

TERRACE VILLAGE SHOPPING CENTER

Retail & Office Space for Lease



KEEGAN REAL ESTATE
SERVICES PLLC

22000-22002 64th Avenue W.
22001-22003 66th Avenue W.
Mountlake Terrace, WA 98043



LINDA HESSLER · Principal · Keegan Real Estate Services PLLC · 425-508-8796 · WA License #24015772

EXCELLENT LOCATION NEAR MAJOR FREEWAYS I-5 AND HIGHWAY 99

Retail & Office Space for Lease



Terrace Village S.C. | Mountlake Terrace, WA 98043

AVAILABLE

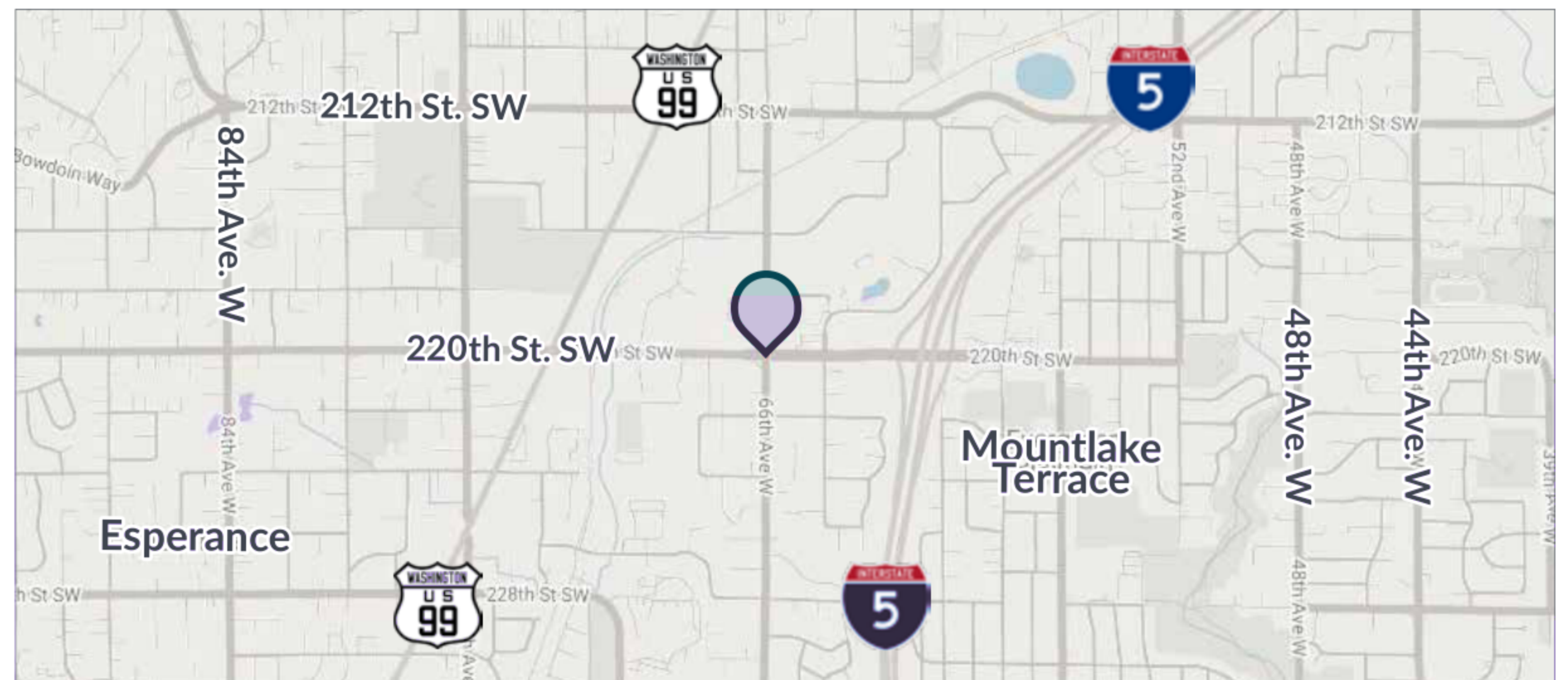
Retail Sizes:	±721 SF
Office Sizes:	±428 - 2,078 SF
Retail Rent:	\$29.00 PSF/Yr., NNN
Office Rent:	\$24.00-26.00 PSF/Yr. NNN and Gross

