



Rare Retail Available

- **6,118 SF — Former Amazon Go** (anchor-caliber opportunity)
- **2,748 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:	2,748 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



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THE FARM AT MILL CREEK RETAIL FOR LEASE | 2 |

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THE FARM AT MILL CREEK

AVAILABLE	RSF	BASE RENT	NNN EST./SF	
Building A2	6,118	\$42.00	\$18.00	Former AmazonGo
Building B	2,748	\$52.00	\$18.00	Carbon Health - <i>Do not disturb tenant.</i>

Building A2

6,118 SF
FORMER AMAZONGO
AVAILABLE



Fantastic
visibility from
132nd Street

Building B

2,748 SF
DO NOT DISTURB TENANT
AVAILABLE



With
31,000+
VPD



MUKILTEO

SNOHOMISH

THE FARM AT MILL CREEK

31,000+ vehicles per day

MILL CREEK

BUILT-IN DEMAND IN A HIGH-TRAFFIC RETAIL HUB

2026 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

DEMOGRAPHICS ~ 1 MILE RADIUS

KEY FACTS



18,398

Population



39.1

Median Age



2.8

Average
Household Size



\$176,052

Household Income
(Esri)



3%

No High
School
Diploma



16%

High School
Graduate



31%

Some College



50%

Bachelor's/Grad/Pro
f Degree

EMPLOYMENT



78%

White Collar



15%

Blue Collar



7%

Services



192

Total Businesses



1,521

Total Employees

BUSINESS

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