

FOR SALE OR
GROUND LEASE



THE SHOPS AT ARLINGTON VALLEY SQUARE

ARLINGTON, WASHINGTON

20115 74th Avenue NE, Arlington, WA 98223

PROJECT OVERVIEW | SUMMARY

Property Highlights

Strong Corner Location: SR 9 & 204th St.NE

Building A: 58,700 RSF

Building B: 6,,800 RSF + Drive Thru

Total Land Area: 8.38 GSA

Parcel: 00920500000100

Ample On-site Parking Available

Opportunity: Sale, Ground Lease, Lease



A vibrant, modern retail destination, The Shops at Arlington Valley Square will redefine Arlington's shopping experience. This project creates a diverse tenant ecosystem, welcoming everything from large grocery and fitness anchors to mid-sized businesses like daycares and auto parts stores, plus a dynamic mix of specialty shops, restaurants, and breweries. A key second-phase enhancement is a modern 6,000-square-foot stand-alone retail building with a drive-thru, boosting accessibility and attracting new retailers. Featuring a sleek, contemporary design, The Shops at Arlington Valley Square will become a significant retail cornerstone for the city.



18,723
Adjusted Daily Traffic

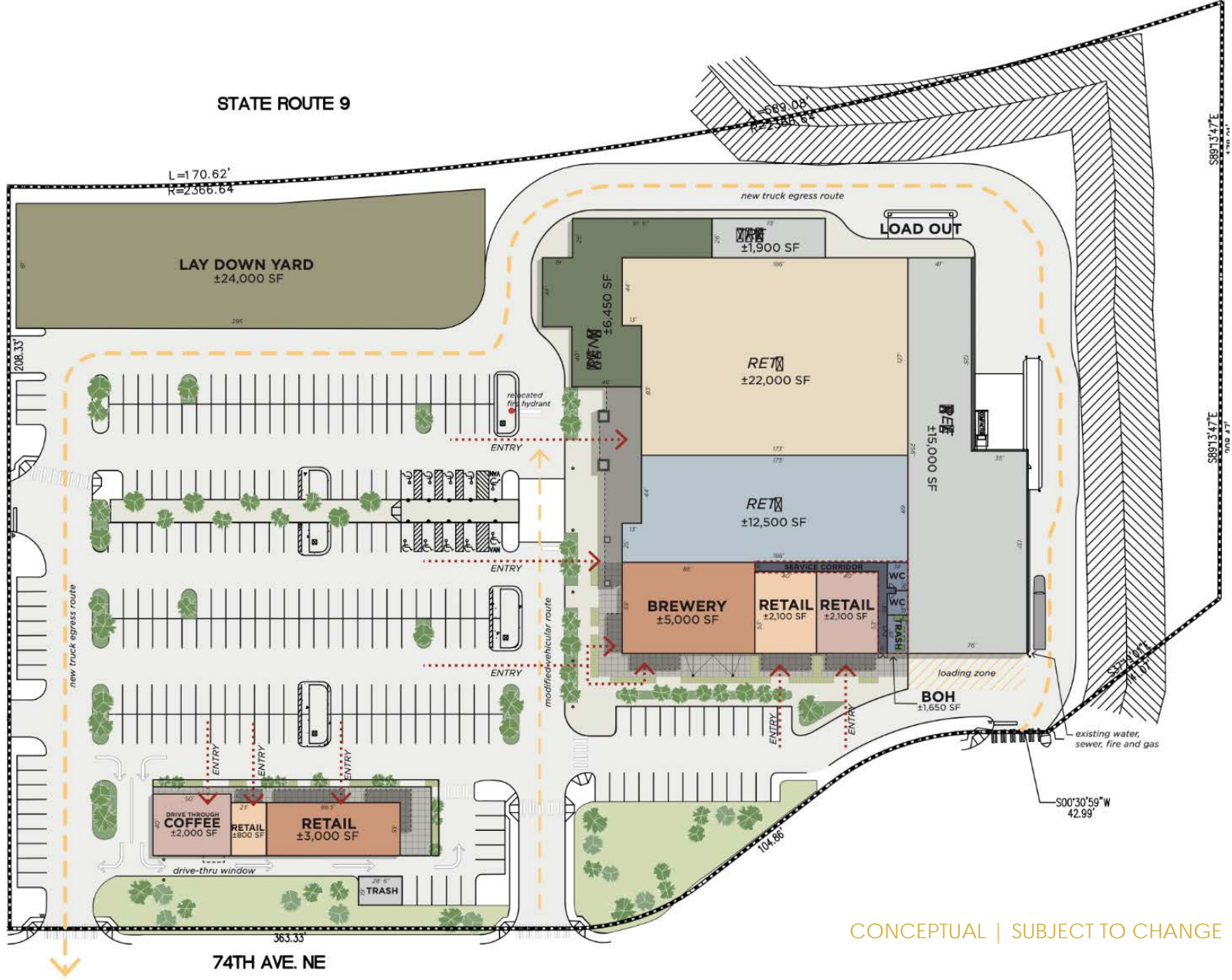


GC
General Commercial / MU

PROPERTY OVERVIEW | SITE PLAN

BUILDING A	
Suite A	22,000 SF
Suite B	12,500 SF
Suite C	15,000 SF
Suite D	5,000 SF
Suite E	2,100 SF
Suite F	2,100 SF

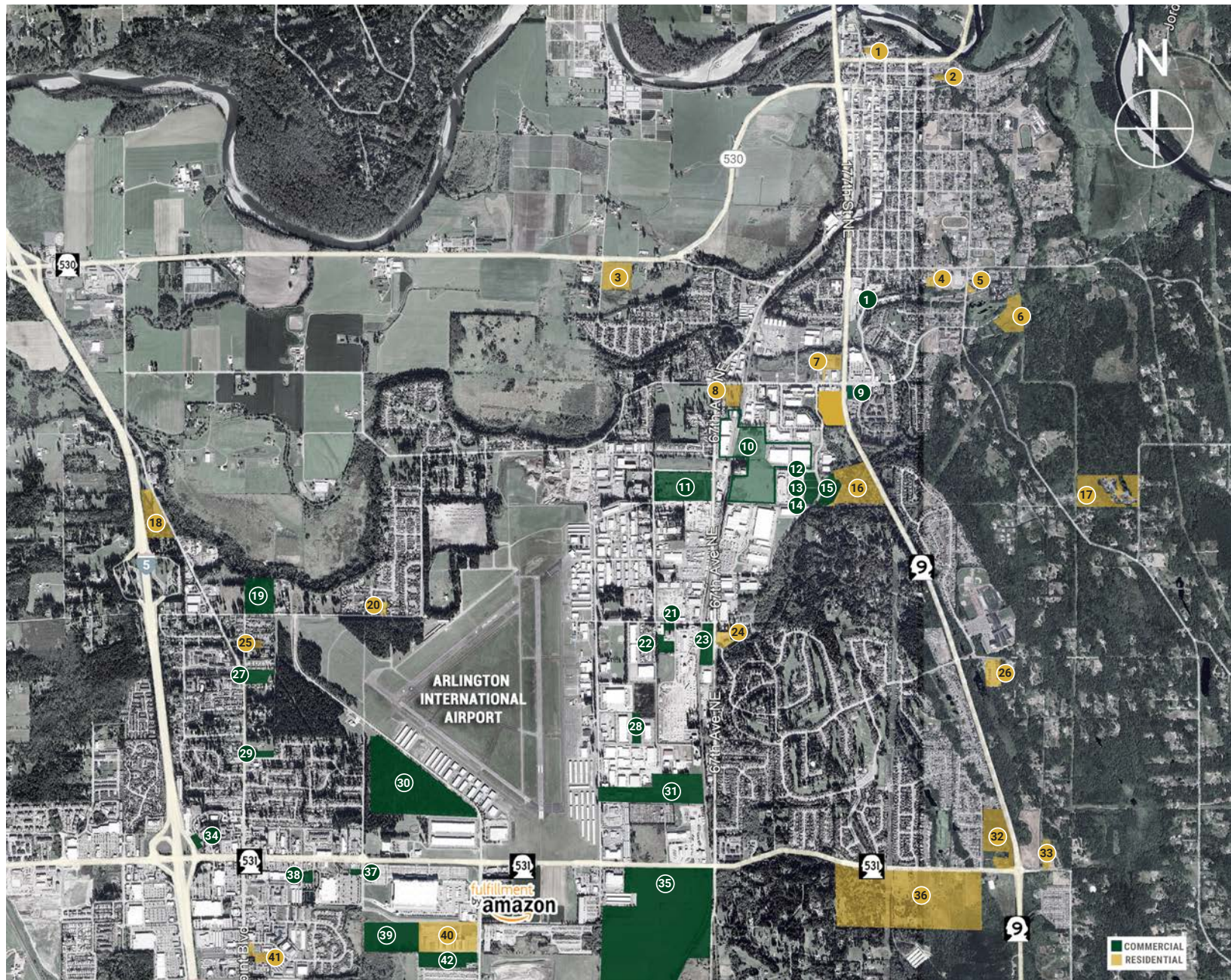
BUILDING B	
Suite A	2,000 SF Drive Thru
Suite B	3,000 SF
Suite C	1,800 SF