PROPERTY HIGHLIGHTS

- Prime Mountlake Terrace location less than 1 mile to I-5 and less than 2 miles to Hwy. 99
- Located at the intersection of 220th St. SW and 66th Ave. W
- The new light rail station is less than 2 miles away
- Exceptional traffic counts with over 30,000 CPD
- Property is surrounded by numerous residential neighborhoods and business parks within a 5 mile radius
- Immediate trade area tenants are 99 Ranch Market, Harbor Freight Tools, WinCo Foods, Premera Blue Cross corporate offices

**Please do not disturb existing tenants*

** Prospective tenants are hereby advised that all uses are subject to City approval*



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FLOOR PLANS

AVAILABLE NOW!

22000 66TH AVENUE W.
BUILDING 2

OFFICE

SUITE 2F - ±2,078 SF

\$26.00 PSF/YR., NNN



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22002 64TH AVENUE W.

BUILDING 3

SECOND FLOOR

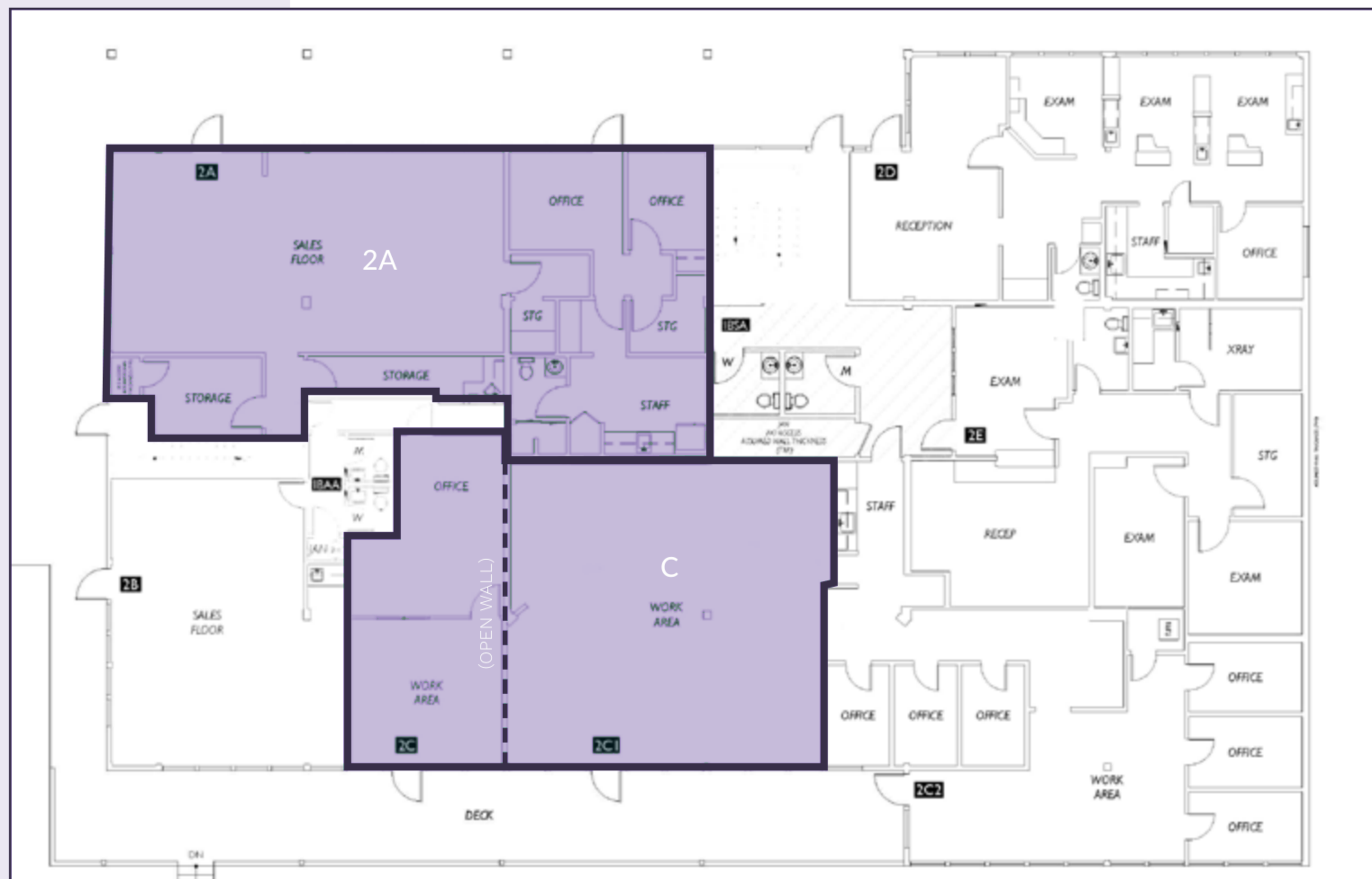
RETAIL

SUITE 2A - ±1,706 SF

\$27.00 PSF/YR., NNN

SUITE 2C/2C1 - ±1,473 SF

\$26.00 PSF/YR., GROSS



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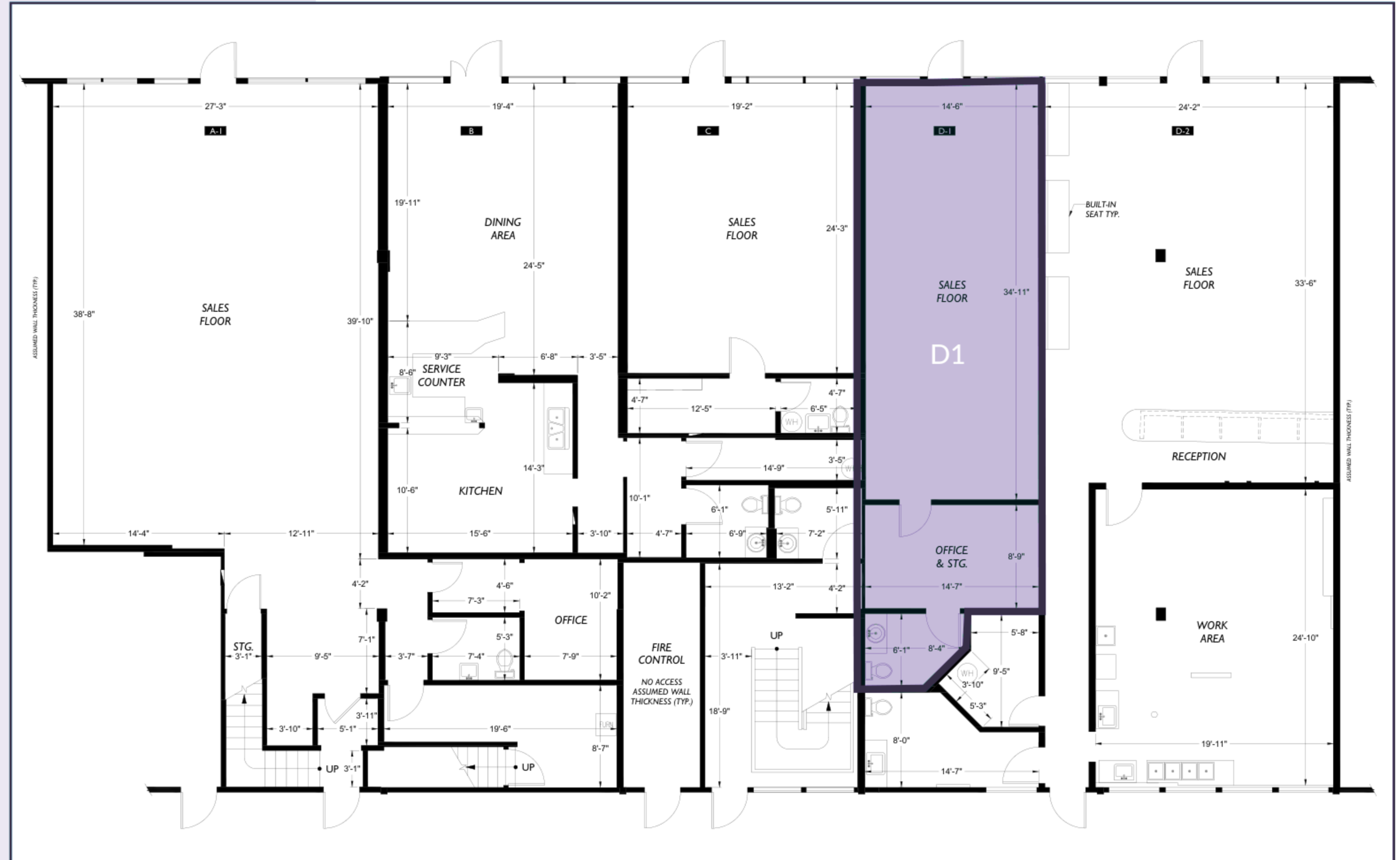
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Terrace Village S.C. | Mountlake Terrace, WA 98043

