



For Sale | Prime Commercial Development Site | \$8,500,000

# 9.75 AC of Commercial Lakewood District in Marysville



**Colliers Bellevue**

11225 SE 6th St., Suite 240  
Bellevue, WA 98004  
colliers.com

**Mark C. Anderson**

Senior Vice President  
+1 206.850.3826  
mark.c.anderson@colliers.com

## Offering Summary

**Ability to Purchase:** a 9.75 acre institutional quality commercial development site in the Lakewood Master Planned District of Marysville allowing a wide range of commercial uses including retail, medical and hotel. Offered at \$8,500,000.

**Ready for Development:** a substantial amount of Pre Development Feasibility Work has been completed.

**Massive Regional Retail and Tourism Draw:** the nearby Quil Ceda Village with Casino and Seattle Premium Outlet Mall, and Tulalip Casino and Resort attract millions of visitors annually, driving substantial additional traffic to the Lakewood District.

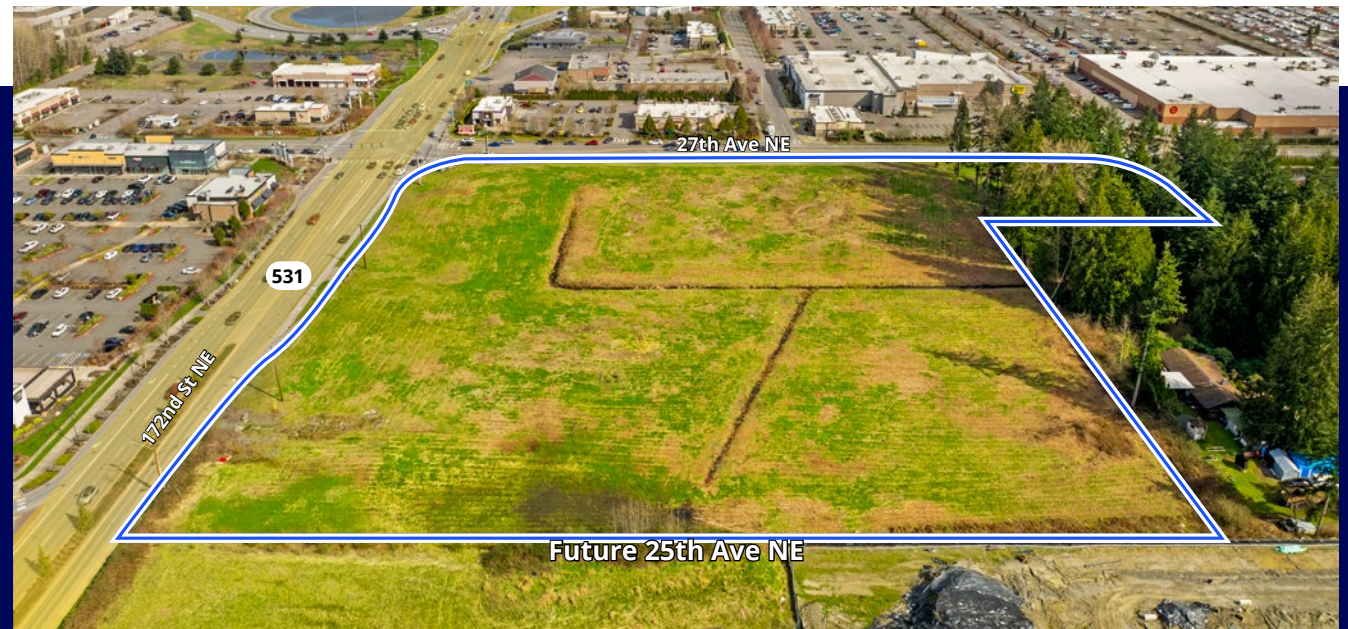
**Dominant Retail Hub:** Over 813,000 SF of adjacent critical mass retail anchored by Costco, Target and other national big box retail create a powerful regional draw driving consistent visitation to the immediate area.

**Explosive Population Growth:** the Lakewood Master Planned District of Marysville is among the fastest growing submarkets in Washington State. 1,987 new homes adding over 5,000 new residents are under construction or in permitting within walking distance of the 9.74 acre subject site.

**Substantial Unmet Retail Demand:** evidenced by the 99.5% occupancy rate and 100% pad occupancy rate.

**Very Strong Traffic Counts:** at the 172nd Street NE and NE 27th Street totaling over 50,000 VPD, just west of the Interstate 5 freeway interchange.

**Very High Barriers to Entry with limited competition:** this is the last large commercial development site existing in the Lakewood District.



9.75 AC / 424,805 SF  
Total Lot Size



GC - General Commercial  
Zoning



\$8,500,000  
Asking Price



# Table of Contents

01

About Marysville

02

The Site

03

Location Overview

04

Asset Overview

05

Construction Estimate

06

Conclusion



01

About Marysville

## Marysville, WA

Marysville is the 2nd largest city in Snohomish County with a rapidly growing population currently around 78,000. Its first commercial building was a trading post in 1878 that served the logging industry...then in 1901, Marysville's first City Hall was built after the railroads came through

Today, Marysville is bisected by Interstate 5 with the Lakewood Master Planned District containing the subject property and Lakewood High School immediately to the west at the 172nd Street and NE 27th Street Interchange, and historical Marysville along State Street to the East. The Marysville City boundary extends south all the way to the north shore of the Snohomish River, across which is the City of Everett, and bounded on the north and east by the City of Arlington.

