



FOR LEASE
1220 State Avenue
Marysville, WA 98270



PLAZA AT MARYSVILLE

Justin Holmes | Josh Parnell | Jake Thurber

OWNED AND OPERATED BY:  **RPAI**
Retail Properties of America, Inc.

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

1220 STATE AVENUE:

1,500 SF - 7,345 SF

PLEASE CALL FOR RATES

- Busy Safeway anchored center with 116,207 SF of retail
- Tenants include: Safeway, Dollar Tree, Rent-A-Center, ATI Physical Therapy, Homestreet Bank, Wells Fargo, GNC, Papa Murphy's, Sally Beauty Supply, Edward Jones, DaVita, O'Reilly, Boost Mobile, Cricket Wireless, Lendmark Financial and BECU.
- Other nearby tenants include: Walmart, Home Depot, Alberstons, Fred Meyer, Grocery Outlet, Cabela's and more.
- Excellent visibility and access



Population



Average HH Income



Daytime Population

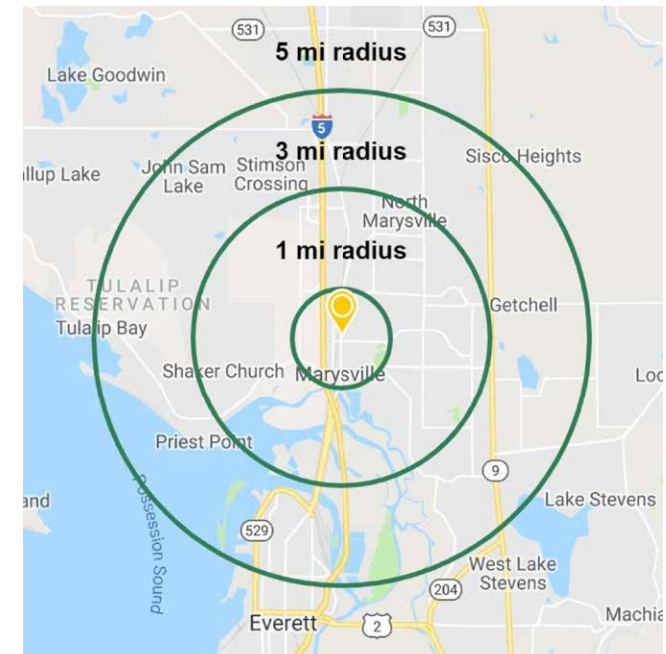
Regis - 2021

	Population	Average HH Income	Daytime Population
Mile 1	10,818	\$72,314	9,949
Mile 3	54,723	\$105,591	37,075
Mile 5	100,890	\$108,248	63,360