CONCEPTUAL | SUBJECT TO CHANGE

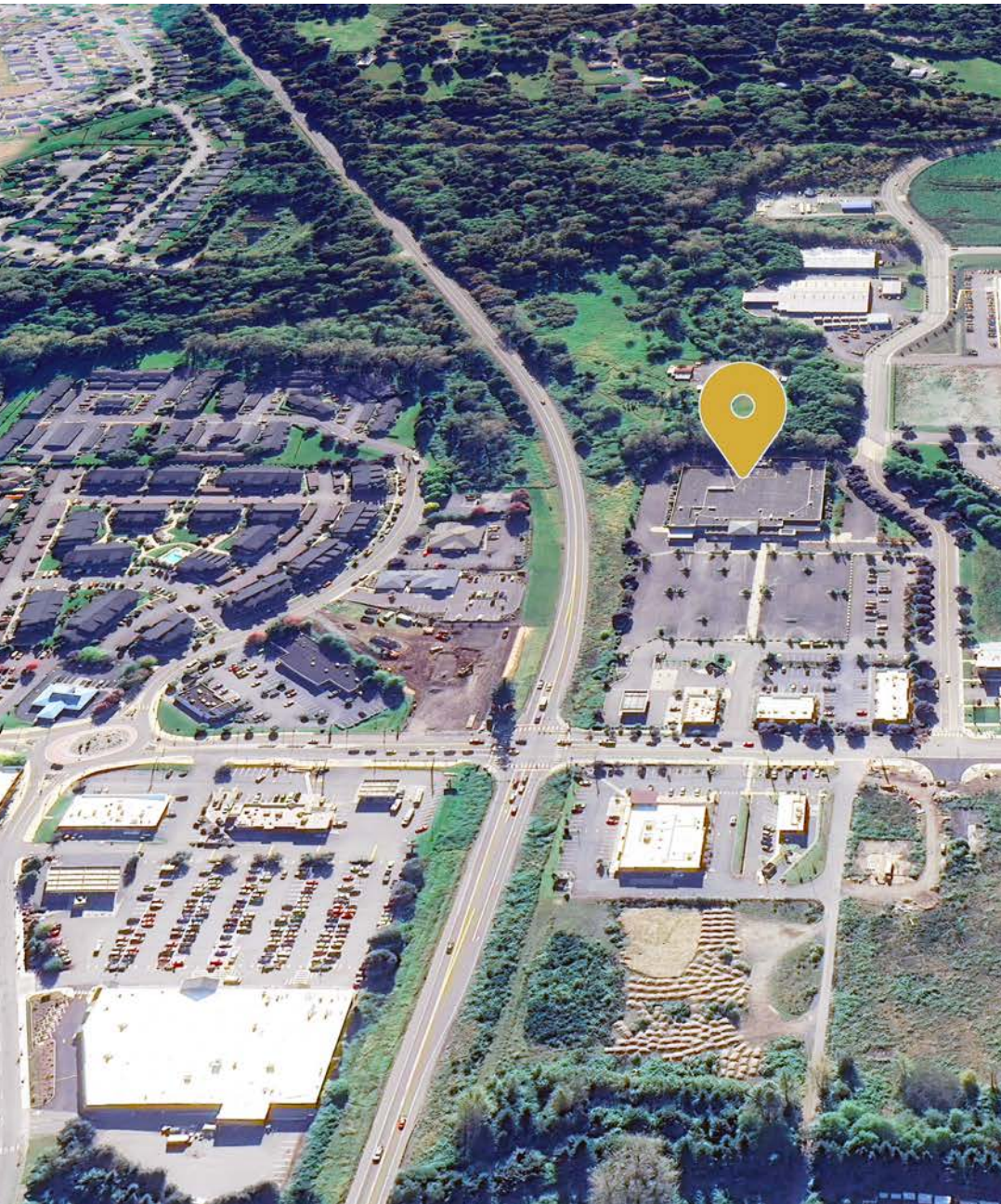
PROPERTY OVERVIEW | ARLINGTON DEVELOPMENT AERIAL

- 1 Haller Triplexes | 6 Residential Units (RU)
- 2 Rivertown Homes | 12 RU
- 3 Garden Apartments | 9 Bldg | MU | 216 RU
- 4 Arlington Townhomes (TH) | 3 Bldg | 18 RU
- 5 Stilaguamish TH | 7 RU
- 6 Pioneer Point | 49 RU
- 7 Harmony at Arlington | TH | 60 RU
- 8 Wisemark Commons | 12,422 SF Com | 15 RU
- 9 West Rabbit Car Wash | Under Construction
- 10 Gateway Business Park: 54A, 1M SF
- 11 SnoCo Arlington Operations Center | 7.5A
- 12 RNW Distribution | Manufacturing & Industrial
- 13 Temperate Habits Brewing | Brewery/Taproom
- 14 Jaspen's Inc | Manufacturing & Office Bldg.
- 15 DCC Propane | 2 Lot Plat
- 16 Amber Grove Subdivision | 84 RU
- 17 Quail Ridge | Final Minor Plat | 3 RU
- 18 Smokey Point Ridge TH | 63 RU
- 19 Smokey Point Industrial | 2 Buildings
- 20 King Short Plat | 3 RU
- 21 Vanderyacht | Parking Lot
- 22 Vanderyacht | Parking Lot
- 23 Seattle Galvanizing Small Parts | Manufact.
- 24 Ironwood Place | 8,900 SF Com | 102 RU
- 25 Totemwood TH | 6 Duplexes
- 26 Bridgemont | 18 RU
- 27 Goldstream Venture | 6,250 SF Com | 96 RU
- 28 King Industrial | 2 Warehouses
- 29 Smokey Point Community Park | New Park
- 30 SmartCap Arl. Airport N | 5 B Ware/Man Bldg