22003 64TH AVENUE W.
BUILDING 4
FIRST FLOOR

RETAIL
SUITE D1 - ±721 SF

\$29.00 PSF/YR., NNN



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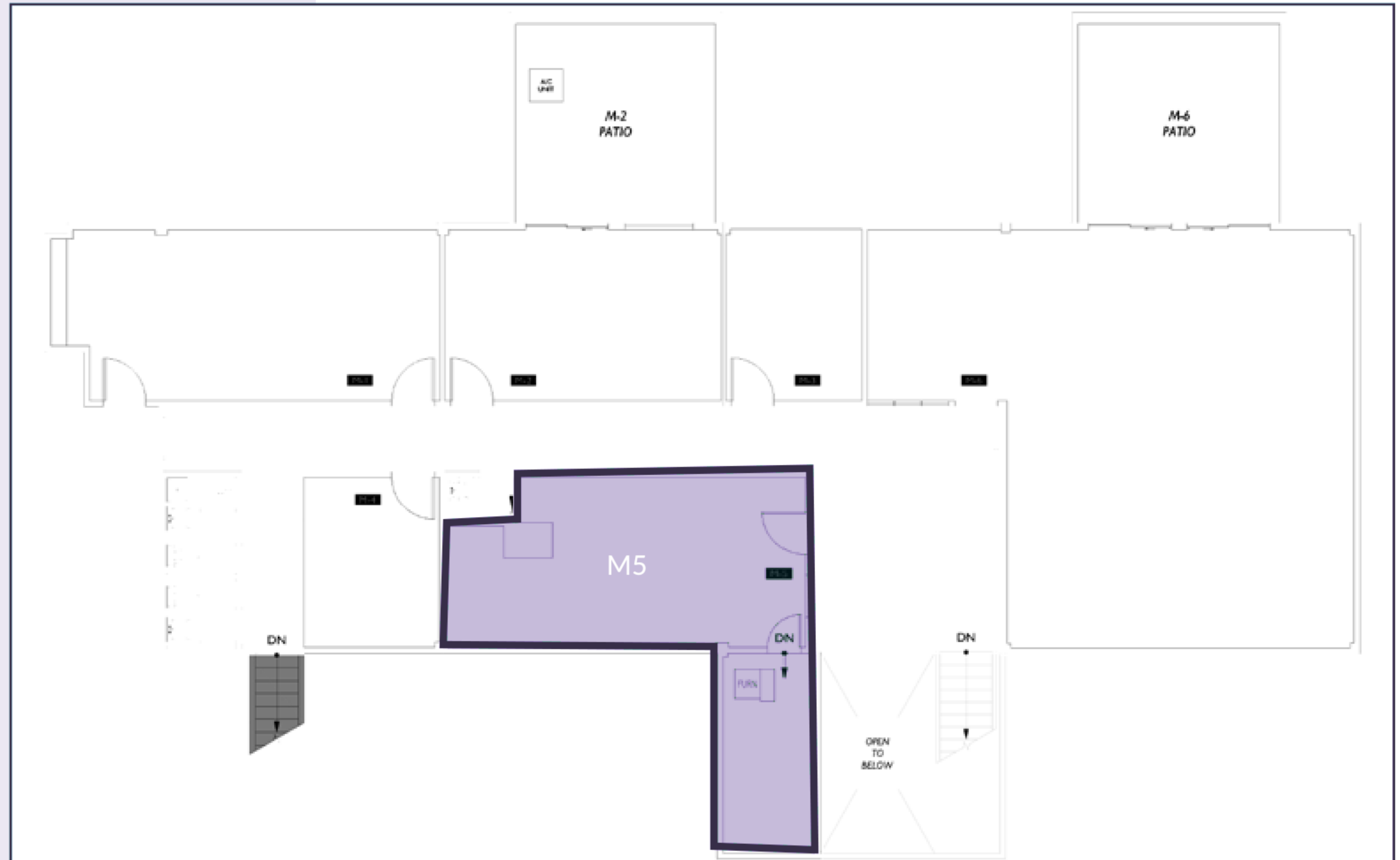
22003 64TH AVENUE W.