Marysville is very family friendly with its numerous parks and recreation facilities, Centennial Cycling Trail and its Snohomish River and Puget Sound fishing and cruising opportunities. Some of the best salmon fishing in the Pacific Northwest is along the banks of the Snohomish River in south Marysville. Nearby skiing at Stevens Pass and Mt Baker ski areas offer the ability for day ski trips to Marysville residents.

Marysville is famous for the Tulalip Casino, a well-known regional entertainment attraction shared with the City of Tulalip. The 227,000 SF Tulalip Casino underwent a significant remodel and expansion recently. It features an upscale, modern, Pacific Northwest themed venue with luxury hotel accommodations and weekly headlined entertainment. Next to the Tulalip Casino is the Seattle Premium Outlet Mall featuring 110+ number of shops, including popular brands such as Nike Factory Store, Lululemon, Coach Factory Outlet, etc. in 500,000 SF of retail space.

Marysville is all about attracting business, as evidenced by the recent Amazon announcement to build 1.2M SF distribution center. Employers appreciate the lack of a B&O tax, corporate or income tax, inventory tax, or capital gains taxes and the property tax exemptions for various industrial and manufacturing businesses. Marysville is known for its fast and responsive permitting process. Marysville has Master Planned its Cascade Industrial District containing 1,800 acres of industrial land available for development and job creation, making it a serious contender for its existing aerospace, clean technology, information technology, warehouse and distribution, and transportation industries to grow and to attract others.



Tulalip Casino & Resort



Seattle Premium Outlet



Centennial Cycling Trail



An aerial photograph of a commercial and residential area. In the center, a large white '02' is overlaid. Below the '02', a horizontal blue line is present. The background shows a mix of commercial buildings, parking lots, and residential housing, surrounded by a dense forest. The image has a dark blue overlay.

02

The Site

# Property Aerial



# Property Aerial



# Property Aerial



# Property Aerial



An aerial photograph of a residential development, likely a golf course community, featuring numerous houses with gabled roofs and a mix of green spaces and paved areas. A large white '03' is overlaid in the center of the image, with a blue horizontal line underneath it.

