

1612 172nd Street NE

Marysville WA. 98271



FOR SALE: PRIME COMMERCIAL DEVELOPMENT SITE | \$899,000.00



KW Commercial, GSWA MC1 LLC
10500 NE 8th St, Suite 1450
Bellevue, WA 98004



Melissa Johnson

CEO, Managing Member, of:
MJ Commercial Advisors, LLC

KW Commercial,
NW Regional Ambassador



For Sale

Marysville Development Opportunity

“OR” For Lease

OFFERING HIGHLIGHTS:

Exceptional location in the heart of Lakewood District in Marysville.

- **Zoned:** Mixed Use. Allows for an array of uses including High Density MF, Office, Services, Commercial Mix and so much more.
- **Explosive Population Growth:** 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.
- **Redevelopment upside.** Potential to buy land that Post Office sits on for a larger parcel to develop. Buyer to validate.
- **Strong Traffic Counts.** Close to I-5 and 172nd Street NE and this location total over 50,000 VPD.

- **Amenities:** 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.
- **Amazon Presence:** Minutes away. 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.
- **Investors:** Buy the property and bring in a new tenant to lease the space for income. **Call for Lease information.**
- **Use Requirements:** Buyer to verify their use and zoning requirements with the City of Marysville.

Zoning:

Marysville (MU)
Mixed Use

Lot Size:

0.15 Acres

COMMERCIAL
ADVISORS, LLC



Building SF:

1,120

District:

Lakewood

An aerial photograph of a suburban area. In the foreground, a road with a roundabout intersection runs diagonally. To the left of the road is a large, open green field. To the right is a residential area with several houses and a parking lot. In the background, there are more houses, a large commercial or industrial area with many buildings, and a range of mountains under a blue sky with scattered clouds. The text "LOCATION OVERVIEW" is centered over the image, flanked by two horizontal red lines.

LOCATION OVERVIEW

LOCATION AERIAL



English Crossing
242-unit townhome
(Preliminary approval)

The Lodge - Phase 5
204-unit apartment
complex (Under
construction)

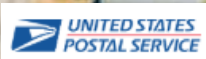
TBD – In Review

Traffic Count
32,898
ADT

Marysville 172
474-unit apartment
complex (Under
construction)