TENANTS



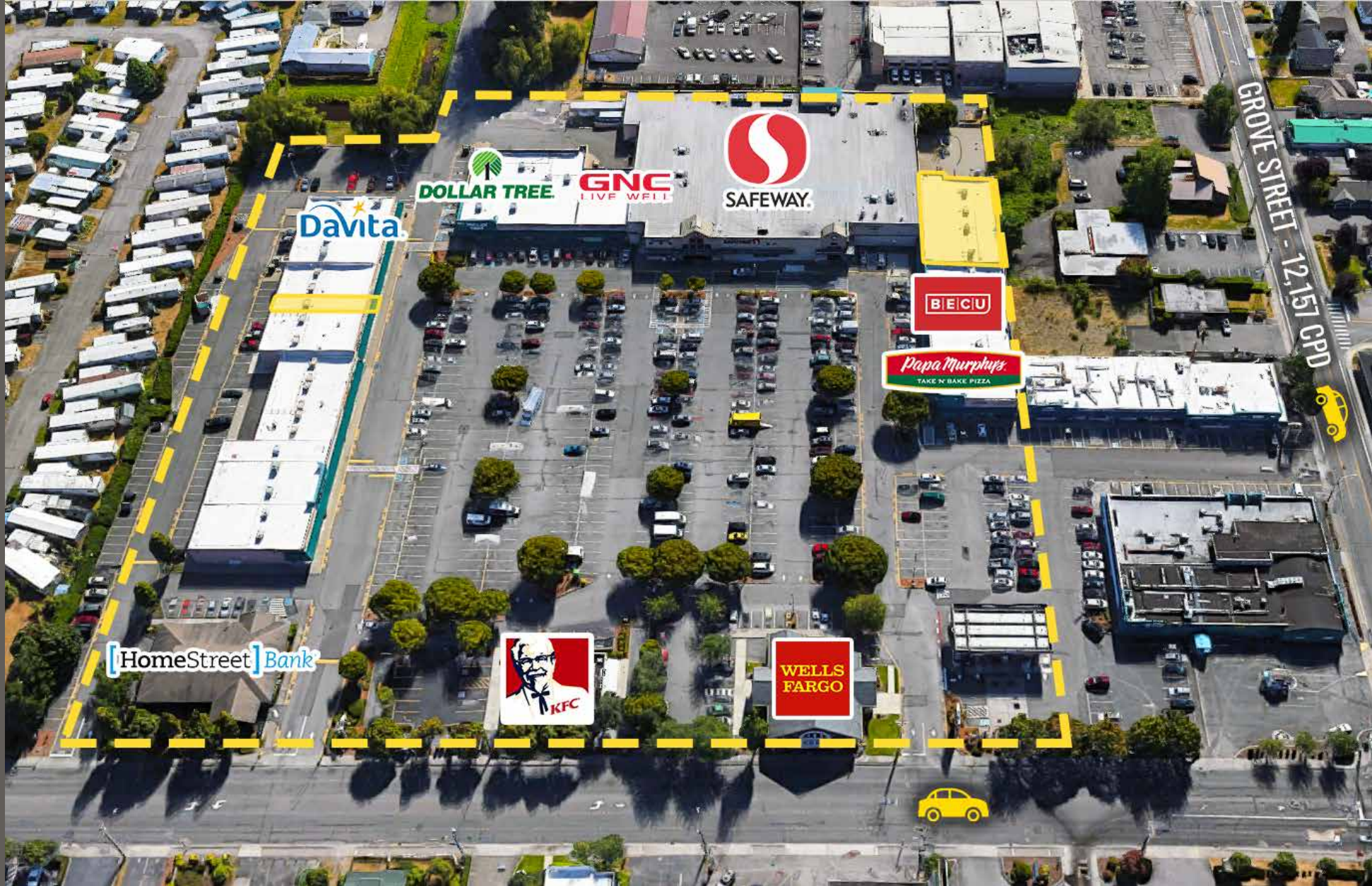
NEARBY TENANTS



SUMMARY



LOCATION DETAILS



Located near
Tulalip Resort Casino &
Seattle Premium Outlets



Located moments
from Interstate 5



20,161 CPD
State Ave



12,157 CPD
Grove St

LOCATION AERIAL



INTERSTATE 5

ASH AVENUE

BEACH AVENUE

CEDAR AVENUE

STATE AVENUE - 19,741 CPD

LI-HAUL
76

GROVE STREET - 12,157 CPD

MARYSVILLE
POLICE DEPARTMENT

76TH ST NE

43RD AVE NE

436 AVENUE

O'Reilly
AUTO PARTS

HomeStreet Bank

KFC

WELLS FARGO

Papa Murphy's
TAKE 'N BAKE PIZZA

BICU

Davita

DOLLAR TREE

GNC
LIVE WELL

SAFeway

KeyBank

CHASE

planet fitness

HOMETOWN STORE

value village
SHOP. REUSE. REIMAGINE.

