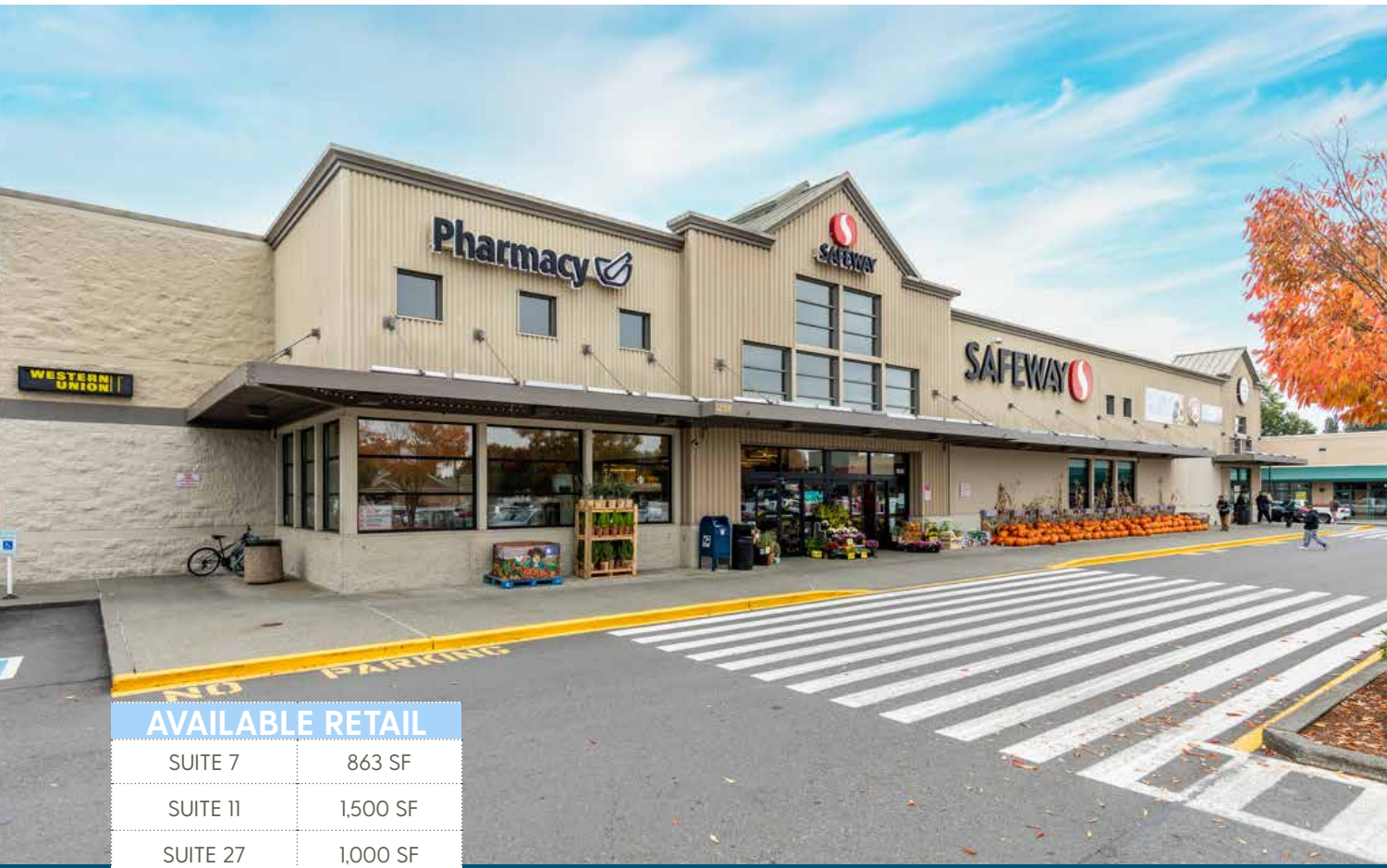


Located between Everett and Arlington, this vibrant, friendly shopping destination in Marysville, Washington boasts **115,907sf of grocery anchored retail**.
Join Safeway, GNC, ATI Physical Therapy, Sally's Beauty Supply and more...



