

Marysville SHOPPING CENTER

Pad site and in line opportunities in Coastal-anchored shopping center.
Join Marysville's expanding retail corridor, supporting 1,221 new residential units and 2,915,303 sf of industrial space under development.

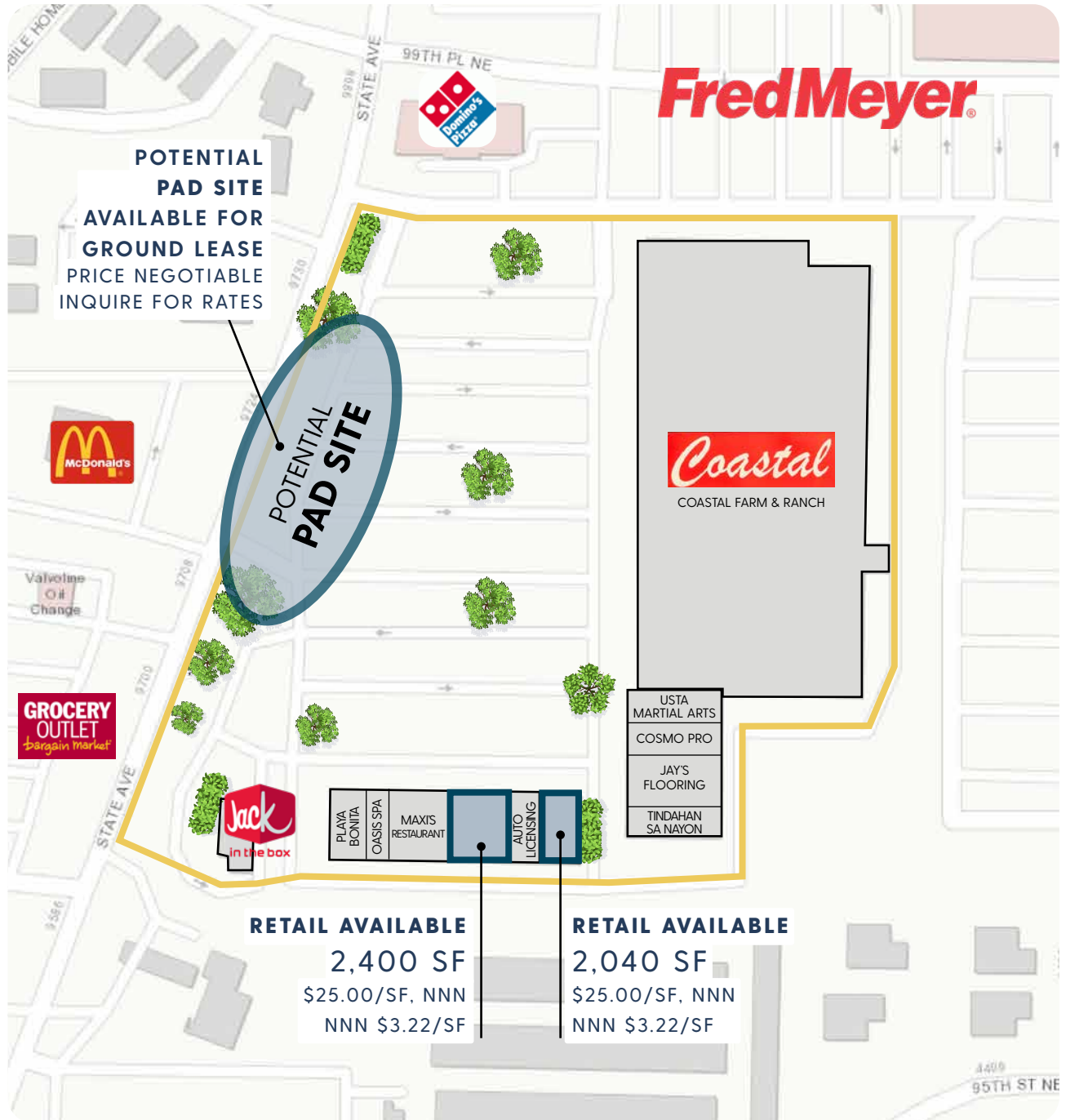


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MARYSVILLE CENTER SITE MAP

UNIT	TENANT	RSF
A	COASTAL FARM & RANCH	
B	USTA MARTIAL ARTS	2,880
C	COSMO PROFESSIONAL SALON	2,400
	JAY'S FLOORING LLC	3,200
F	TINDAHAN SA NAYON - FILLIPINO STORE	2,328
G	AVAILABLE	2,040
H	CLC AUTO LICENSING	1,230
I	AVAILABLE	2,400
J	MAXI'S CHINESE RESTAURANT	3,442
K	OASIS SPA	1,200
L	PLAYA BONITA MEXICAN RESTAURANT	3,870
M	JACK IN THE BOX	2,890
p	POTENTIAL PAD SITE FOR GROUND LEASE	



