



**FOR LEASE**  
 3704 172nd Street NE  
 Arlington, WA 98223



# GATEWAY SHOPPING CENTER

Jake Thurber | Chandler Williams | Steve Erickson

First Western Properties, Inc. | 425.822.5522  
 11621 97th Lane NE, Kirkland, WA 98034 | fwp-inc.com

# 3704 172ND STREET NE:

## GATEWAY SHOPPING CENTER

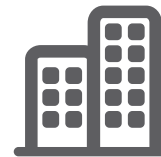
located in Smokey Point, the retail hub of Arlington, and offers a vibrant shopping destination with a strong tenant lineup. Anchored by high performing Safeway, along with Dollar Tree and the Washington State Department of Social and Health Services (DSHS), the center also features popular businesses such as Chase Bank, Jack-in-the-Box, Smile Now Dental, and Jersey Mike's Subs. & Defensive Driving School. **ANCHOR SPACE AVAILABLE!** Conveniently located on SR 531 near the I-5 interchange and major retailers like Walmart and Costco, the site benefits from excellent highway access and its position within the dominant shopping corridor, including the Amazon fulfillment center, located moments away, the state's largest at nearly 3M SF and employs over 1000 people, further highlights the area's economic activity.



Population



Average HH Income



Daytime Population

**1,718 SF \$26.00 PSF, NNN**

**22,864 SF CALL FOR RATES**

Regis - 2025

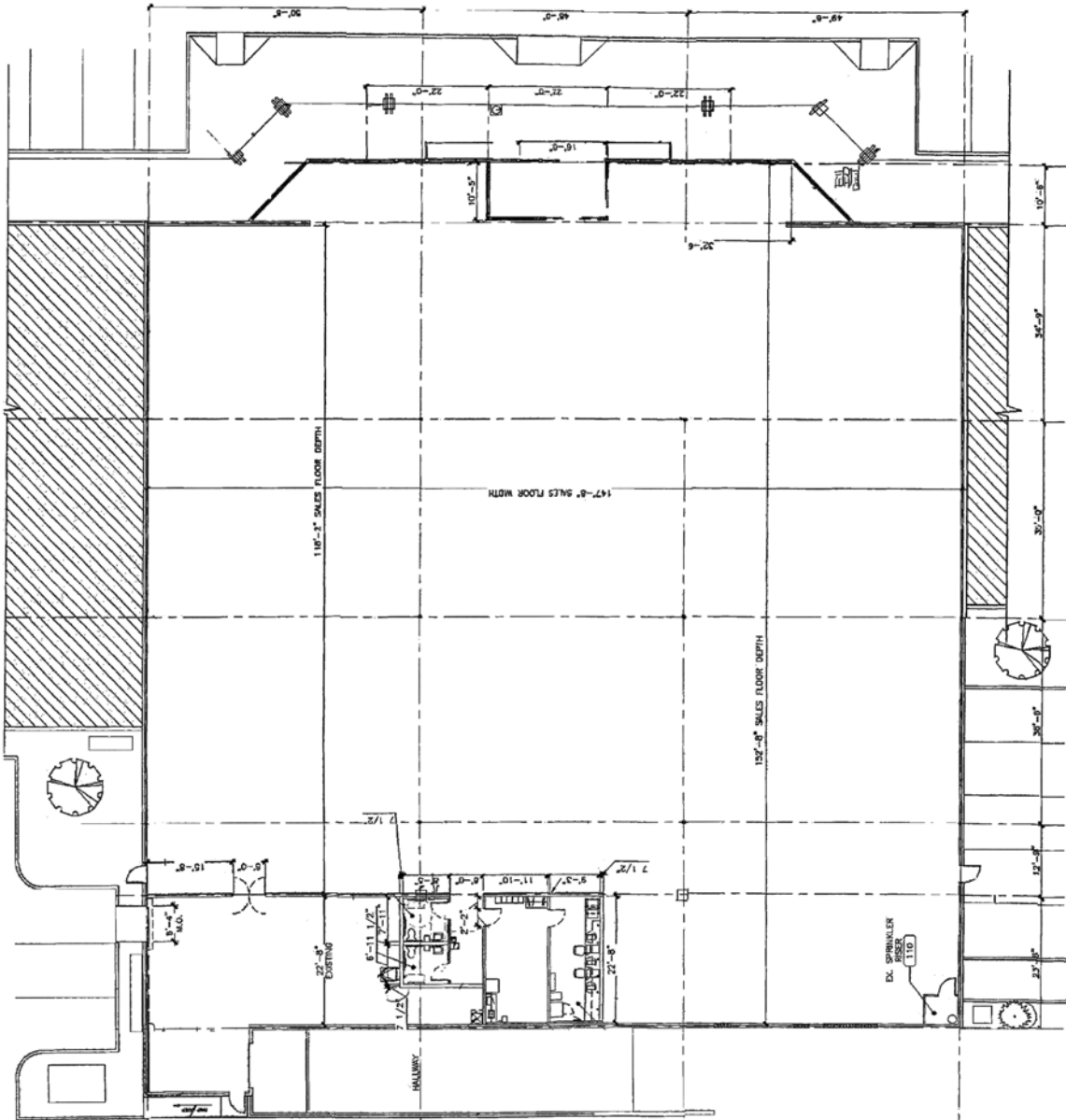
Mile	Population	Average HH Income	Daytime Population
Mile 1	8,012	\$98,852	3,615
Mile 3	31,020	\$133,431	11,682
Mile 5	64,915	\$139,480	22,032