AVAILABLE RETAIL	
SUITE 7	863 SF
SUITE 11	1,500 SF
SUITE 27	1,000 SF

Safeway Plaza at MARYSVILLE

MARYSVILLE RETAIL FOR LEASE

1258 STATE AVE, MARYSVILLE, WA 98270

JOHN CHELICO

425.283.5457

johnc@jshproperties.com

 JSH | PROPERTIES, INC.



SAFEWAY 

Great Clips[®]

Papa Murphy's
TAKE 'N BAKE PIZZA

SALLY BEAUTY

more than
just money[®]
BEST

GNC
LIVE WELL.


DOLLAR TREE

 **ATI**
PHYSICAL THERAPY

[HomeStreet] Bank[®]



WELLS FARGO

SAFeway PLAZA AT MARYSVILLE SITE MAP

UNIT	TENANT	SF
1A	ATI Physical Therapy	2,724
1B	Rent-a-Center	4,002
2	Lendmark Financial Services	1,611
3	Defensive Driving School	901
4	Love My Smile Center	904
5	Sun Factory Tanning Salon	1,803
6	Mailbox Junction	904
7	AVAILABLE	863
8	Alderwood Auto Glass	1,500
30	HN Spa & Nails	1,500
9	Cascade Kids Dentist	1,500
10	Edward Jones	1,500
11	AVAILABLE	1,500
12	Davita Pilchuck Dialysis	6,375
15	Dollar Tree	11,953
17	GNC	1,422
18	Safeway	53,850
19	Early Bloomers Child Care	7,345
20	BECU Credit Union	1,300
21	Metro by T-Mobile	1,300
22	Great Clips	1,300
23	Papa Murphy's	1,300
24	Sally's Beauty Supply	1,300
25	Cigar Land	1,050
26	Cricket Wireless	1,200
27	AVAILABLE	1,000
28	Safeway Fuel Station	300
NAP	Wells Fargo	
NAP	Kentucky Fried Chicken	
29	Homestreet Bank	4,000



AVAILABLE

KEY FACTS



101,201
Population



36.8
Median Age



2.8
Average Household Size



\$115,842
2022 Average Household Income (Esri)



