

SMOKEY POINT SHOPPING CENTER

RETAIL WITH PROMINENT FREEWAY VISIBILITY



3131 & 17306 Smokey Point Drive | Arlington, WA

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RH | ROSEN
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COMMERCIAL REAL ESTATE

EXTENSIVE I-5 VISIBILITY AND FRONTAGE

891 SF - 7,575 SF Available

\$16.00 / SF, NNN

FEATURES:

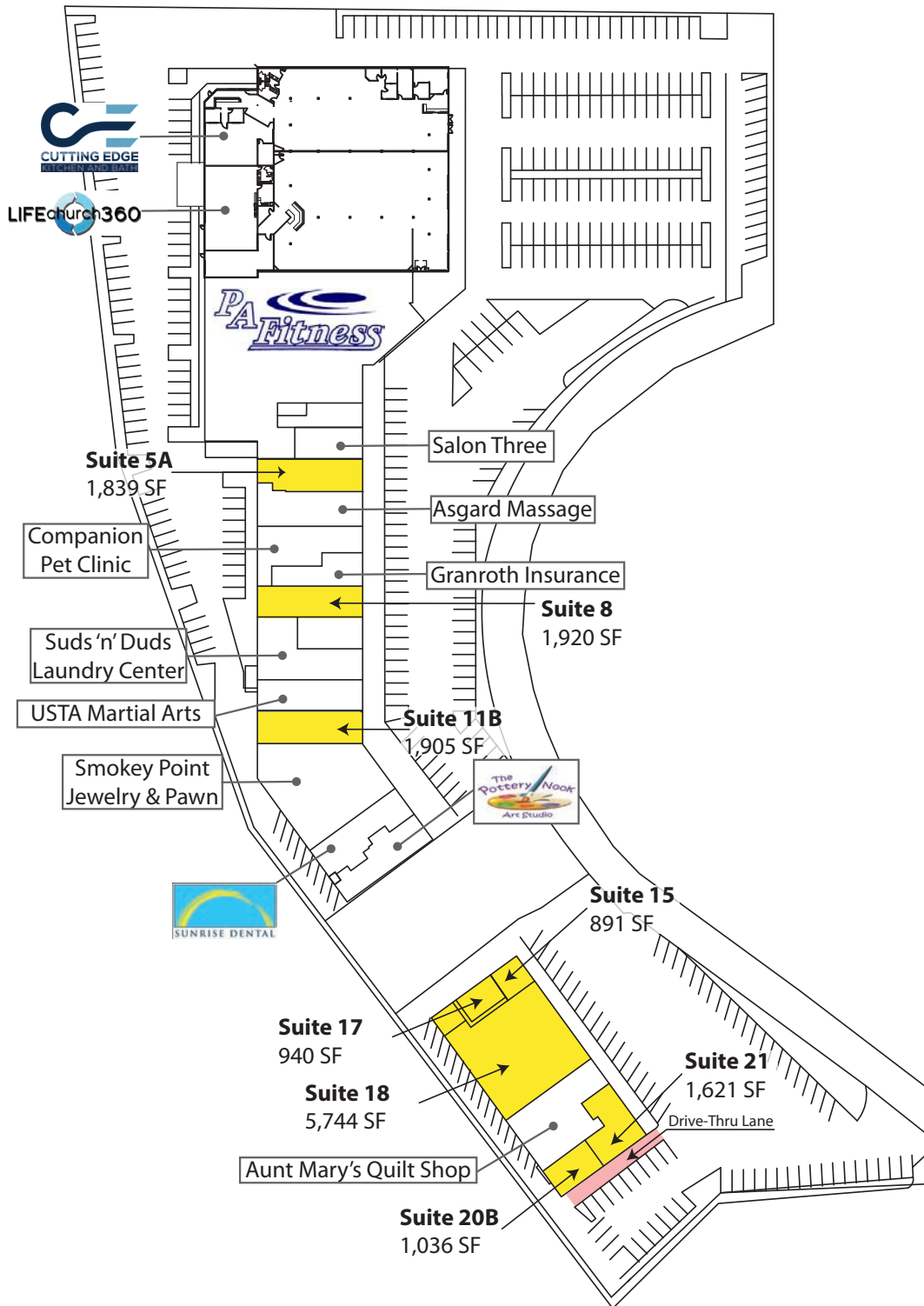
- Many Space Types Available:
 - Former Dental Space Ready for New Operator
 - Endcap with Drive-Thru
 - Open Retail with GL Loading
- Monument Signage on I-5 & 172nd Street
- Neighboring Anchors: Walmart, Safeway, Costco, Target, Best Buy, Lowe's, & Starbucks
- 102,000+ Cars per Day on I-5 (near 172nd 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 |
| 11B | 1,905 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 |