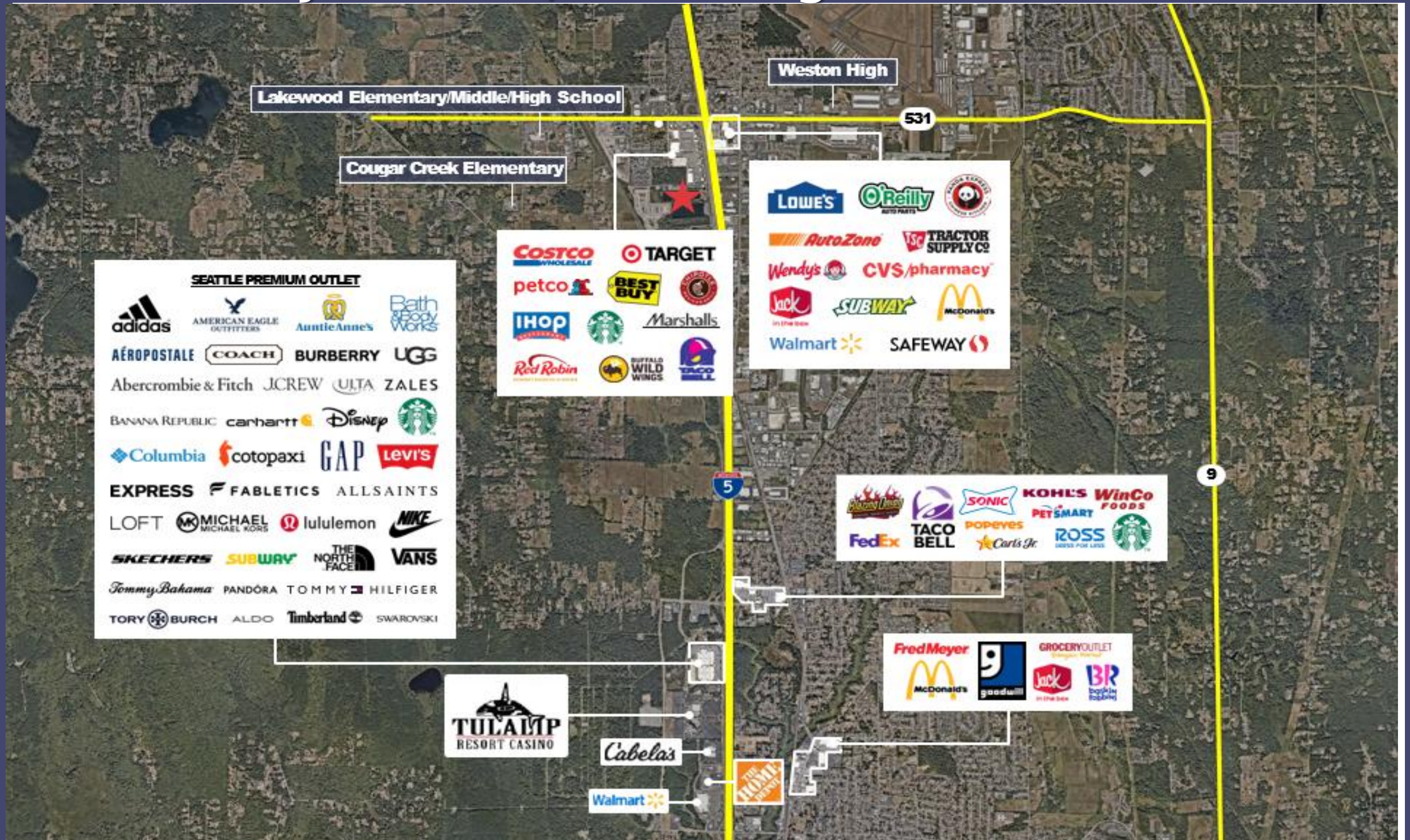
**Providence Medical
Center** (Planned)

**Josephine Caring
Assisted
Community** (Under
review)



Marysville/ Arlington Aerial

★ Site Location



An aerial photograph of a suburban neighborhood. In the foreground, there's a road intersection with a roundabout. To the left, a large residential complex with many houses is visible. To the right, there's a large open field and some commercial buildings. In the background, a range of mountains is visible under a blue sky with scattered clouds. The text "PROPERTY OVERVIEW" is centered over the image, flanked by two horizontal red lines.