- Coming Soon - Xfinity
- Parking: 403 Stalls (4.6/1,000 SF)
- Traffic Counts:
  - 172nd Street NE (SR ): 30,553 ADT
  - Smokey Point Boulevard: 23,098 ADT

# ANCHOR SPACE AVAILABLE | 22,864 SF CURRENT BUILD-OUT

# SUITE G | 1,718 SF

SUMMARY



## MONUMENT SIGNAGE



LOCATION DETAILS



KAISER PERMANENTE  
DICK'S SPORTING GOODS  
OLD NAVY  
ULTRA MOD  
OUTBACK  
BONEFISH GRILL  
HOPS-DROPS  
HOBBY LOBBY

HIDDEN VINE  
The Everett Clinic

Firestone  
BURGER KING  
172ND ST NE

172ND ST NE

Walmart  
GameStop

fulfillment  
by amazon

Chick-fil-A  
TACO BELL  
FIVE GUYS  
GREASE MONKEY  
DISCOUNT TIRE  
Mor  
BEST BUY

Wendy's  
TRACTOR SUPPLY CO  
MURPHY'S  
SUBWAY

verizon  
Red Robin  
Target  
COSTCO WHOLESALE

LOWE'S  
HOTEL  
RAIRBON GROUP  
DL DWAYNE LANE'S AUTO FAMILY

UnionBank  
Tires LES SCHWAN  
MDS NUS  
COASTAL

petco  
Michaels  
Marshalls

