

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 - 2,657 SF Available

\$16.00 / SF, NNN

FEATURES:

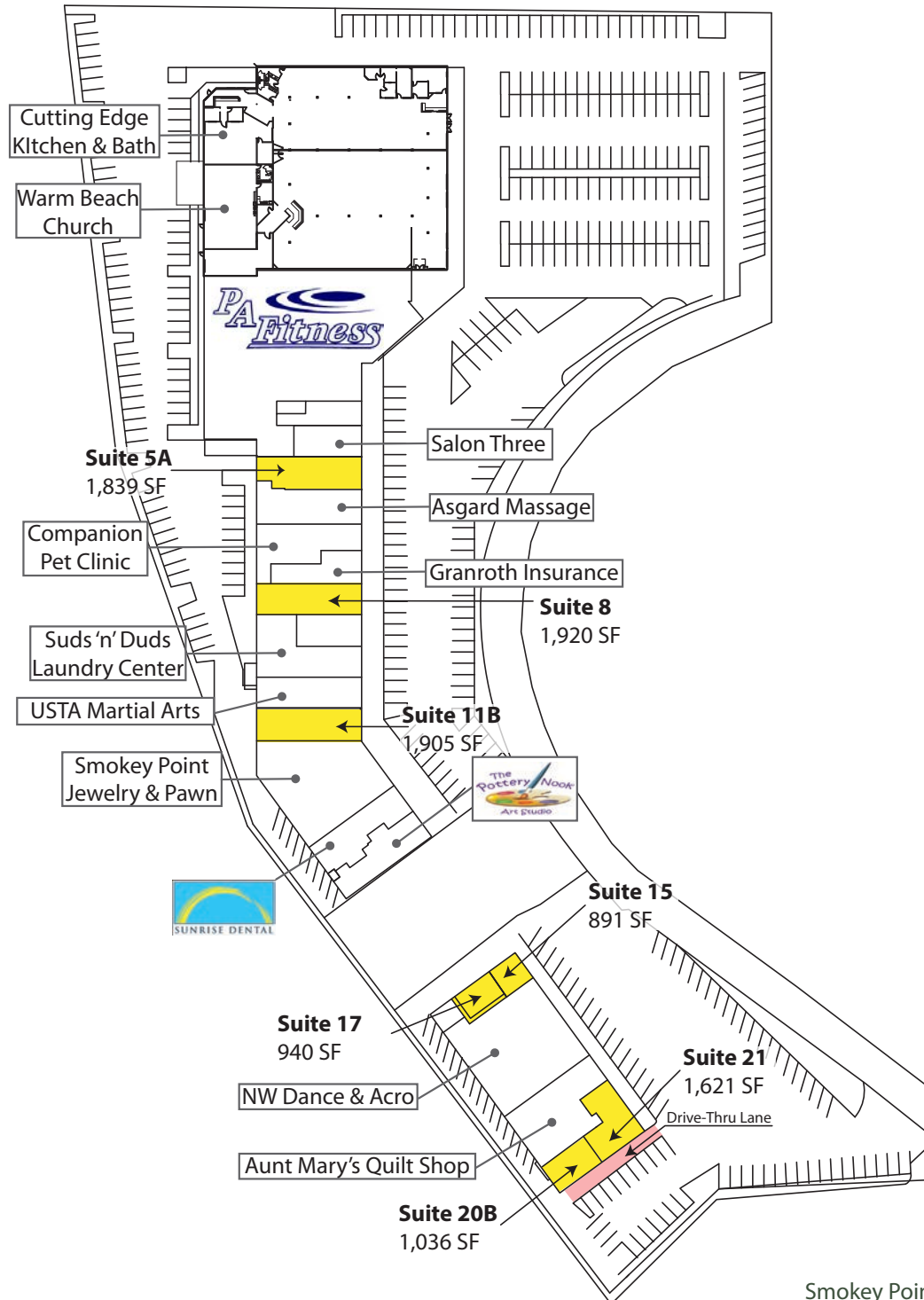
- Many Space Types Available:
 - Former Dental Space Ready for New Operator
 - Endcap with Drive-Thru
 - Open Retail with GL Loading
- Monument Signage on I-5 & 172nd Street
- Neighboring Anchors: Walmart, Safeway, Costco, Target, Best Buy, Lowe's, & Starbucks
- 102,000+ Cars per Day on I-5 (near 172nd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

Demographics:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
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



Suite	Square Feet	Contiguous
5A	1,839 SF	
8	1,920 SF	
11B	1,905 SF	
15	891 SF	1,831 SF
17	940 SF	1,831 SF
20B	1,036 SF	2,657 SF
21	1,621 SF	2,657 SF





Suite 20B
1,036 SF

Suite 21
1,621 SF

Drive-Thru Lane



