# 3909 172<sup>nd</sup> 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

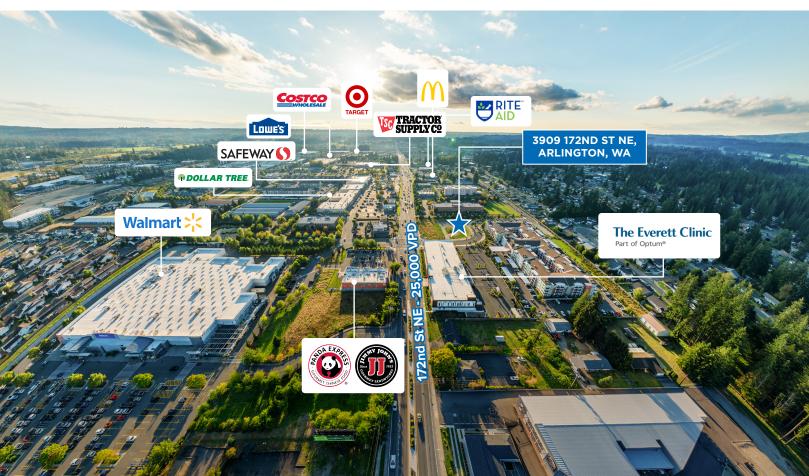


LAND AREA: 54,450 square feet (1.25 Acres)



**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**



### FOR MORE INFORMATION:

### **Paul Sleeth**

Executive Managing Director t 206-409-5624 paul.sleeth@nmrk.com

### **Billy Sleeth**

Executive Managing Director t 206-250-3944 billy.sleeth@nmrk.com

### **David Merisko**

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

### **Keegan Uderitz**

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