9%
No High School Diploma



29%
High School Graduate



38%
Some College



24%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



61%

White Collar



28%

Blue Collar



11%

Services



2,249

Total Businesses



36,099

Total Employees

BUSINESS

ANNUAL HOUSEHOLD SPENDING



\$2,665
Apparel & Services



\$213
Computers & Hardware



\$4,787
Eating Out



\$3,188
Travel



\$98
Theatre/Operas/Concerts



\$121
Movies/Museums/Parks



\$6,801
Groceries



\$7,842
Health Care



\$80
Sports Events



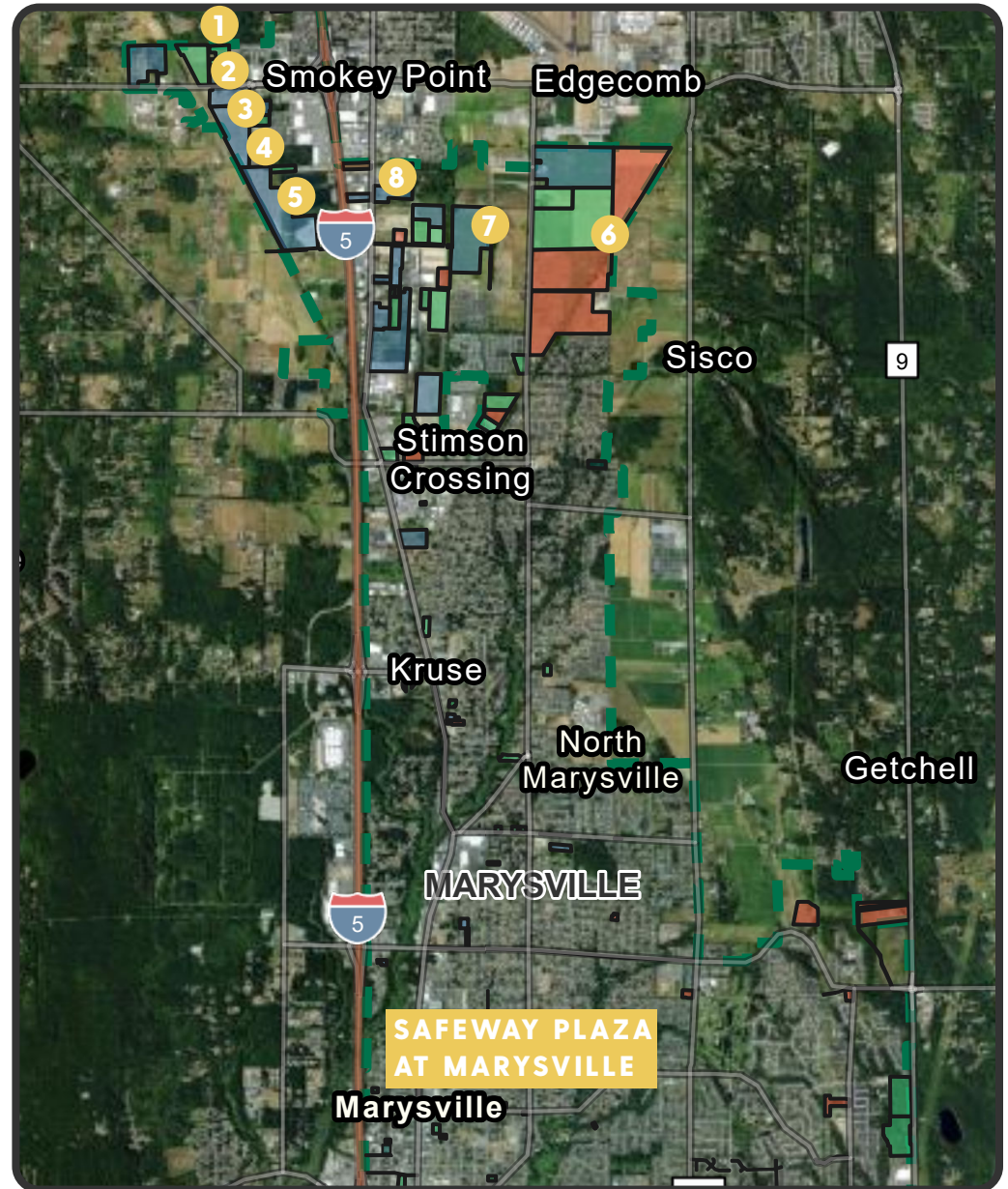
\$8
Online Games

ANNUAL LIFESTYLE SPENDING

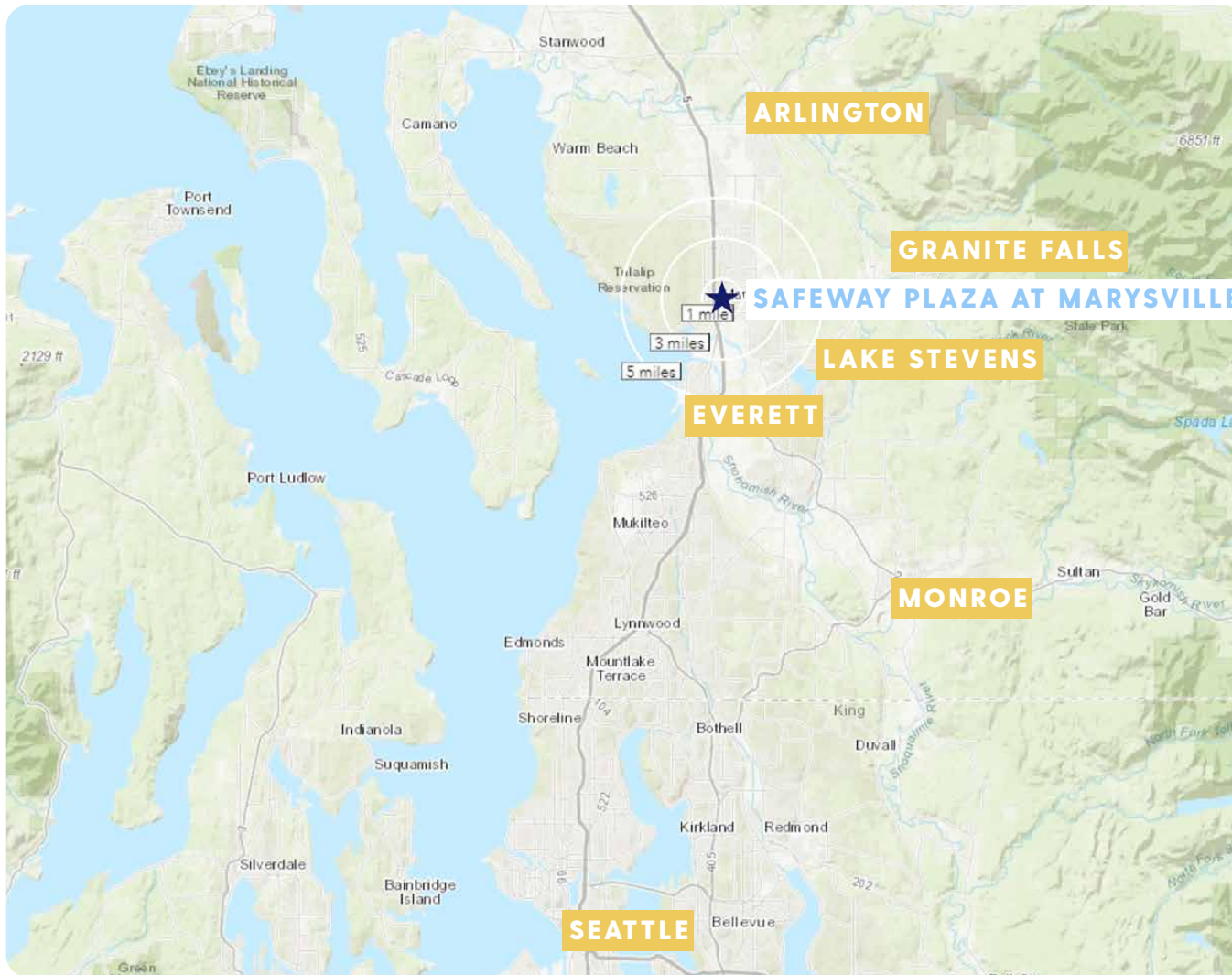
Map shows currently planned residential and commercial development in the area.

Helping to spur continued development, Marysville businesses enjoy a business friendly culture with zero B&O tax and regional business development resources.

- 1 The Lodge Ph IV**
144 UNIT
Apartment Development
- 2 The Lodge Ph V**
204 UNIT
Apartment Development
- 3 Marysville 172 Multi-family**
474 UNIT
