

SMOKEY POINT SHOPPING CENTER

RETAIL WITH PROMINENT FREEWAY VISIBILITY



3131 & 17306 Smokey Point Drive | Arlington, WA

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RH ROSEN
HARBOTTLE
COMMERCIAL REAL ESTATE

EXTENSIVE I-5 VISIBILITY AND FRONTAGE

891 SF - 7,575 SF Available

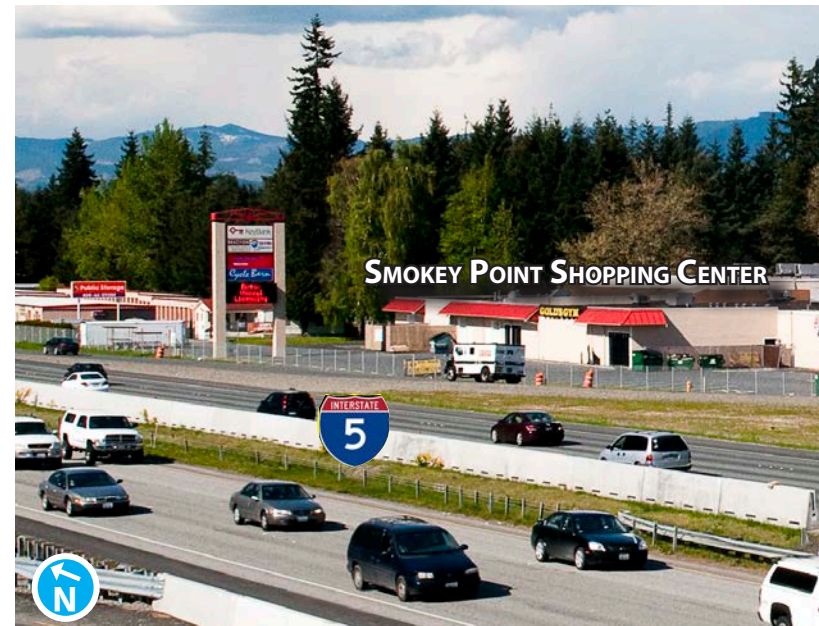
\$16.00 / SF, NNN

FEATURES:

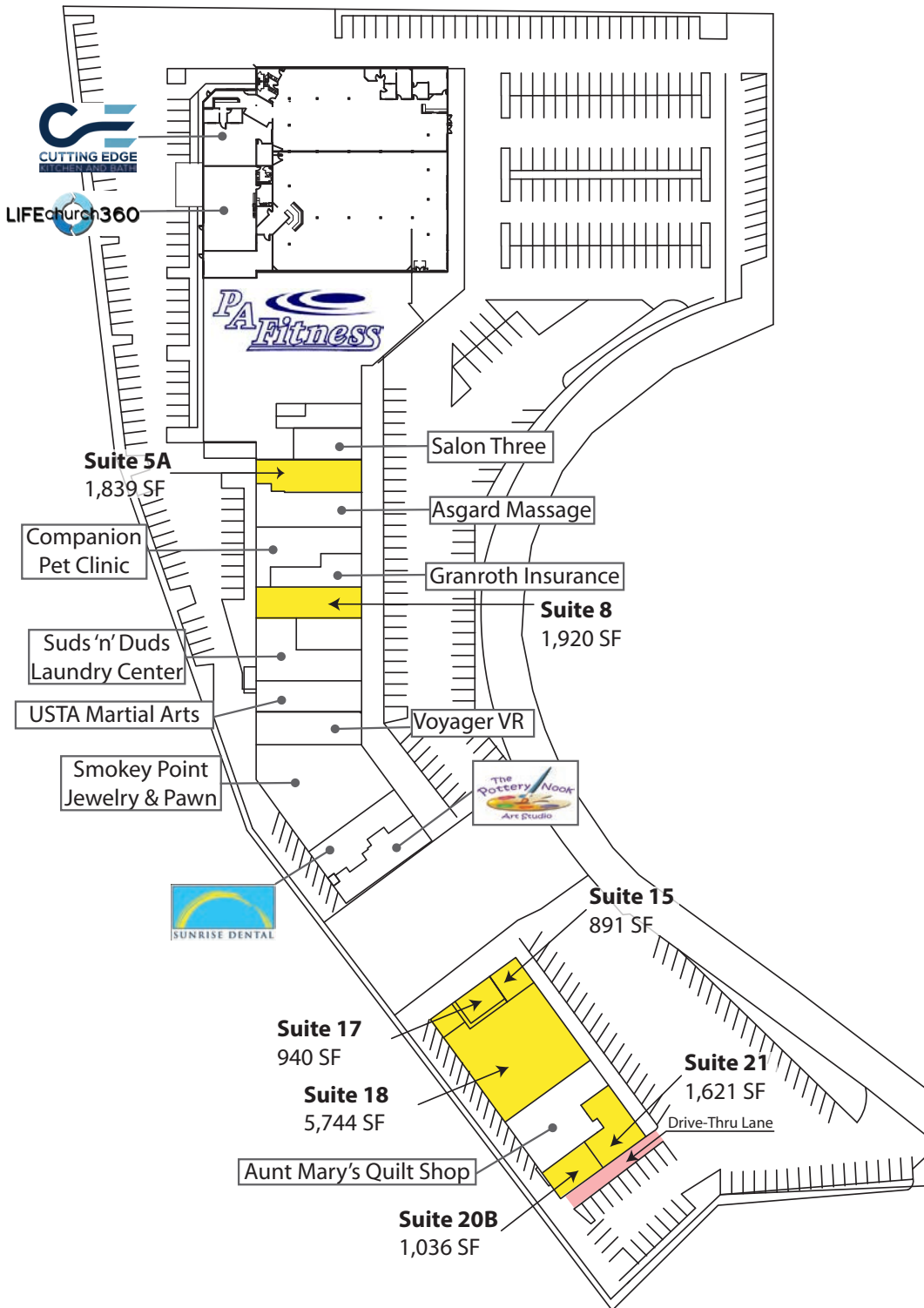
- Many Space Types Available:
 - Former Dental Space Ready for New Operator
 - Endcap with Drive-Thru
 - Open Retail with GL Loading
- Monument Signage on I-5 & 172nd Street
- Neighboring Anchors: Walmart, Safeway, Costco, Target, Best Buy, Lowe's, & Starbucks
- 102,000+ Cars per Day on I-5 (near 172nd Street NE)

Demographics:

	1 Mile	3 Mile	5 Mile
2017 Population	6,030	22,120	56,855
2017 Households	2,278	7,976	20,500
2017 Average Income	\$64,858	\$77,943	\$84,363



Available Space



Suite	Square Feet	Contiguous	Available
5A	1,839 SF		NOW
8	1,920 SF		NOW
15	891 SF	1,781 SF -7,575 SF	NOW
17	940 SF	1,781 SF -7,575 SF	NOW
18	5,744 SF	7,575 SF	8/1/2018
20B	1,036 SF	2,657 SF	30 days
21	1,621 SF	2,657 SF	NOW