PROPERTY OVERVIEW

For Sale

SITE PROPERTY OUTLINE

“or” For Lease



For Sale

EXTERIOR BUILDING

“or” For Lease



For Sale

EXTERIOR BUILDING

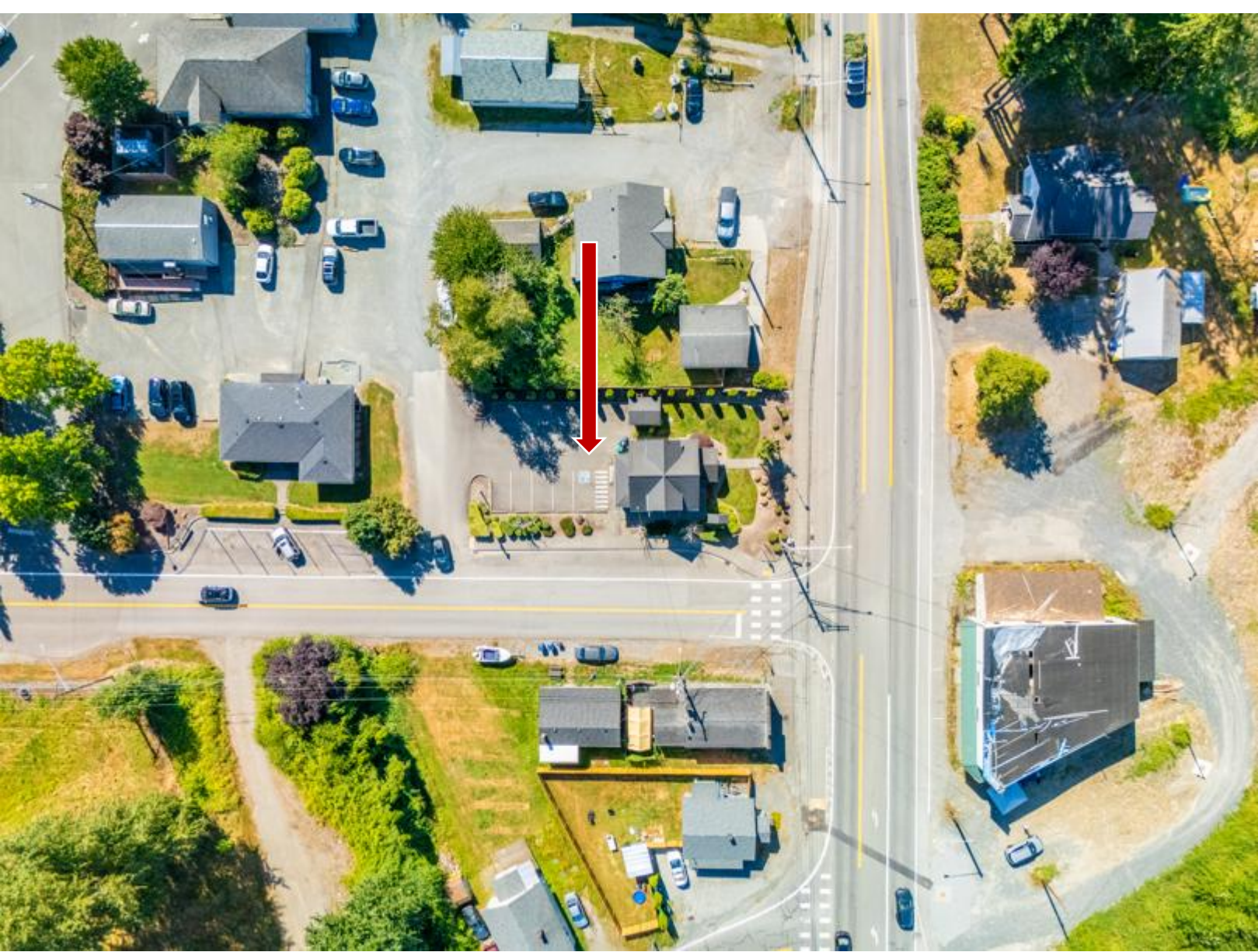
“or” For Lease



For Sale

EXTERIOR BUILDING

“or” For Lease



For Sale

INTERIOR BUILDING

