Harbour Pointe
SHOPPING CENTER

- Junior-Anchor Space Available in Prime QFC Anchored Shopping Center in Mukilteo
- 1,500 SF Shop Space Available



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

JOIN CO-TENANTS

QFC Quality Food Centers · MUDBAY · SUBWAY · Jack in the box · T-Mobile · Great Clips · CHASE · BIG CHICKEN · MOD · KeyBank

STEVEN E OLSEN
425.283.5465
steveo@jshproperties.com

CLARION PARTNERS

JSH | PROPERTIES, INC.



28,159 SF AVAILABLE
$25.00/SF, NNN
2026 NNN estimate ~ $6.60 psf/yr





Available: 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

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 AND MAPS ARE NOT TO SCALE.

Available for Lease



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 AND MAPS ARE NOT TO SCALE.

Site Plan



A101-102	Mod Pizza
B200	T-Mobile
B201	Post Net
B202	Available
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	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

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 AND MAPS ARE NOT TO SCALE.

Neighborhood



Located just minutes from the newly built **Mukilteo Ferry Terminal** with 6,200 passengers per day and **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.

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 AND MAPS ARE NOT TO SCALE.











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 AND MAPS ARE NOT TO SCALE.