03

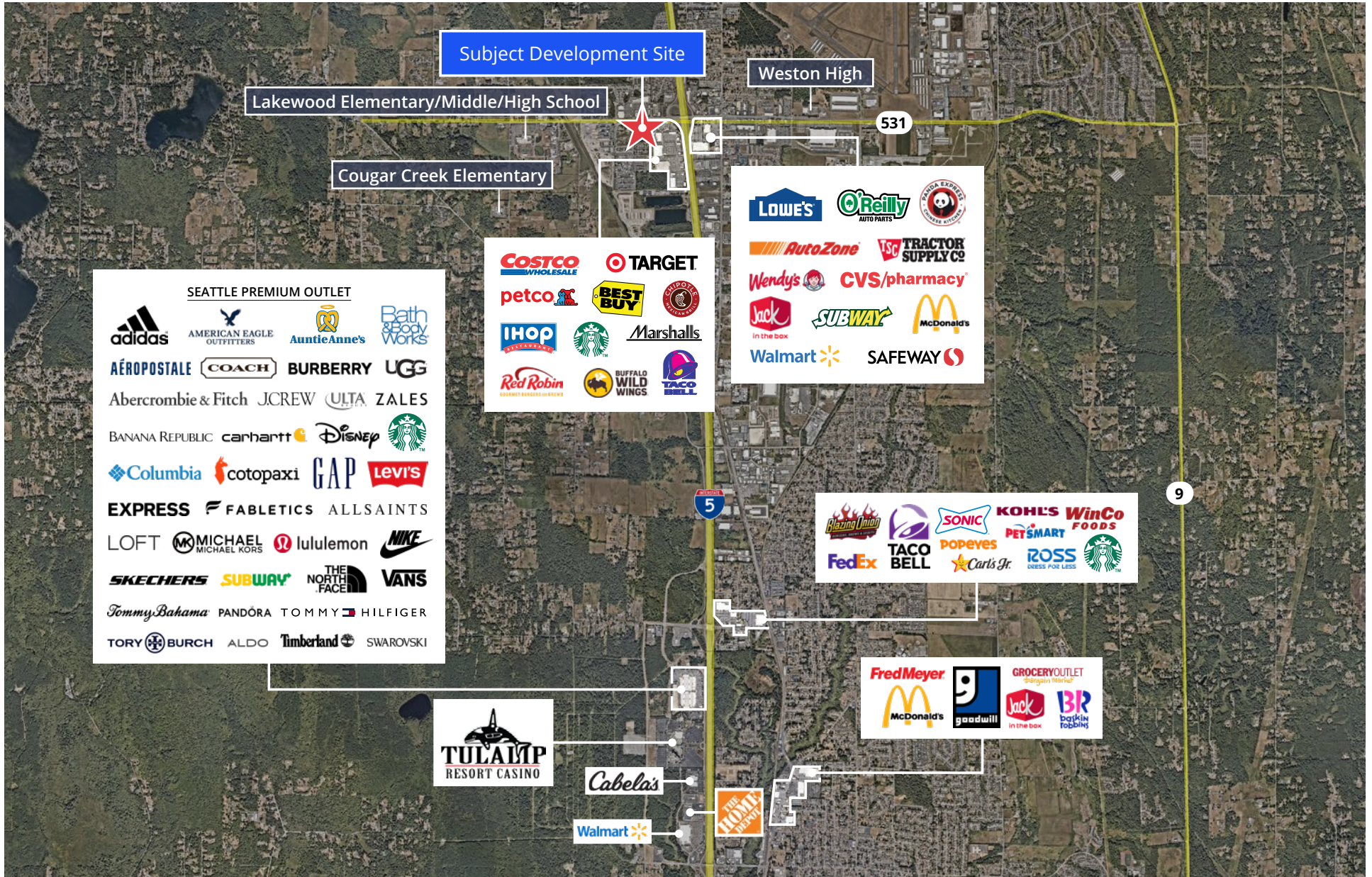
Location Overview

# Parcel Map and Traffic Counts

Positioned at the intersection of 172nd St NE and 27th Ave NE, just west of I-5 and the 172nd Street interchange, the property offers a premier pad development opportunity. The site benefits from strong, highly purpose-driven traffic, consisting largely of consumers making daily retail trips to nearby anchors such as Costco and Target. 27th Ave NE functions as the primary ingress and egress corridor for the surrounding retail node, channeling traffic directly past the property and creating strong visibility and repeat exposure for future pad users.



# Marysville Aerial



## Marysville's Lakewood Neighborhood & Cascade Industrial Center

Lakewood has emerged as one of Marysville's fastest-growing neighborhoods, benefiting from its strategic location along Interstate 5 and direct access to the Cascade Industrial Center (CIC). Over the past decade, the area has experienced significant residential, retail, and commercial growth, highlighted by the expansion of Lakewood Crossing and continued development along the 172nd Street NE corridor. Strong population growth, quality schools, and convenient access to employment centers continue to drive housing demand throughout the neighborhood.

Future growth is expected to be fueled by the nearby Cascade Industrial Center, a 4,019-acre manufacturing and logistics hub spanning Marysville and Arlington. The CIC is one of the largest employment initiatives in Snohomish County and is projected to generate more than 20,000 family-wage jobs at full buildout. Major employers and users already operating or investing in the area include Amazon, Tesla, Pepsi Frito-Lay, and other advanced manufacturing, aerospace, and logistics companies. The continued expansion of industrial facilities, infrastructure improvements, and new business investment is expected to support long-term demand for housing, retail, and commercial services throughout Lakewood and North Marysville.



4,019 AC

Cascade Industrial Center

25K+

Jobs Projected by 2040

1,762 AC

Developable Industrial Land

2.9M SF

Amazon PAE2 Fulfillment Center

5.1M+ SF

Planned Industrial Development

245K SF

Tesla facility within the CIC

## Amazon's Presence

Amazon has become a major economic driver in North Marysville through its 2.9 million-square-foot PAE2 fulfillment center in the Cascade Industrial Center, one of the largest Amazon facilities in the Pacific Northwest. The facility supports more than 1,000 jobs and has helped establish the Cascade Industrial Center as a premier destination for industrial, logistics, and advanced manufacturing investment. Amazon's presence has accelerated demand for housing, retail, restaurants, and infrastructure improvements throughout Lakewood, Smokey Point, and the broader North Marysville area.

Looking ahead, Amazon has been identified as the tenant for the proposed "Project Cascade" development, a planned 1.2M SF warehouse and distribution facility located along SR 531 within the Cascade Industrial Center on the Marysville-Arlington border. Currently under review, the project would further expand Amazon's regional footprint and reinforce the area's role as one of the fastest-growing employment hubs in Snohomish County. Together, Amazon's existing fulfillment center and proposed Project Cascade facility position North Marysville to benefit from continued job creation, industrial investment, and long-term economic growth for years to come.