- 31 PUD Substation | New Substation
- 32 Zahradnik | 7 Lot Bindig Site Plan | 216 RU
- 33 Allen TH | 8 Bldg | 43 RU
- 34 Smokey Point N | Monopine Wireless Facility
- 35 Cascade Business Park | Light Industrial
- 36 Lindsey Sub Area Plan | 436 RU
- 37 Brown Bear Car Wash | Fully Permitted
- 38 DSHS EV Charger | Charging Installation
- 39 Williams Invst. Commercial Park | General
- 40 The Outpost at Smokey Point | MU | 144 RU
- 41 Ashford Place | 3,984 SF Com | 103 RU
- 42 Northsound Logistics | 15,938 SF Ware/Office



PROPERTY OVERVIEW | LOCATION AERIAL





DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2010 CENSUS	5,999	20,974	38,391
2020 CENSUS	6,695	23,386	46,145
2025 ESTIMATED	7,780	26,142	49,846
2030 PROJECTED	8,444	28,646	53,337

MISC. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
MEDIAN AGE	36.9	37.8	38.4
EDUCATION: SOME COLLEGE <	66.3%	62.0%	61.9%
ADJ. DAYTIME DEMOGRAPHICS	6,002	16,278	30,577

HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2025 MEDIAN	\$98,955	\$102,760	\$104,591
2030 MEDIAN PROJECTED	\$98,830	\$102,399	\$104,228
2025 AVERAGE	\$122,969	\$134,854	\$131,559
2030 AVERAGE PROJECTED	\$122,067	\$133,610	\$130,469

DATA SOURCE: ©2025, SITES USA

INQUIRE



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