

Prime
Grocery Space
Available!

1,200 SF Available
06/01/2026
Do not disturb Sport Clips.

MILL CREEK SQUARE

1018 164th St SE, Mill Creek, WA 98012

Steven E. Olsen

steveo@jshproperties.com

425.283.5465



JSH | PROPERTIES, INC.

jshproperties.com

35,159 SF

AVAILABLE
\$30.00/SF, NNN
CALL TO DISCUSS.



1,200 SF

AVAILABLE 06/01/2026
\$45.00/SF, NNN
Do not disturb Sport Clips.



MILL CREEK SQUARE

Prime Grocery-Anchored Retail Center in Mill Creek

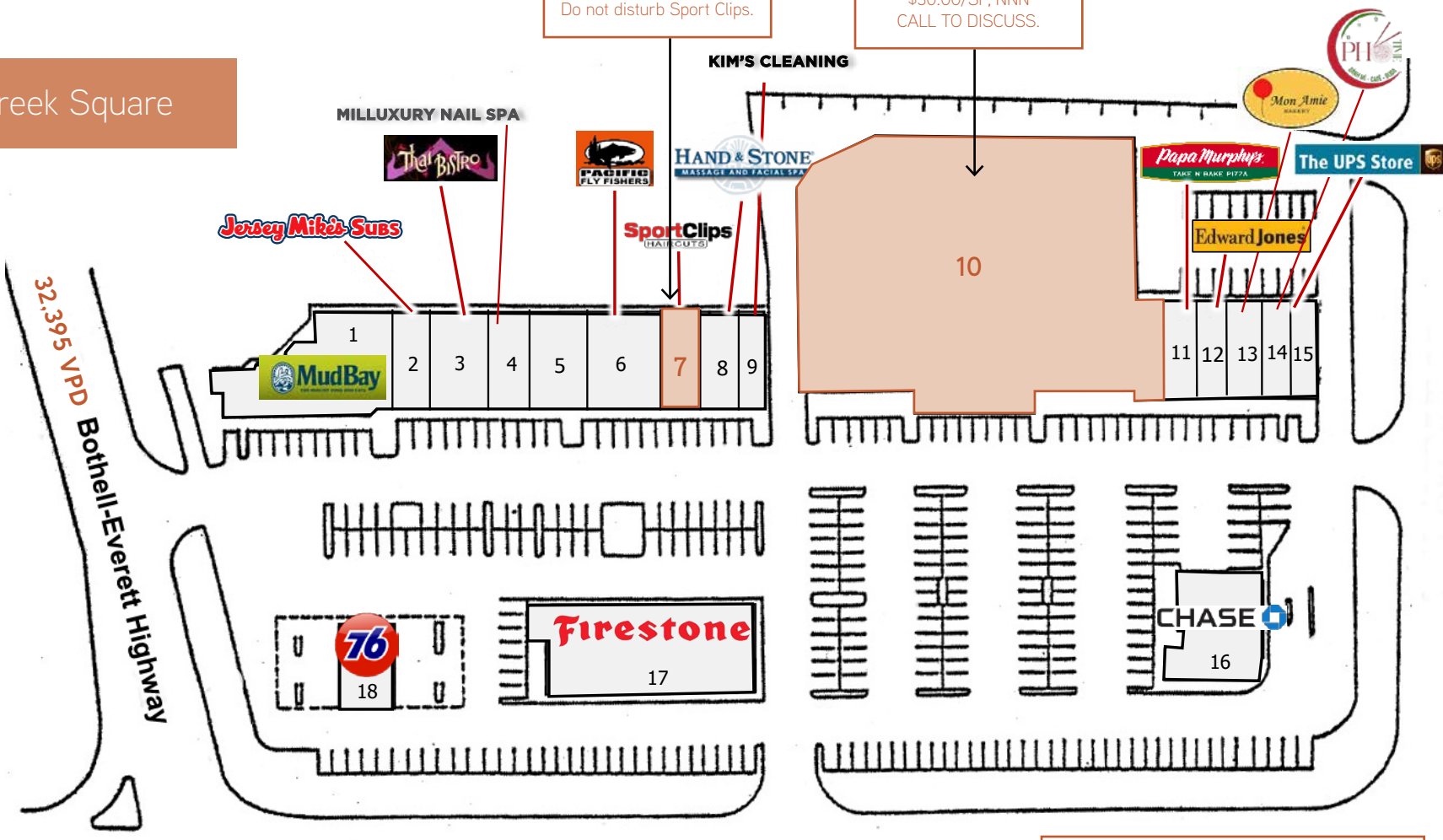
Located in a high-income, fast-growing area near major employers like Microsoft, Meta, Google, and Amazon. This well-maintained center features strong visibility, a solid tenant mix, and steady foot traffic.