Amazon PAE2 Fulfillment Center

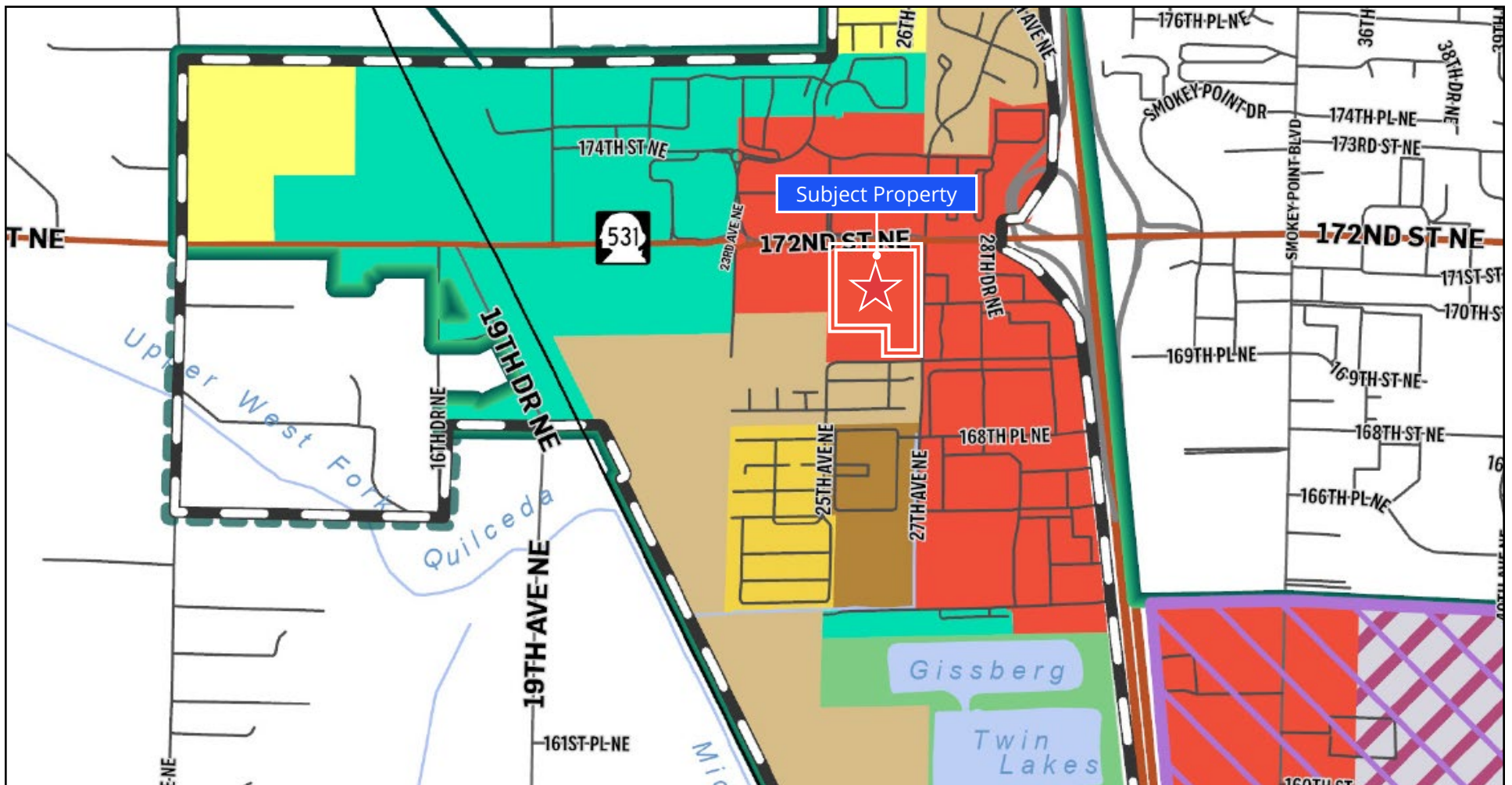
# Current North Marysville Development Aerial



1	Lakewood Heights	182-lot Planned Residential Development	8	Sather Farms	199-lot Planned Residential Development
2	Bliss at Lakewood	288-unit apartment complex	9	Marysville 10 Degrees	335 unit PRD consisting of townhouses and SFRs
3	English Crossing	242 unit Townhome Unit	10	Williams Investments Industrial Park	6 office/warehouse buildings totaling 2,052,000 SF
4	Providence Medical Center	Planned	11	Marysville Corporate Center	725,250 SF of industrial warehouse
5	The Lodge Phase 5	204-unit apartment complex	12	M-51 Industrial	1,035,296 SF of industrial warehouse
6	Marysville 172	474 unit apartment complex	13	Cascade Business Park Phase 2	Early Grading for future Industrial site
7	Josephine Caring Community	63-unit Assisted Living Community	14	Project Cascade	1.2 million-square-foot Amazon warehouse