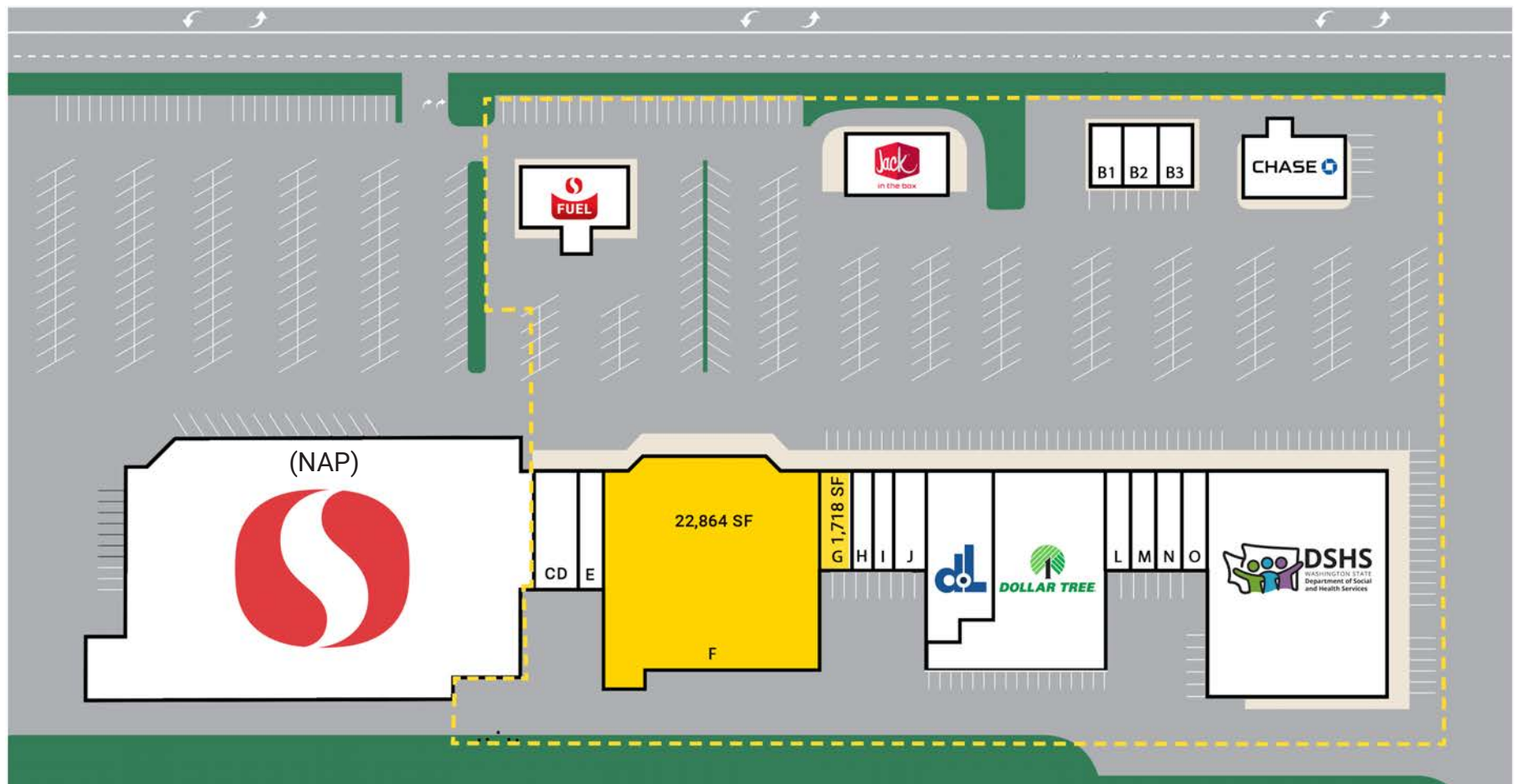
MEDICAL  
RAIRBON GROUP  
Harley Davidson  
Ford  
Lindal CEDAR HOMES  
TOYOTA

enterprise  
Roy Robinson  
Ford  
Honda

Providence



# SITE PLAN




Suite	SF	Tenant
CD	3,324	Hallmark
E	1,692	Dentist
<b>F</b>	<b>22,864</b>	<b>AVAILABLE</b>
<b>G</b>	<b>1,718</b>	<b>AVAILABLE</b>
H	1,518	Xfinity
I	1,250	Defensive Driving School
J	1,750	Nail Salon
K1	6,040	WA Dept. of Licensing
K2	10,760	Dollar Tree
L	1,750	Veterinarian

Suite	SF	Tenant
M	1,400	HairMasters
N	1,400	Chiropractic
O	1,400	Dominos
P	19,200	WA Dept. Social/Health Services
Pad A	2,365	Jack in the Box
Pad B1	1,113	Jersey Mike's
Pad B2	1,036	Seoul Spa
Pad B3	1,350	Vampire Penguin
Pad C	3,168	Chase Bank
Pad D	N/A	Safeway Fuel

KIRKLAND | TACOMA | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.


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