“or” For Lease



FIRST FLOOR

For Sale

INTERIOR BUILDING

“or” For Lease



FIRST FLOOR

For Sale

INTERIOR BUILDING

“or” For Lease



FIRST FLOOR

For Sale

INTERIOR BUILDING

“or” For Lease



FIRST FLOOR

For Sale

INTERIOR BUILDING

“or” For Lease



FIRST FLOOR

For Sale

INTERIOR BUILDING

“or” For Lease



FIRST FLOOR

For Sale

INTERIOR BUILDING

“or” For Lease



SECOND FLOOR

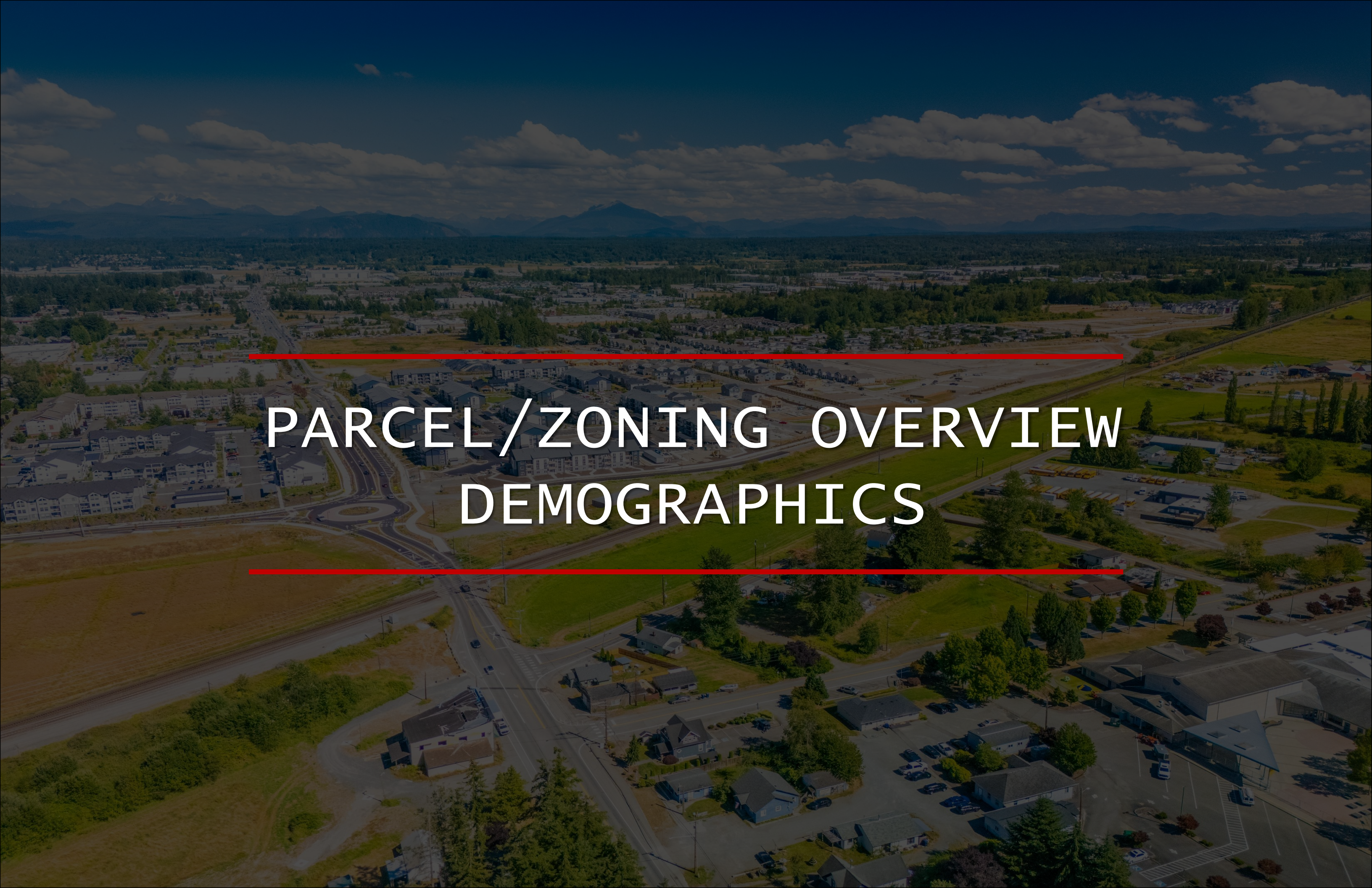
For Sale

INTERIOR BUILDING

“or” For Lease



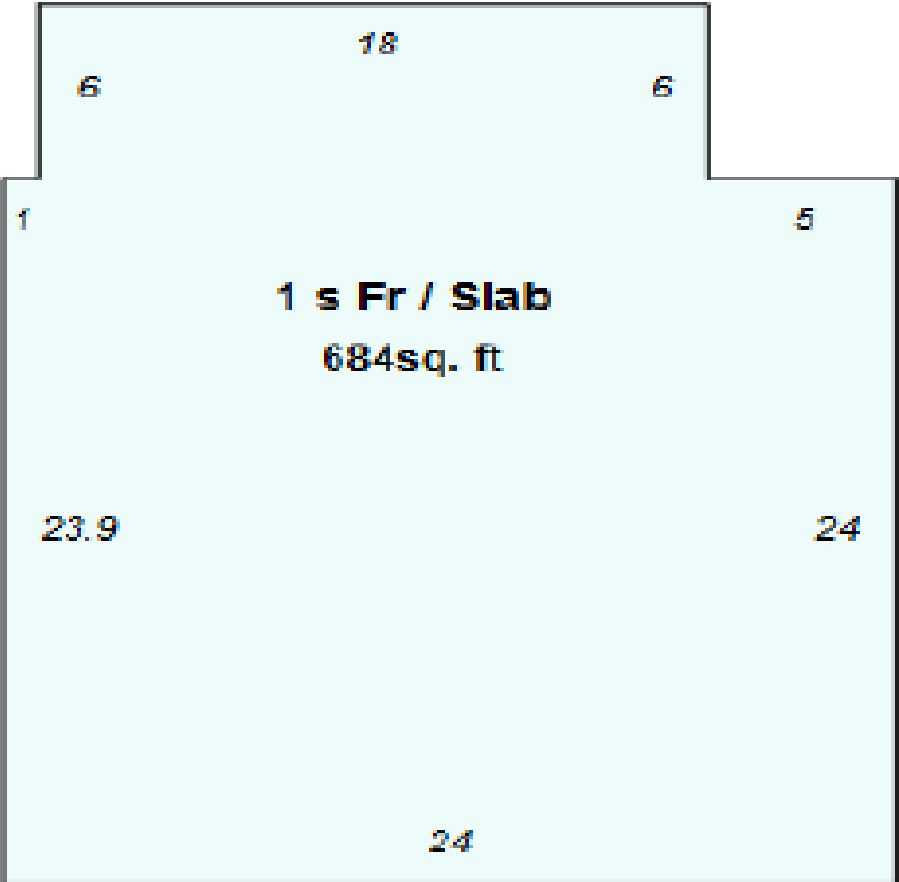
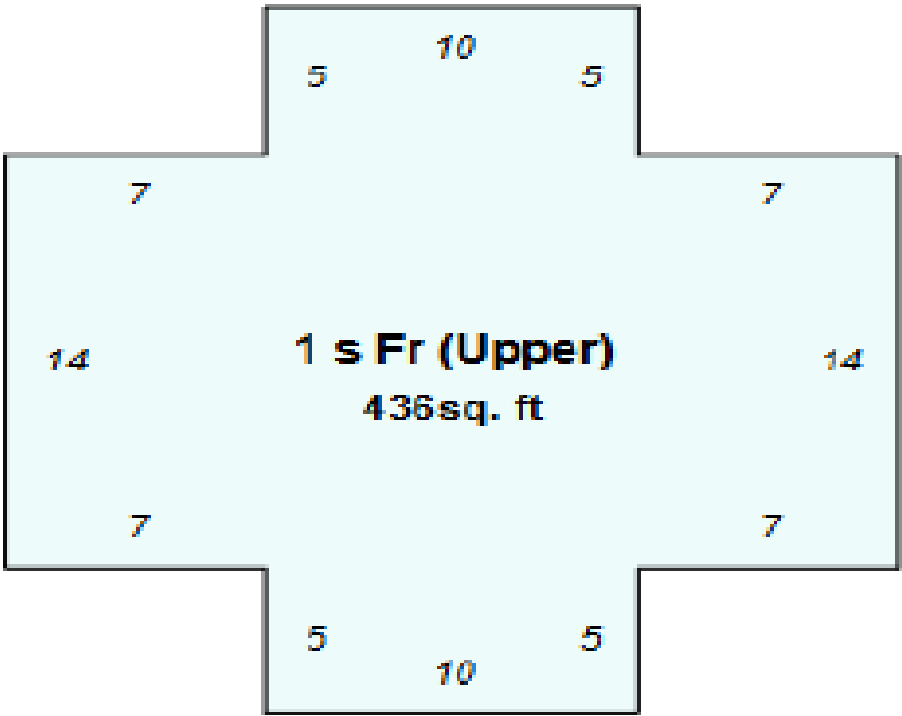
SECOND FLOOR