BUILDING 4

MEZZANINE

SUITE M5 - ±428 SF

\$26.00 PSF/YR., GROSS



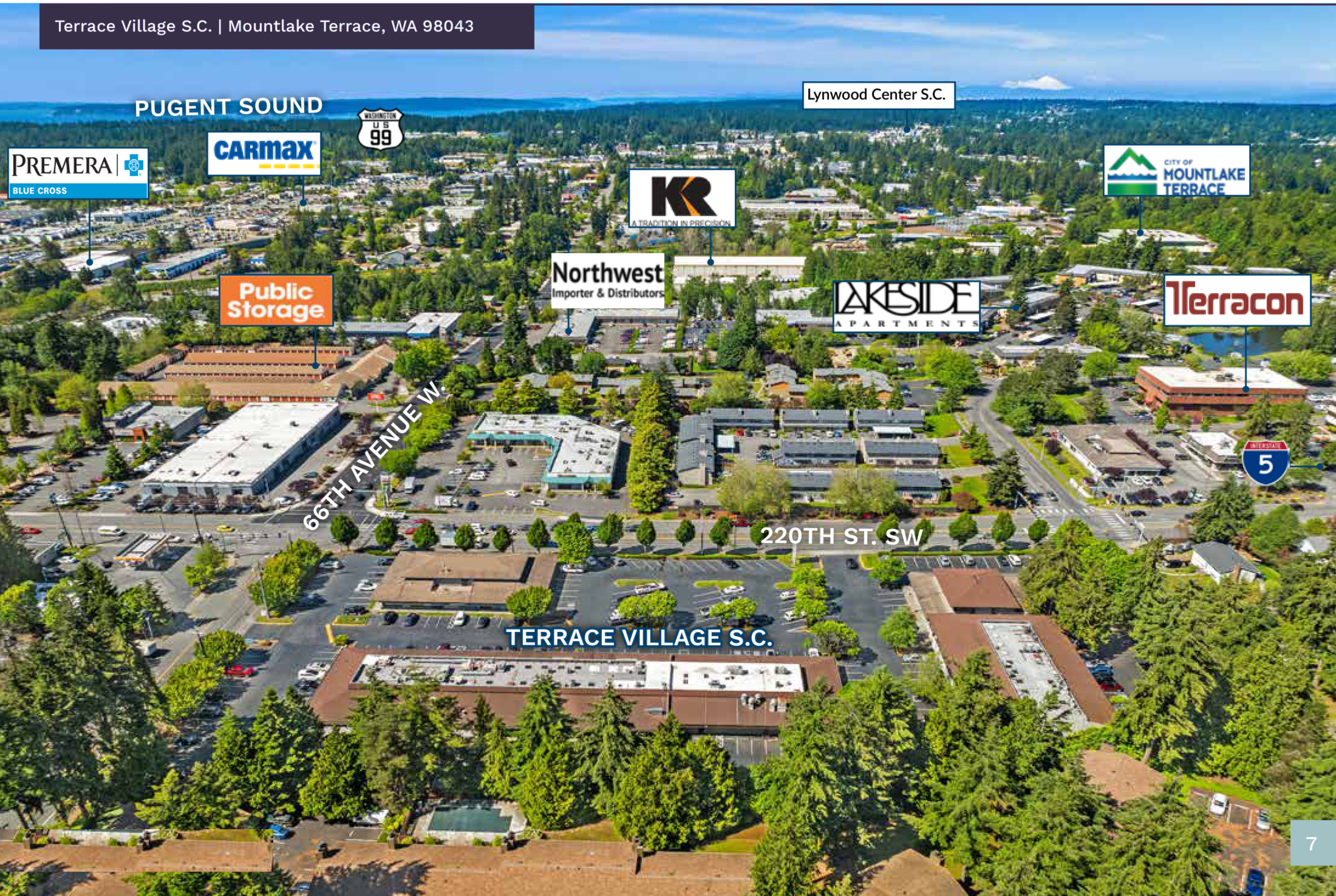
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TERRACE VILLAGE S.C.



