

3909 172nd St NE, Arlington, WA 98223



INVESTMENT SUMMARY

The Offering provides an opportunity to acquire or lease a vacant parcel on 172nd St NE, the dominant retail node in Arlington, WA. The parcel is adjacent a brand-new medical facility and Cedar Pointe Apartments (Senior Housing Community). All frontage improvements are complete including sidewalks and curb cuts.

Purchase Price
\$2,400,000

INVESTMENT HIGHLIGHTS

Dominant Retail Location | Prime location along Arlington's main retail corridor | Proximity to larger retailers like Safeway, Walmart, Tractor Supply Company, Lowe's and many more

GREAT VISIBILITY

- The pad site is situated along 172nd St NE with traffic counts upwards of 25,000 VPD.

PRIME DEVELOPMENT SITE

- General Retail (possibility for drive-thru use)
- Animal Services
- Daycare
- Office
- Medical office
- Lodging
- Religious assemblies

PROXIMITY TO MAJOR EMPLOYMENT CENTERS

- Arlington is strategically located between Vancouver, BC and Seattle.

GROWING DEMOGRAPHICS

- Arlington is growing nearly 2% annually and its population has increased by 7.74% since the 2020 census.

NEW DEVELOPMENT

- The city is planning for higher density housing to accommodate growth and plans to develop roughly 90 acres of vacant airport land for commercial, light industrial, and business park ventures.
- Within a 1-mile radius, 15 properties have been constructed over the last three years, including the Everett Clinic at Arlington adjacent east of the subject.
- 1,027 multifamily units have been constructed within a 1-mile radius over the last five years; 256 of which are adjacent northeast of the subject.



PROPERTY SUMMARY



PROPERTY ADDRESS:
3909 172ND St NE,
Arlington, WA 98223



PARCEL #:
31052100306800



LAND AREA:
54,450 square feet
(1.25 Acres)



ZONING:
Highway Commercial (HC)
with Mixed-Use Overlay



MARKET SUMMARY

ARLINGTON OVERVIEW AND DEMOGRAPHICS



POPULATION
63,732



DAYTIME POPULATION
21,882



HOUSEHOLDS
23,021



AVERAGE HOUSEHOLD INCOME
\$136,393

EXHIBITS

PARCEL MAP



FOR MORE INFORMATION:

Paul Sleeth
Executive Managing Director
t 206-409-5624
paul.sleeth@nrmk.com

Billy Sleeth
Executive Managing Director
t 206-250-3944
billy.sleeth@nrmk.com

David Merisko
Principal
t 206-375-4343
david@mattispart.com

Keegan Uderitz
Senior Associate
t 425-319-1070
keegan@mattispart.com



Disclaimer: The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.