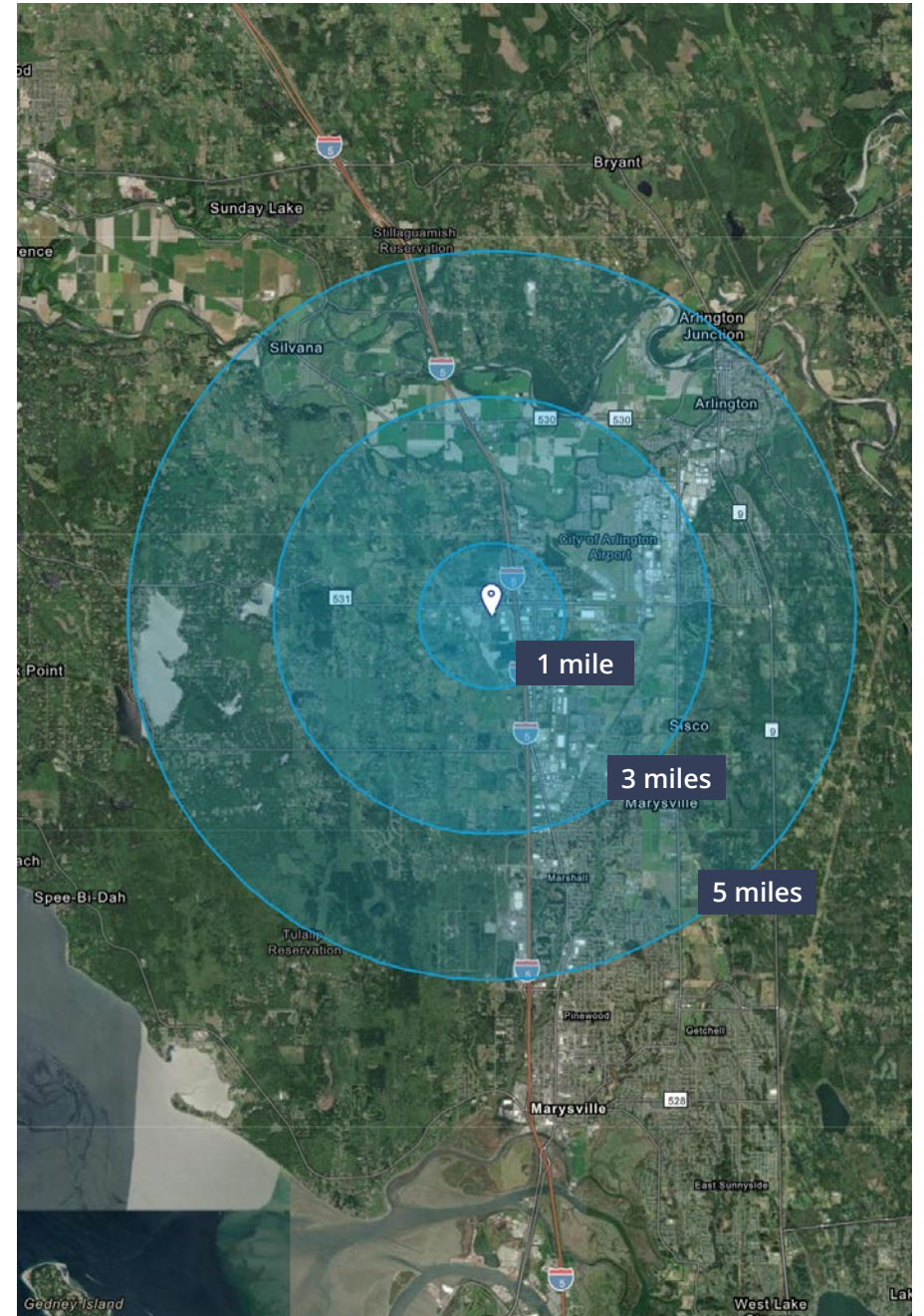
# Allowable Uses Under GC (General Commercial) Zoning

**General Commercial (GC)** zoning provides exceptional flexibility, supporting a wide range of uses including multi-tenant retail, restaurants with drive-thru capability, medical and professional office, hotel, and a variety of service-oriented businesses. This allows for a thoughtfully curated tenant mix that can generate consistent foot traffic throughout the day, from morning coffee and commuter stops to evening dining and services. The ability to incorporate pad sites along 27th Ave NE and 172nd St NE/SR 531 frontages further enhances the project's visibility and revenue potential, creating opportunities for high-performing national tenants.



# Demographics

	1 mile	3 miles	5 miles
 Current Population	7,303	26,863	65,999
 Median HH Income	\$77,747	\$95,286	\$104,527
 Median Home Value	\$561,765	\$626,532	\$668,147
 Per Capita Income	\$34,959	\$44,752	\$47,850
 Total Businesses	428	1,098	2,153
 Total Employees	4,900	11,975	27,648



An aerial photograph of a residential development, likely a golf course community, featuring numerous houses with gabled roofs and a large, flat, undeveloped area to the right. The image is overlaid with a semi-transparent blue filter. A large white number '04' is centered in the upper half of the image, with a thin blue horizontal line underneath it.

04

Investment Highlights

## Investment Highlights

- Institutional Opportunities of this scale and positioning in the Marysville I-5 Lakewood trade area are extremely rare as the Lakewood District rapidly approaches build out within this proven retail and commercial corridor.
- The City of Marysville residential and business growth outlook is very strong based on the current and planned development and construction pipeline. The Subject Property is uniquely positioned to capitalize on Marysville's strong growth by attracting service and retail oriented businesses wanting to do business from this extremely well located site. Housing is far more affordable in Marysville versus Bellevue and the Eastside. This is fueling the affordability housing boom in the Marysville Lakewood District.
- The Subject Property serves as the dominant trade area for the Arlington, Marysville, Tulalip, Lake Stevens, Smokey Point and nearby rural areas serving both daily needs, tourism and business travelers.
- The Property has undergone a substantial Pre-Development analysis including taking a proposed retail pad-centric development plan through the City Pre-Application Process and follow-up discussion.
- The City of Marysville is very pro-growth and has an efficient and timely process for Development Project approval in the Lakewood Master Planned District, highly anticipating development of the subject Property.
- This site is ideal for businesses wanting to capture high-volume arterial traffic and destination driven retail trips, creating a unique opportunity to create higher than typical business volumes.