The 1-mile trade area is projected to grow 4.4% in population and 4.5% in households by 2029. With average household income around \$163,000, the location offers strong buying power and long-term retail potential.

Mill Creek Square

AVAILABLE 06/01/2026
 1,200 SF
 \$45.00/SF, NNN
 Do not disturb Sport Clips.

AVAILABLE
 35,159 SF
 \$30.00/SF, NNN
 CALL TO DISCUSS.



164th Street SE 38,710 VPD

2026 EST. SHOP NNN \$14.23 PSF/YR

1	MudBay
2	Jersey Mike's Subs
3	Thai Bistro
4	Millluxury Nail Spa
5	Progressive Performance
6	Pacific Fly Fishers
7	Sport Clips AVAILABLE 06/01/2026

8	Hand & Stone Massage & Facial Spa
9	Kim's Cleaners
10	AVAILABLE
11	Papa Murphy's Pizza
12	Edward Jones
13	Mon Amie Bakery
14	Pho Time

15	The UPS Store
16	Chase Bank
17	Firestone Tires
18	Union 76 Gas Station

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



← To Bothell

To Everett →

Mill Creek Square

Mill Creek Square

38,710 VPD

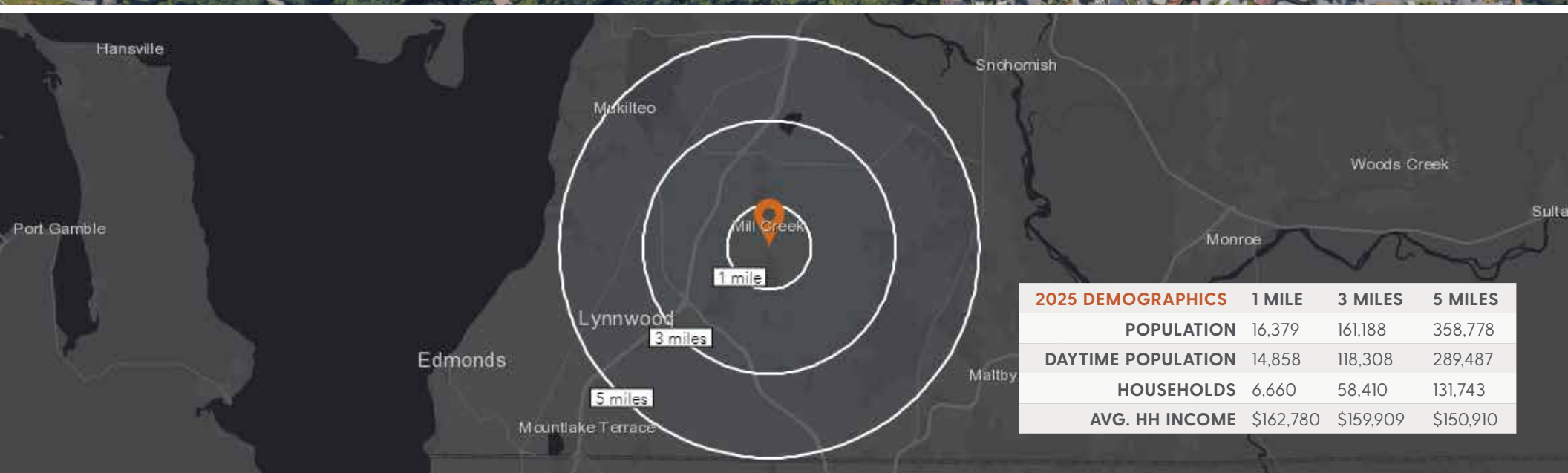
Mill Creek Plaza

32,395 VPD

Maple Leaf Square

MILL CREEK TOWN CENTER

State Route 527



2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	16,379	161,188	358,778
DAYTIME POPULATION	14,858	118,308	289,487
HOUSEHOLDS	6,660	58,410	131,743
AVG. HH INCOME	\$162,780	\$159,909	\$150,910

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.