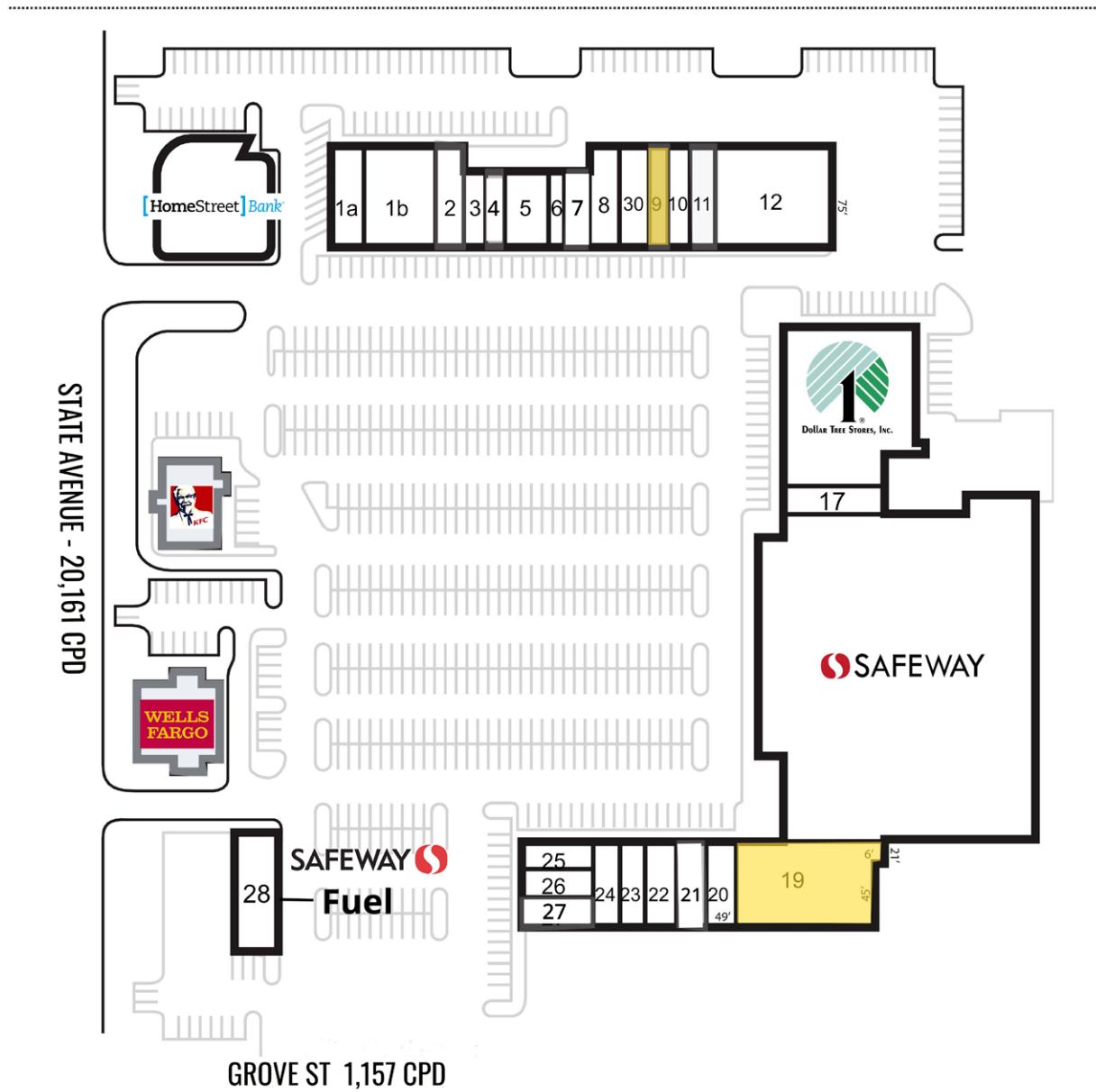
Pizza
Hut

AutoZone

7
ELEVEN

SITEPLAN

Suites	SF	Tenant
1A	2,724	ATI Physical Therapy
1B	4,002	Rent-A-Center
2	1,611	Lendmark Financial
3	901	Defensive Driving School
4	904	The Smile Store
5	1,803	The Sun Factory
6	904	Mailbox Junction
7	863	Biofuel Nutrition
8	1,500	Alderwood Auto Glass
9	1,500	AVAILABLE
10	1,500	Edward Jones & Co.
11	1,500	Cascade Kids Dentistry
12	6,375	DaVita
15	11,953	Dollar Tree
17	1,422	GNC
18	53,850	Safeway
19	7,345	AVAILABLE
20	1,300	BECU
21	1,300	Metro PCS
22	1,300	Great Clips
23	1,300	Papa Murphy's Pizza
24	1,300	Sally Beauty Supply
25	1,050	Cigar Land
26	1,200	Cricket Wireless
27	1,000	Boost Mobile
28	300	Safeway Gas
29	2,800	Homestreet Bank
30	1,500	Hi-Tek Nails





MARYSVILLE, WA is a vibrant, growing community nestled on the banks of the Snohomish River and bordered by the Cascade mountains to the east and Puget Sound to the west. The city offers a variety of outdoor recreation opportunities, diverse shopping options - from our Lakewood Crossing retail center to our historic downtown shops, and a spring and summer full of fairs and festivals with local flavor.

TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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