## Asset Overview

Substantial Predevelopment Work has been completed for the Subject Property. This work was performed under the supervision of the Property Owner as if he were proceeding to develop the site himself. Completed Pre-Development Work includes:

- Title Report
- Wetland Report showing no wetlands
- Detailed Topographic Survey
- Clearing and Grading Plan
- Grading Permit
- ESNW Geotech Report
- Phase 1 Environmental Report
- SEPA checklist
- Baylis Architects Massing Study
- Baylis Architects example of highest and best use site plan for commercial pad centric development
- Submitted Pre-App Conference results with City of Marysville for the example Baylis site plan
- Pivotal Construction provided a detailed ROM bid for street and frontage improvements
- Pivotal Construction provided detailed ROM bid for importing and compacting 93,000 BCY of structural fill required for the site to be shovel ready

The site will require a certain amount of fill to bring it up to grade. The fill will need to be compacted in order to be “shovel ready”. There are no known development impediments which would slow down development of this Property. Zoning allows for a wide variety of commercial uses. The Property was recently taken through the City Pre-App process with detailed City responses applicable to any typical commercial development.

Baylis Architects site plan proposes a 100,000 SF Retail/ Commercial Development Project designed to be pad centric to capitalize on the dual arterial frontages and zero percent retail pad vacancy rate in the Lakewood District of Marysville. The “Anchor Tenant” portion does not need to be retail. It could for example, be a hotel or medical facility or other commercial use.



For all intents and purposes this development site is ready to go.

# Site Concept Study

With Notes from Pre-Application meeting with City of Marysville, 2026-05-08

**Site Calculations**

Existing Site Area: 9.75 AC / 424,805 SF      1% Of Site Area = 4,248 SF  
 Impervious Area Max. Allowed: 361,084 SF = 85%  
 Impervious Area Illustrated: 355,308 SF = 84%  
 Parking Lot Area: 239,984 SF  
 Parking Lot Landscape Required: 23,998 SF = 10%  
 Pkg Lot Landscape Illustrated: 33,216 SF = 14%  
 Parking Required: 1/250 SF = 400 Stalls  
 Parking Illustrated: 413 Stalls

**Building Areas Illustrated**

Anchor #1:	45,000 SF	Grocery = 1 Stall Per 200 SF Of Customer Service Area (Est 80% Of Total Area) = 36,000 NSF = 180 Stalls
Anchor #2:	28,800 SF	Retail > 5000 SF = 8+ 1/300 Gfa Over 5000 SF = 88 Stalls
Retail:	7,500 SF	Retail > 5000 SF = 8+ 1/300 Gfa Over 5000 SF = 17 Stalls
Restaurant #1:	6,000 SF	Drive-In Restaurant = 1 Stall Per 75 Sf GFA = 80 Stalls
Restaurant #2:	3,000 SF	Restaurant < 4000 SF = 1 Stall Per 200 GFA = 15 Stalls
Restaurant #3:	2,500 SF	Restaurant < 4000 SF = 1 Stall Per 200 GFA = 13 Stalls
Shops A:	3,600 SF	Retail < 5000 SF = 1 Stall Per 600 GFA = 6 Stalls
Shops B:	3,600 SF	Retail < 5000 SF = 1 Stall Per 600 GFA = 6 Stalls

