG HH INCOME (1-MI)

38.5%
OWNER OCCUPIED (1-MI)

61.5%
RENTER OCCUPIED (1-MI)

4.1%
VACANCY RATE (1-MI)

0.45 %
2025–2030 GROWTH (1-MI)

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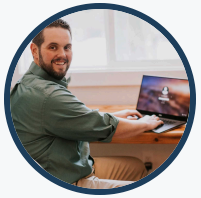

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