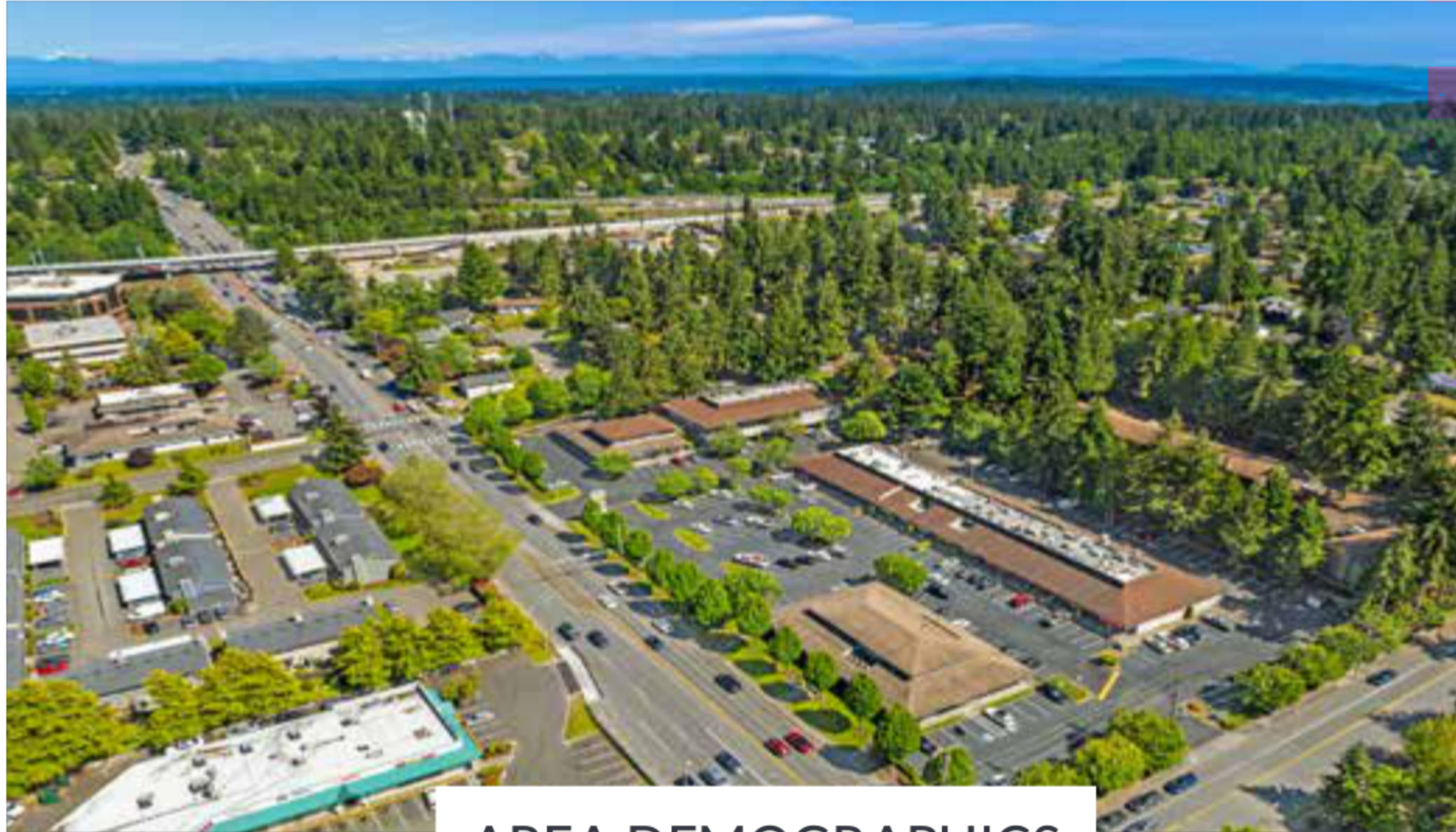
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AREA DEMOGRAPHICS



