

Harbour Pointe SHOPPING CENTER

Former Rite Aid Junior-Anchor Space Available in
Prime QFC Anchored Shopping Center in Mukilteo



HARBOUR POINTE BLVD SW & MUKILTEO SPEEDWAY, MUKILTEO, WA 98275



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 JSH | PROPERTIES, INC.



**28,159 SF
AVAILABLE**

\$25.00/SF, NNN

2026 NNN estimate ~ \$6.60 psf/yr



Now Available: a 28,159 SF junior-anchor retail space in Harbour Pointe Shopping Center, a thriving retail hub along Mukilteo Speedway—with over 35k vehicles per day.

Nestled in a dominant grocery-anchored center featuring QFC, QFC Fuel Station, Mod Pizza, Mud Bay, Jack in the Box, Chase Bank, Key Bank, and more—ensuring built-in foot traffic. The landlord is providing time for plans, permits and construction for a qualified signature!



3.47
Average
Family Size



46%
Population w/
Bachelors and/or
Graduate Degree



\$133,010
Average Household
Income
(5-mile radius)

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	9,433	125,204	267,601
Daytime Population	16,537	135,988	265,744
Households	3,547	47,881	102,338
Avg. HH Income	\$129,201	\$123,547	\$133,010

Site Plan



A101-102	Mod Pizza
B200	T-Mobile
B201	Post Net
B202	Lighthouse Cleaners
B203	The Joint Chiropractic
B204	Great Clips
B205	Subway

C300	QFC
D401-403	Mudbay
D404	Mukilteo Nails
D405	Red Cork Bistro
D406	Taqueria Puebla
D407	Stellar Orthodontics
D408	Mathnasium

D409	Miako Teriyaki
D410	Former Rite Aid Available
F501	Advanced Eye Care
F502	Lighthouse Family Dentistry
F503	Mukilteo Physical Therapy
F505-507	Mukilteo Veterinary Hospital
G601	Big Chicken

PAD 1	Chase Bank
PAD 2	Jack in the Box
PAD 3	QFC Fuel Station
PAD 4	Key Bank

Neighborhood



Located just minutes from **Paine Field International Airport (PAE)**, Harbour Pointe Shopping Center gains added visibility and access thanks to expanding commercial air service. The **Washington Post** ranked Paine Field in Everett among the **10 best airports in the nation**. By 2040, Paine Field is expected to handle 4 million passengers. Paine Field is currently served by Alaska Airlines (and its regional subsidiary, Horizon), plus Frontier Airlines, which began daily service in June, 2025.

- » **ROBUST TRADE AREA** — 248K+ population within 5 miles; high household incomes. Over 30% of households earn \$150K+ annually within a 1-mile radius.
- » **RESIDENTIAL DEMAND** — Tight housing supply (~1.7% vacancy rate), emphasizing a stable and desirable residential environment
- » **STRONG GROWTH TREND** — Projected 0.73% to 0.82% annual increase through 2030.

- » **HIGH DAYTIME PRESENCE** — 16,537 people within 1 mile and 265,744 within 5 miles, driven by both residents and a substantial workforce.
- » **FAMILIES AND YOUNG PROFESSIONALS** — Average family size 3.47 in the immediate area.