Marysville SHOPPING CENTER

RETAIL AVAILABLE

2,040 SF

\$25.00/SF, NNN

NNN \$3.22/SF



RETAIL AVAILABLE

2,400 SF

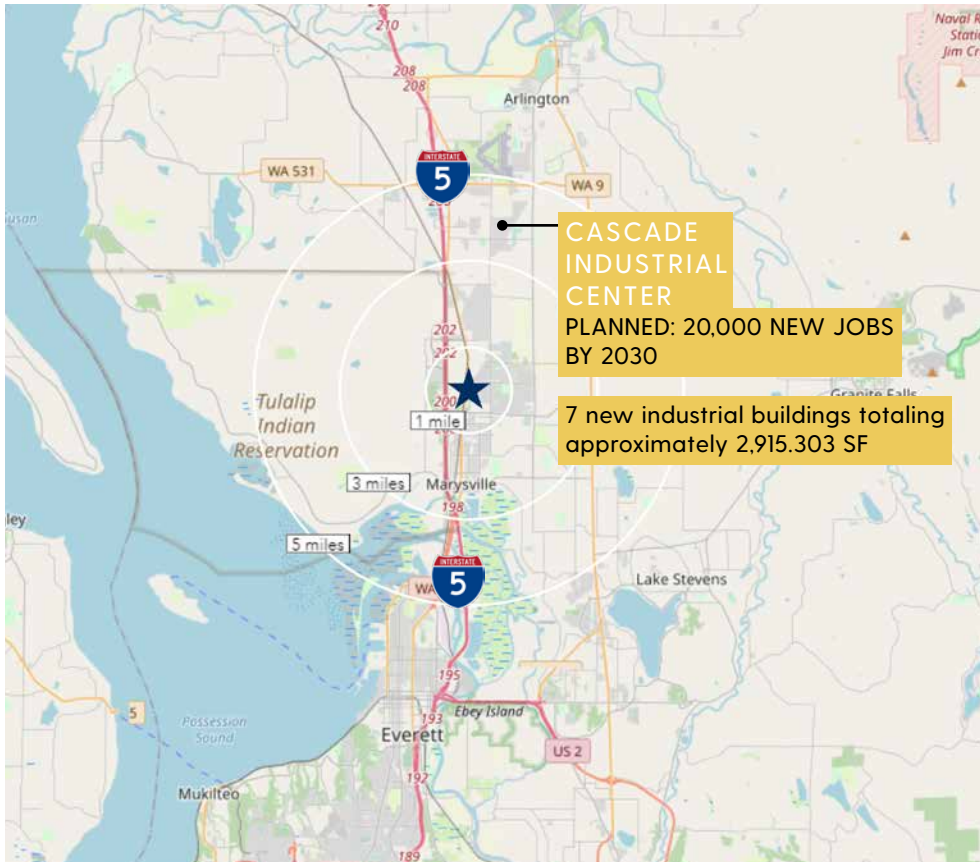
\$25.00/SF, NNN

NNN \$3.22/SF



Marysville

SHOPPING CENTER



- **New national retailers** entering the market – including a recently opened **Chick-fil-A**, signaling strong national retailer confidence
- **Cascade Industrial Center**, a 4,000-acre hub spanning Marysville and Arlington, WA, is projected to add roughly 20,000 family-wage jobs over the next decade. The area focuses on aerospace, advanced manufacturing, and logistics, aiming to boost local employment through tax incentives and streamlined permitting for industrial growth.
- **Strong daytime population (80,000+)** supporting lunch & service retail
- Strategic location along the **I-5 corridor**, connecting to Everett, Arlington, and regional employment hubs
- Above-average spending on dining, retail, and personal services
- Stable customer base with **70%+ homeownership**
- Family-driven demographics ideal for food, fitness, medical, and service uses
- Continued residential expansion throughout North Snohomish County, feeding new rooftops into the trade area

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	10,533	55,929	90,134
Daytime Population	13,503	52,037	80,306
Households	3,900	19,773	31,329
Avg. HH Income	\$115,374	\$118,834	\$126,123