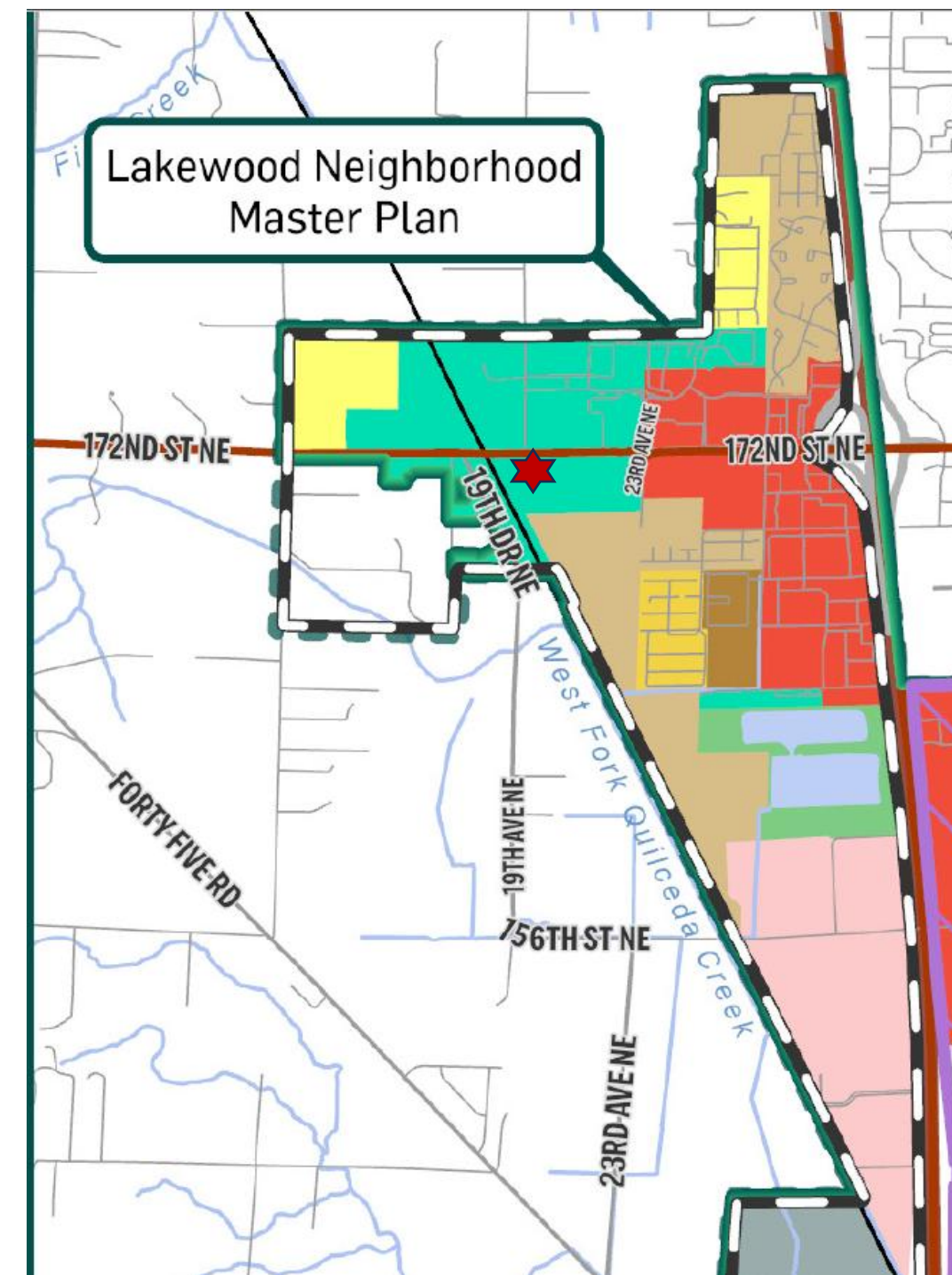
An aerial photograph of a suburban neighborhood. In the foreground, there's a mix of residential houses, some with large lawns, and a few commercial buildings. A road with a roundabout is visible. In the middle ground, there are more houses and some larger, flat areas that might be undeveloped land or parking lots. The background shows a dense forest of trees and a range of mountains under a blue sky with scattered white clouds. Two horizontal red lines are drawn across the image, one above and one below the text.