Total Parking Based On Use = 405 Stalls

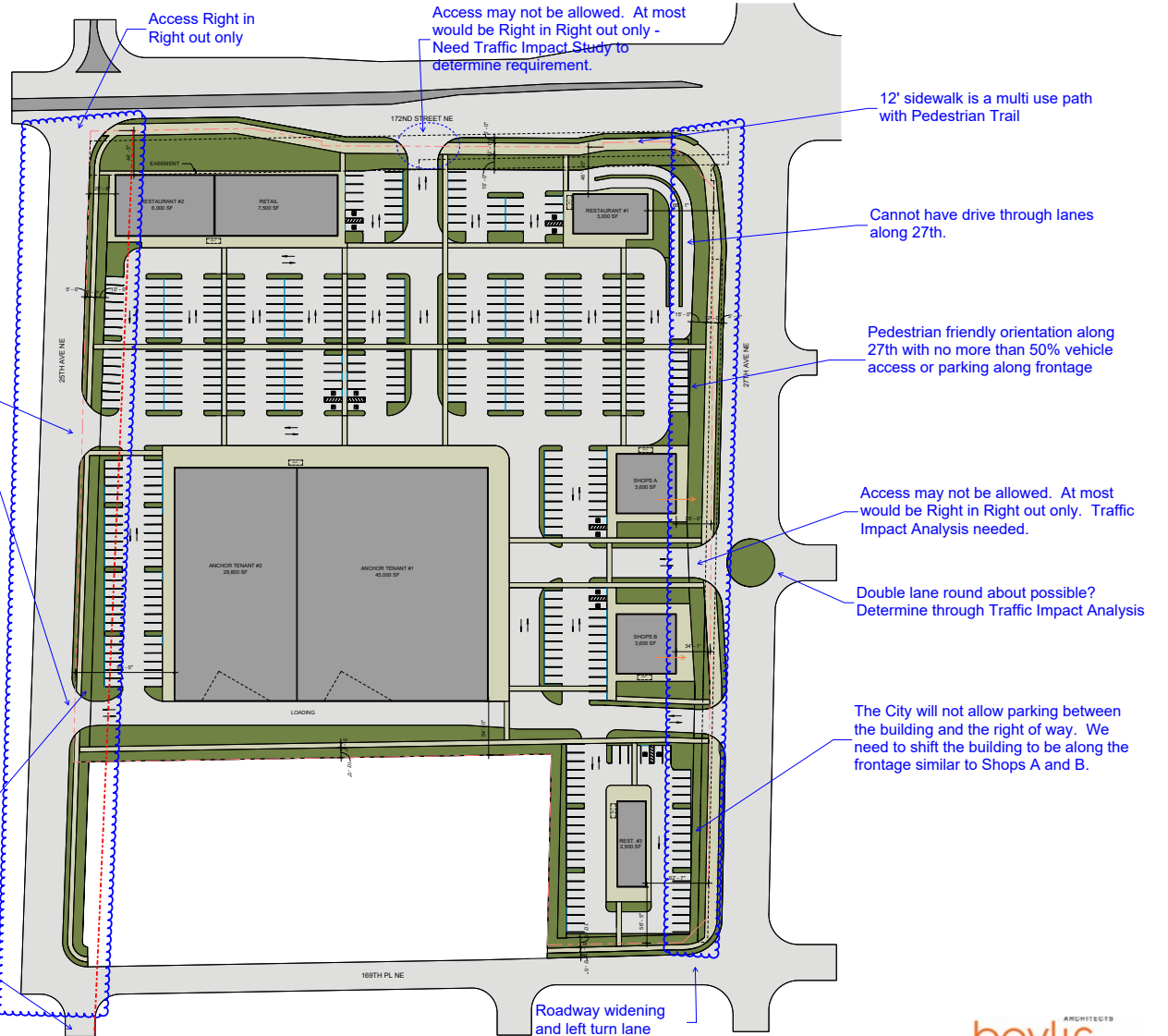
Total Gross Floor Area: 100,000 SF

1% Of Ground Floor = 1,000 SF  
 Pedestrian-Oriented Open Space Required = 4,248 + 1,000 = 5,248 SF

Allow Left Turn onto 25th? YES

ROW Dedication as needed for 25th Ave ROW

Future 25th Ave ROW would need to align with this existing



An aerial photograph of a suburban area at dusk or dawn. A multi-lane highway with a roundabout interchange is the central focus. To the left, a large parking lot is filled with cars, with a 'DICK'S' store visible. In the center, a circular pond is surrounded by trees and a road. The background shows a dense forest of evergreen trees and distant mountains under a dark blue sky. The entire image has a semi-transparent blue overlay.

05

Construction Estimate

# Hardscapes, Landscaping, Roadway & Frontage Improvements

CSI	Trade Category	Budget Amount	Cost/SF
010000	General Conditions	\$ 64,732	\$ 0.41
310000	Earthwork	\$ 112,428	\$ 0.71
320000	Exterior Improvements	\$ 2,197,371	\$ 13.84
330000	Utilities	\$ 154,500	\$ 0.97
	Direct Cost	\$ 2,575,173	\$ 16.21
	Insurance & B&O Tax	\$ 43,417	\$ 0.27
	Profit & Overhead	\$ 130,930	\$ 0.82
	Contract Total (Excluding WSST)	\$ 2,749,520	\$ 17.31
	Wsst On Construction @ 9.4%	\$ 258,455	\$ 1.63
	Grand Total	\$ 3,007,975	\$ 18.94