Apartment Development
- 4 Sather Farms**
199-Lots
Residential Development
- 5 Marysville 10 Degrees**
335 UNIT
Townhomes & Apartments
- 6 Cascade Business Park BSP**
11 Lot
7 New Industrial Buildings
2,915,303 Sf
- 7 Marysville Corporate Center**
9 lots
Industrial Warehouse
725,250 SF
- 8 Kendall Subaru Dealership**
New Auto Dealership
69,258 SF



SOURCE: <https://marysvillewa.gov/901/Current-development-activity-map>



Marysville residents enjoy more affordable housing than neighboring Snohomish cities and Washington State.

2022 Median Home Values

Marysville	\$424,652
Everett	\$433,187
Lake Cassidy	\$582,037
Lake Stevens	\$519,548
Sisco Heights	\$571,018
Washington State	\$450,471

Market to the next generation. Half of Marysville residents are under age 35.

2022 Median Age

Marysville	35
Everett	37
Lake Cassidy	41
Lake Stevens	35
Sisco Heights	46
Washington State	39



\$4,033.34

AVG 2022 CONSUMER SPENDING
ENTERTAINMENT/RECREATION
(5 MILE RADIUS)



\$4,787.14

AVG 2022 CONSUMER SPENDING
FOOD AWAY FROM HOME
(5 MILE RADIUS)