PARCEL/ZONING OVERVIEW DEMOGRAPHICS

Parcel/Bldg. Information

Marysville, WA 98270	
Parcel #:	00452100100100 0.15 ac 6,534 sf
OWNERSHIP:	Sixteen-Twelve , LLC
ADDRESS:	1612 172 nd St NE Marysville, WA 98271
ZONING:	Mixed Use (Marysville)
YEAR BUILT:	1901
BLDG. SF:	1,120
PARCEL SF>	6,534



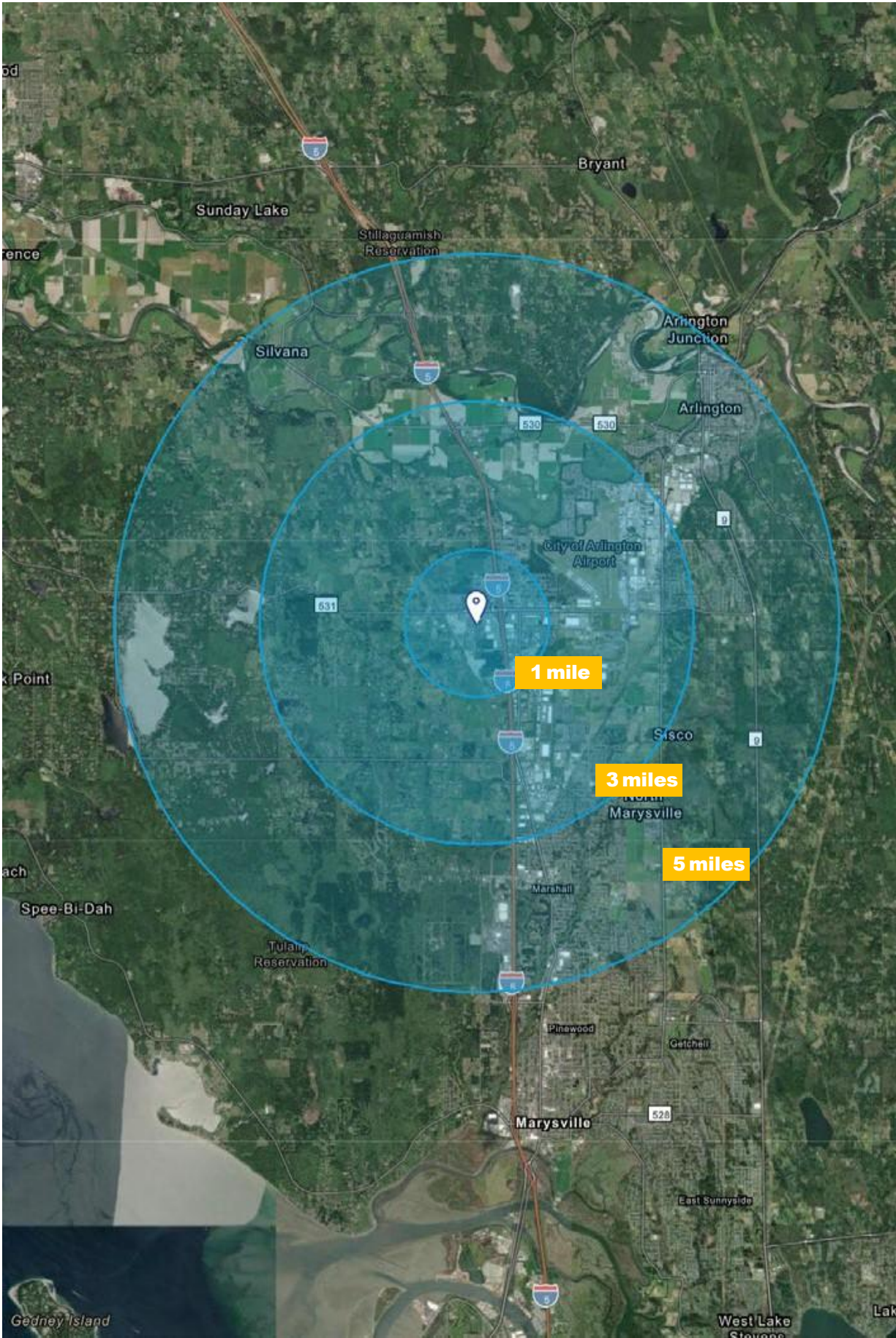


★ Property Location – Mixed Use

For Sale

DEMOGRAPHICS

“or” For Lease



Current Population

1 mile

7,303

3 miles

26,863

5 miles

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 suburban neighborhood. In the foreground, there's a road intersection with a roundabout. To the left, a residential area with multi-story houses. To the right, a large open lot with some industrial or commercial buildings. In the background, a range of mountains is visible under a blue sky with scattered clouds. The text 'A.I. CONCEPTUAL' is overlaid in the center, flanked by two horizontal red lines.

