



Rare Retail Available

- **6,118 SF** — **Former Amazon Go** (anchor-caliber opportunity)
- **2,717 SF** — **Endcap space** (ideal for service/retail use)

THE FARM AT MILL CREEK

13209 39th Ave SE, Mill Creek, WA 98012

Highlights

- Master-planned community featuring **38,000+ SF of retail space**
- Located on **132nd St SE (31,000+ VPD)**—a major retail corridor
- **Built-in customer base** from 500+ onsite residential units
- **Excellent regional access** to SR-9, I-5, and greater Seattle

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JSH | PROPERTIES, INC.



BLDG C	Pet Evolution
	Pure Barre
	Small Threads
BLDG B	Akane Ramen
AVAILABLE:	2,717 SF Carbon Health <i>Do not disturb tenant.</i>
BLDG A2	AVAILABLE: 6,118 SF Former Amazon Go
BLDG A1	iSpa
	Brianna's Cafe
	Tapped Mill Creek
BLDG A3	Rare Society
BLDG A4	Xfinity
	Rustic Cork Wine Bar & Bistro
BLDG D	Trio Dentistry

2,717 SF
DO NOT DISTURB TENANT
AVAILABLE

6,118 SF
FORMER AMAZONGO
AVAILABLE

31,000 vehicles per day on 132nd St SE



THE FARM AT MILL CREEK

RETAIL SHOPS (NAP)
Angie's Hair Studio | Glassmut Clothing | Cloud Electronic
Hardcovers Bookstore | North Sound Veterinary Urgent Care

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY 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. SITE PLANS ARE NOT TO SCALE.

THE FARM AT MILL CREEK

AVAILABLE	RSF	BASE RENT	NNN EST./SF	
Building A2	6,118	\$42.00	\$18.00	Former AmazonGo
Building B	2,717	\$52.00	\$18.00	Carbon Health - <i>Do not disturb tenant.</i>

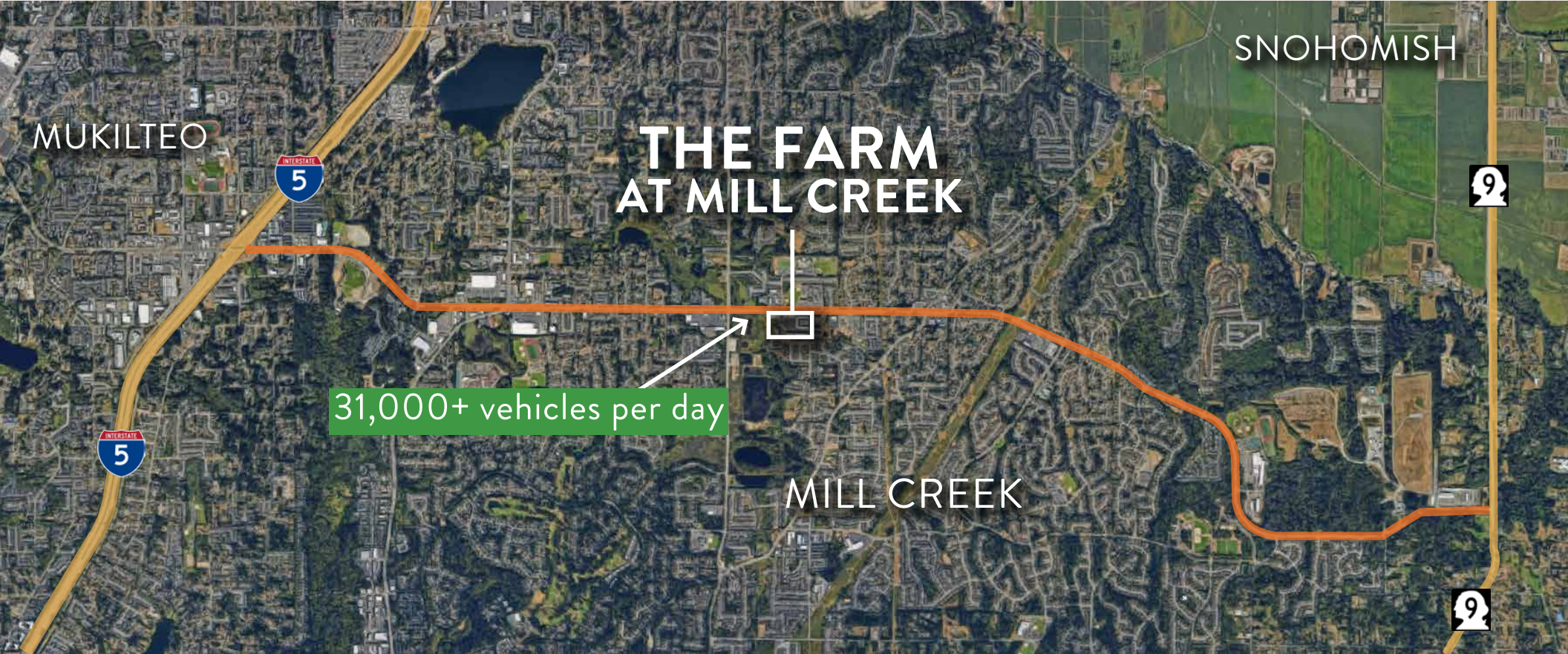


Fantastic
visibility from
132nd Street



With
31,000+
VPD





BUILT-IN DEMAND IN A HIGH-TRAFFIC RETAIL HUB

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	18,398	118,523	282,963
Daytime Population	12,035	88,269	209,632
Households	6,543	42,461	103,853
Avg. HH Income	\$176,052	\$166,390	\$146,720
Median Age	39.1	38.4	37.3

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DEMOGRAPHICS ~ 1 MILE RADIUS

KEY FACTS



18,398

Population



39.1

Median Age



2.8

Average Household Size



\$176,052

2023 Average Household Income (Esri)



3%

No High School Diploma



16%

High School Graduate



31%

Some College



50%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



78%

White Collar



15%

Blue Collar



7%

Services

BUSINESS



192

Total Businesses



1,521

Total Employees

ANNUAL HOUSEHOLD SPENDING



\$3,607

Apparel & Services



\$333

Computers & Hardware



\$6,214

Eating Out



\$5,767

Travel



\$182

Theatre/Operas/Concerts



\$127

Movies/Museums/Parks



\$10,390

Groceries



\$10,638

Health Care



\$138

Sports Events



\$13

Online Games

ANNUAL LIFESTYLE SPENDING



THE FARM AT MILL CREEK - RETAIL AVAILABLE NOW!

- Rare retail space available in 17-acre master planned community at property entrance
- Join Xfinity, Pure Barre, Pet Evolution, iSpa, Tapped Mill Creek, Akane Ramen and more!
- Serves over 500 multifamily units onsite and over 18,000 population within a one mile radius.
- 31,000 vehicles per day on 132nd St SE
- Connects Mill Creek residents to State Route 9, Interstate 5 and downtown Seattle



**ONE OF MILL CREEK'S PREMIER NEIGHBORHOOD RETAIL CENTERS
WITH BUILT-IN DAILY TRAFFIC AND AFFLUENT DEMOGRAPHICS.**

Hard-to-Find Retail Space Now Available in Mill Creek