



**FOR LEASE**  
 105 Marysville Mall Way,  
 Marysville, WA 98270



# MARYSVILLE TOWN CENTER

Jake Thurber | Josh Parnell | Justin Holmes

First Western Properties, Inc. | 425.822.5522 | fwp-inc.com  
 11621 97th Lane NE, Kirkland, Washington 98034  
 First Western Properties—Tacoma Inc. | 253.472.0404  
 6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com



AVAILABLE:

890 SF - 12,000 SF

CALL FOR DETAILS

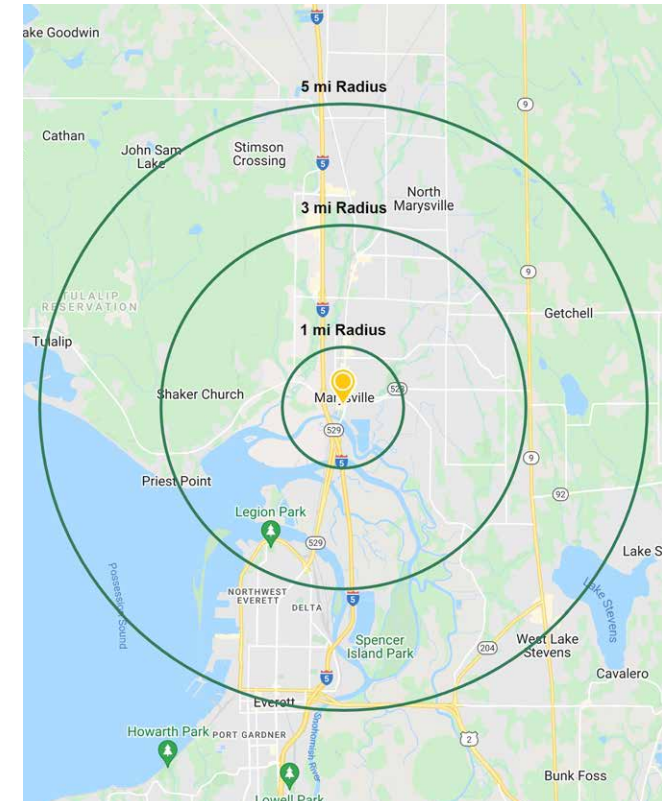
- Strong freeway visibility with convenient access to Interstate 5
- Anchored by many national tenants including Rite Aid, Albertsons, Big Lots, Staples, Petco, Bath & Body Works, and more!
- Centrally located on Highway 538 in Marysville – a Seattle suburb 30 miles north of the city.



TENANTS

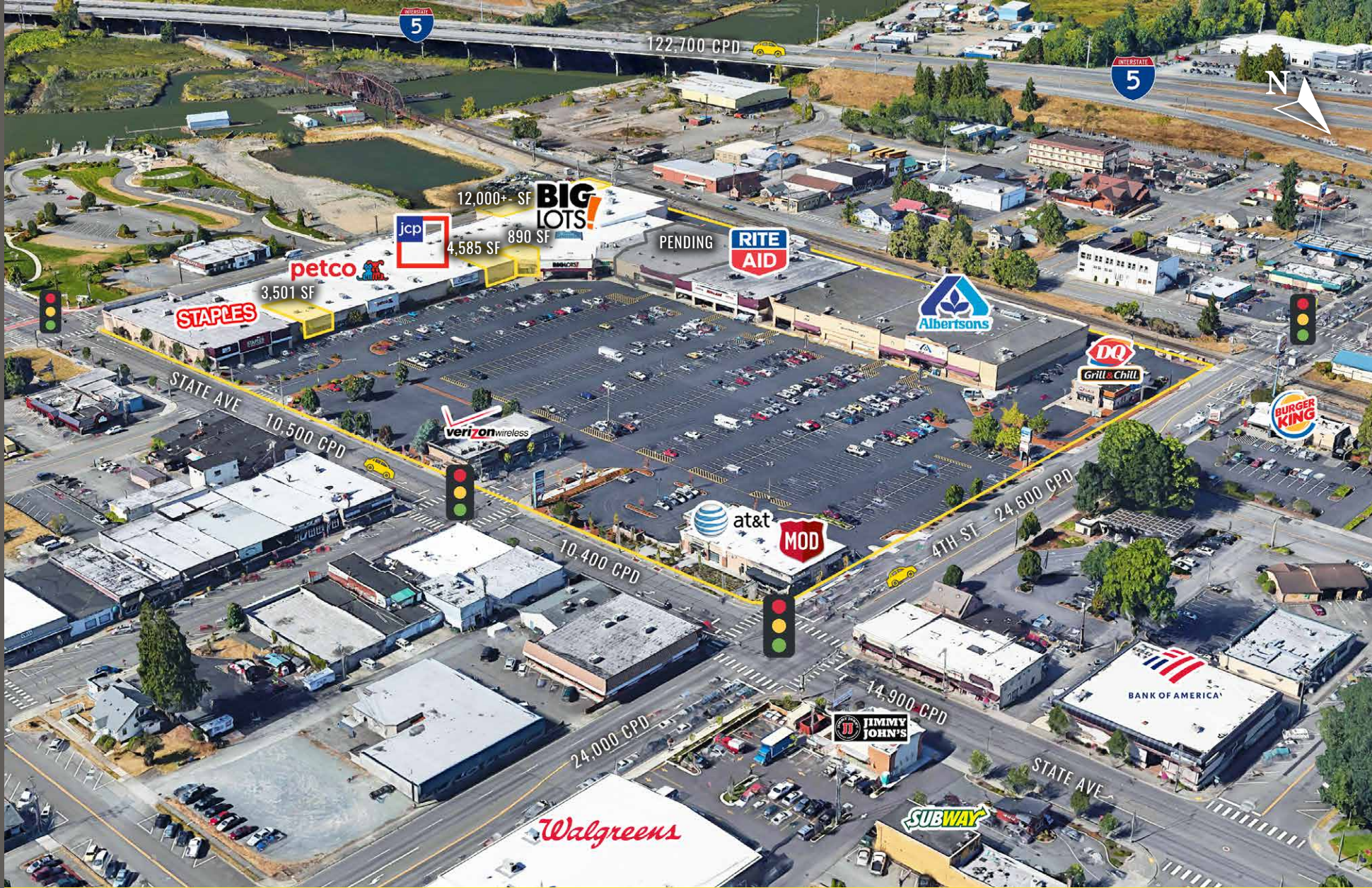


Regis - 2022	Population	Average HH Income	Daytime Population
Mile 1	5,276	\$74,761	5,524
Mile 3	54,436	\$103,208	29,740
Mile 5	111,347	\$104,543	68,580





LOCATION DETAILS



Located in Marysville retail hub



Moments to & from Interstate 5 access



24,600 CPD  
4th St



10,500 CPD  
State Ave







# SITE PLAN



Suite	SF	Tenant
1	24,009	Staples
<b>2</b>	<b>3,501</b>	<b>AVAILABLE</b>
3	12,312	Petco
4	29,842	JC Penney
<b>5</b>	<b>4,585</b>	<b>AVAILABLE</b>
<b>6</b>	<b>890</b>	<b>AVAILABLE</b>
8	34,074	Big Lots
9	3,080	Bath & Body Works

Suite	SF	Tenant
<b>10</b>	<b>12,000+/-</b>	<b>AVAILABLE - DRY STORAGE</b>
11	21,500	PENDING
12	21,877	Rite Aid
13	52,497	Albertsons
14	3,300	Dairy Queen
16	2,573	MOD Pizza
18	1,183	AT&T
20	2,630	Coastal Community Bank





**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



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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