A.I. CONCEPTUAL

POTENTIAL SITE PLAN:

- **Visual of potential High-Density MF, Office, Services, Commercial Mix building use on a zero-lot line.**
- **Potential Four (4) Units Residential**
- **With a Potential Three (3) Unit to support Office or a Service use or Retail**
- **Buyer to verify** their use and zoning requirements
- **Development Standards:** Contact City of Marysville directly to validate build

MARYSVILLE DEVELOPMENT OPPORTUNITY MIXED USE



Disclaimer: The image shown is AI-generated conceptual renderings provided solely for illustrative and marketing purposes. It does not represent actual architectural plans, entitlements, or guaranteed outcomes, and are intended only to demonstrate potential development possibilities under MU Zoning.



ABOUT MARYSVILLE

ABOUT MARYSVILLE



Marysville is the second-largest city in Snohomish County, with a population of nearly 72,000 and growing.

Retail



The Marketplace

Approximately 288,000 square feet of restaurants, retail services and commercial space. 85% of construction is complete with 100% of tenant leases signed. Three future building have yet to be submitted for building permits, which could include a drive-thru restaurant, strip retail and a single-tenant retail building.

Infrastructure improvements

172nd Street NE

As a part of the Lakewood Neighborhood Master Plan, there are planned improvements for 172nd St. NE to provide a safe, comfortable corridor for people walking and biking in addition to arterial improvements. The plans call for attractive landscaped median and buffers and builds on vehicular improvements for the area.

Lakewood Crossing

The Lakewood Crossing mall area is home to approximately 476,000 square feet of retail, restaurants and services. It offers convenient local shopping and dining options with easy access to I-5.



Tulip Casino & Resort

Play the Tulip Casino

High rollers with that lucky feeling can visit the 227,000-square-foot [Tulip Casino](#) in Quil Ceda Village along I-5 (Exit 200 from the south or 202 if coming from the north). Slot machines, Blackjack, Craps, Roulette, Poker, fine dining and more. Call toll free 1-888-272-1111 for more information. For a different sort of nightclub experience nearby, visit the Quil Ceda Creek Casino - better known to local players as the "Q" - off I-5 Exit 199 (Marysville-Tulalip), on W. 31st Ave. Call the toll-free number above.



Seattle Premium Outlet

Seattle Premium Outlets

The 500,000-square-foot [Seattle Premium Outlets](#) is an high-end retail open-air mall with more than 110 outlet stores featuring designer and brand names including Coach, Calvin Klein, Polo Ralph Lauren, Burberry, Kenneth Cole, Dickies, Ann Taylor, J. Crew, Banana Republic, Sony, and others.

Located at 10600 Quil Ceda Blvd. in Tulalip.

An aerial photograph of a suburban neighborhood. In the foreground, there are residential houses, a parking lot, and a road. The middle ground shows a mix of houses and open fields. In the background, a range of mountains is visible under a blue sky with scattered clouds. The text is overlaid on the center of the image, flanked by two horizontal red lines.

ABOUT THE LISTING BROKER (+) BROCHURE DISCLOSURE

1612 172nd Street NE

Marysville WA 98271



EXCLUSIVELY LISTED BY:

Melissa Johnson



Melissa Johnson

NW Regional Ambassador
KW Commercial
GSWA MC1 LLC

CEO, Managing Member, of:
MJ Commercial Advisors LLC

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Each Keller William Office is independently owned and operated





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Like all real estate investments, Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenants. Buyers are responsible for conducting their own investigation of all matters affecting the intrinsic value of the property.

Accepting this OFFERING Memorandum, you agree to release KW Commercial GSWA MC1. LLC & MJ Commercial Advisors. LLC and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

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