Marysville Development

MARYSVILLE RESIDENTIAL PROJECTS

English Crossing
242 Unit Townhome
Unit Lot Subdivision

Lakewood Heights
182-lot Planned Residential
Development

The Lodge Ph 5
204-unit multi-family
apartment complex

Sather Farms
199-lot Planned
Residential Development

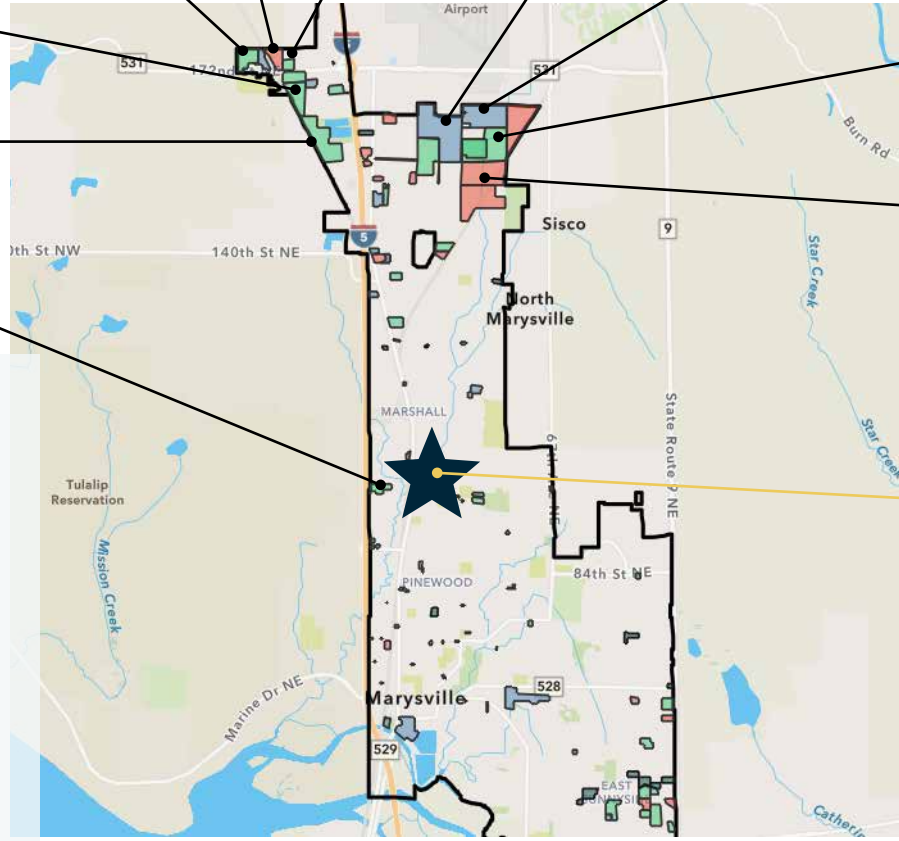
Marysville 10 Degrees
335 Unit
Townhouses And Sfrs

59-lot PRD Subdivision
Under Construction

Marysville is Snohomish
County's second-largest city.

LARGEST EMPLOYERS

- Tulalip Tribes
- Tulalip Resort Casino
- Zodiac Aerospace
- The Everett Clinic
- Frontier Communications
- Silicon Energy
- Marysville School District
- Sno-Isle Libraries
- SeaCast



132 Acres Of Industrial
6 Office/Warehouse
Buildings
2,052,000 Sf

1,035,296 Sf Industrial
Warehouse Space Within
Four Buildings

Early Grading for future
Industrial site

7 New Industrial Buildings
Totaling Approximately
2,915,303 Sf

CASCADE INDUSTRIAL CENTER PROJECTS

Marysville
SHOPPING CENTER

Marysville

SHOPPING CENTER

KEY FACTS



90,134

Population



38.0

Median Age



2.9

Average Household Size



\$126,123

Average Household Income (Esri)



7%

No High School Diploma



31%

High School Graduate



38%

Some College



23%

Bachelor's/Grad/Professional Degree

EMPLOYMENT



61%

White Collar



28%

Blue Collar



11%

Services



2,460

Total Businesses



31,075

Total Employees

BUSINESS

ANNUAL HOUSEHOLD SPENDING



\$2,595

Apparel & Services



\$302

Computers & Hardware



\$4,383

Eating Out



\$3,437

Travel



\$88

Theatre/Operas/Concerts



\$74

Movies/Museums/Parks



\$7,943

Groceries



\$8,356

Health Care



\$84

Sports Events



\$10

Online Games

ANNUAL LIFESTYLE SPENDING