	1 Mile	2 Miles	5 Miles
POPULATION			
2024 Estimated Population	16,190	69,083	300,260
2029 Projected Population	16,293	70,609	309,792
2020 Census Population	15,624	68,077	294,459
2010 Census Population	14,630	62,341	258,928
Projected Annual Growth 2024 to 2029	0.1%	0.4%	0.6%
Historical Annual Growth 2010 to 2024	0.8%	0.8%	1.1%
2024 Median Age	37.1	38.4	39.7
HOUSEHOLDS			
2024 Estimated Households	6,888	29,857	122,940
2029 Projected Households	6,928	30,560	126,818
2020 Census Households	6,586	28,261	116,590
2010 Census Households	6,208	25,965	103,874
Projected Annual Growth 2024 to 2029	0.1%	0.5%	0.6%
Historical Annual Growth 2010 to 2024	0.8%	1.1%	1.3%
RACE & ETHNICITY			
2024 Estimated White	57.5%	60.1%	61.0%
2024 Estimated Black or African American	7.5%	7.3%	6.4%
2024 Estimated Asian or Pacific Islander	17.6%	17.2%	19.1%
2024 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.6%
2024 Estimated Other Races	16.6%	14.6%	12.9%
2024 Estimated Hispanic	15.2%	12.9%	10.6%
INCOME			
2024 Estimated Average Household Income	\$127,058	\$130,405	\$161,168
2024 Estimated Median Household Income	\$92,880	\$96,410	\$121,299
2024 Estimated Per Capita Income	\$54,342	\$56,559	\$66,208
EDUCATION			
2024 Estimated High School Graduate	20.4%	20.9%	16.6%
2024 Estimated Some College	21.9%	20.4%	18.3%
2024 Estimated Associates Degree Only	11.3%	10.7%	9.3%
2024 Estimated Bachelors Degree Only	27.5%	26.7%	31.0%
2024 Estimated Graduate Degree	13.2%	15.0%	18.5%
BUSINESS			
2024 Estimated Total Businesses	1,069	3,308	12,790
2024 Estimated Total Employees	10,087	25,277	88,314
2024 Estimated Employee Population per Business	9.4	7.6	6.9
2024 Estimated Residential Population per Business	15.1	20.9	23.5



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Principal

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