BUDGET VALUES							
Spec	Description	Qty	Unit	Budget Unit Cost	Budget Est.Total	Cost/SF 158,824	Comments
280000	<b>Electronic Safety And Security</b>						
310000	<b>Earthwork</b>						
20100	Mobilization	1	LS	23,175.00	23,175		
20200	Erosion Control	1	LS	7,313.00	7,313		
20220	Sediment Pond	1	LS	-	-		
20240	Sweeping & Dust Control	1	LS	62,369.59	62,370		Daily Sweeping, And As Needed To Maintain Compliance
20250	Hydro Seed	1	LS	-	-		
20270	Construction Surveying	1	LS	19,570.00	19,570		
20300	Mass Excavation	1	LS	-	-		Excluded, See Mass Import Proposal
310000	Earthwork				112,428	0.71	
320000	<b>Exterior Improvements</b>						
330100	Exterior Improvements	1	LS	2,005,523.30	2,005,523		Includes Frontage And Road Improvements, Including Sidewalks
20600	Traffic Control	1	LS	81,318.50	81,319		
20620	Asphalt Paving	1	LS	-	-		Included Above
20700	Half Street Improvements	1	LS	-	-		Included Above
20720	Street Cleaning	1	LS	28,273.50	28,274		
20770	Landscaping	1	LS	82,255.80	82,256		
20800	Sidewalks & Ada Ranmps	1	LS	-	-		Included Above
20820	City Sidewalks	1	LS	-	-		Included Above
20850	Type E-1 Curbing	1	LS	-	-		Included Above
20870	City Curb & Gutter	1	LS	-	-		Included Above
20900	WASDOT ADA Ramps	1	LS	-	-		Included Above
320000	Exterior Improvements				2,197,371	13.84	
330000	<b>Utilities</b>						
20425	Utility Allowance	1	LS	154,500.00	154,500		Budget for utility extensions to the property
330000	Utilities				154,500	0.97	

# Pad Ready

CSI	Trade Category	Budget Amount	Cost/SF 424,210
010000	General Conditions	\$ 41,376	\$ 0.10
310000	Earthwork	\$ 876,733	\$ 2.07
320000	Exterior Improvements	\$ -	\$ -
330000	Utilities	\$ -	\$ -
	Direct Cost	\$ 918,109	\$ 2.16
	Insurance & B&O Tax	\$ 15,479	\$ 0.04
	Profit & Overhead	\$ 46,679	\$ 0.11
	Contract Total (Excluding WSST)	\$ 980,267	\$ 2.31
	Wsst On Construction @ 10.1%	\$ 99,007	\$ 0.23
	Grand Total	\$ 1,079,274	\$ 2.54

\*\*\*Based on Clear & Grade Plans by Land Tech dated 1/22/2020

BUDGET VALUES							
Spec	Description	Qty	Unit	Budget Unit Cost	Budget Est. Total	Cost/SF 424,210	Comments
310000	Earthwork						
20100	Mobilization	1	LS	22,950.00	22,950		(2) D6 Dozers, Scraper/Pan And 24k Lb Roller
20120	Construction Entrance	1	LS	10,071.48	10,071		Includes Entrance And Exit For Trucking Efficiency
20150	Logging	1	LS	-	-		
20170	Clear & Strip	1	LS	-	-		Place Structural Fill Over Foliage Per Geotech Report
20200	Erosion Control	1	LS	22,083.00	22,083		Silt Fence, Cb Socks, Check Dams, Etc
20220	Sediment Pond	1	LS	24,597.30	24,597		Per Plan
20240	Sweeping & Dust Control	1	LS	61,764.06	61,764		Daily Sweeping, And As Needed To Maintain Compliance
20250	Hydro Seed	1	LS	-	-		Hydroseed After Fill
20270	Construction Surveying	1	LS	10,047.00	10,047		Property Lines, Clearing Limits, Etc
20300	Mass Excavation	1	LS	725,220.00	725,220		93,000 Bcy Import, Place, Grade, And Compact - Non Pit Source Material
310000	Earthwork				876,733	2.07	
320000	Exterior Improvements						
330100	Exterior Improvements	1	LS	-	-		Excluded - Onsite Mass Import Only
320000	Exterior Improvements				-	-	
330000	Utilities						Excluded - Onsite Mass Import Only
330000	Utilities				-	-	



An aerial photograph of a residential development, likely a golf course community, featuring numerous houses with grey roofs and a large, flat, undeveloped area to the right. The image is overlaid with a semi-transparent blue filter. A large white number '06' is centered in the upper half of the image, with a thin blue horizontal line underneath it.

06

Conclusion

## Conclusion

The Marysville Lakewood District is absolutely booming. Job creation, new housing prices in the \$650,000 range, a wide spectrum of quality regional retail and entertainment activity, and highly desired outdoor recreation uses are attracting very strong interest to Marysville.

The subject 9.75 acre site has been thoroughly prepared for Development and is ready to go with a minimum of effort and a substantially shortened time frame required to take the site through the City permit process.

This is a terrific site for institutional quality commercial development as the last large site surrounded by growth on all sides with frontage on 4 streets including two major arterials in the Lakewood District of Marysville. Demand is clearly unmet here with a 99.5% retail occupancy rate and retail pad occupancy rate of 100%.

There are no development impediments. The site is truly ready to go for both users and developers.

For further information please contact me directly.

Sincerely,

*Mark C. Anderson*

Senior Vice President

+1 206.850.3826

mark.c.anderson@colliers.com





**Colliers Bellevue**

11225 SE 6th St., Suite 240  
Bellevue, WA 98004  
colliers.com

**Mark C. Anderson**

Senior Vice President  
+1 206.850.3826  
mark.c.anderson@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2026. All rights reserved.