



CEDARSIDE COMMONS BUILDING C

RETAIL/OFFICE SUITES FOR LEASE

CONTACT INFORMATION:



Melissa Johnson

CEO, Managing Member, of:
MJ Commercial Advisors LLC

NW Regional Ambassador
KW Commercial
GSA MC1 LLC

melissa@mjcommercialadvisors.com
(425) 765-3568





ACE
Hardware

ANYTIME
FITNESS

DOLLAR TREE

O'Reilly
AUTO PARTS



Hagggen

FAST
AUTOGLASS

AFFORDABLE
PET CARE

verizon

YMCA

SALON MUSE



Farmers
CAFE
Breakfast • Lunch • Dinner



Stanwood High School

BUILDING C

Retail/Office

Retail/Office

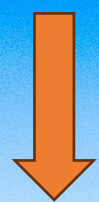


CEDARSIDE

7006 268TH ST NW
STANWOOD, WA 98292

CEDARSIDE COMMONS: BLDG C

Grand Opening: April 2027



BUILDING C - RETAIL BELOW



❖ BUILDING: UNDER CONSTRUCTION

❖ NNN: \$5.50/psf

\$25.00
Base Rent

14,545
Bldg. C

**LEASE PRICE
PER SF**

**TOTAL BUILDING SF
– CAN BE DEMISED–**



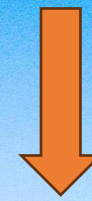
**CALL FOR MORE
INFO**

**EASY ACCESS TO
I-5 & Hwy 9**

**Premier Location in
Stanwood, WA**

**Excellent street exposure and
Class A Building and finishes.**

BUILDING C - RETAIL BELOW





OFFERING SUMMARY

KW COMMERCIAL, GSWA MC1 LLC IS PLEASED TO PRESENT: CEDARSIDE COMMONS BUILDING C



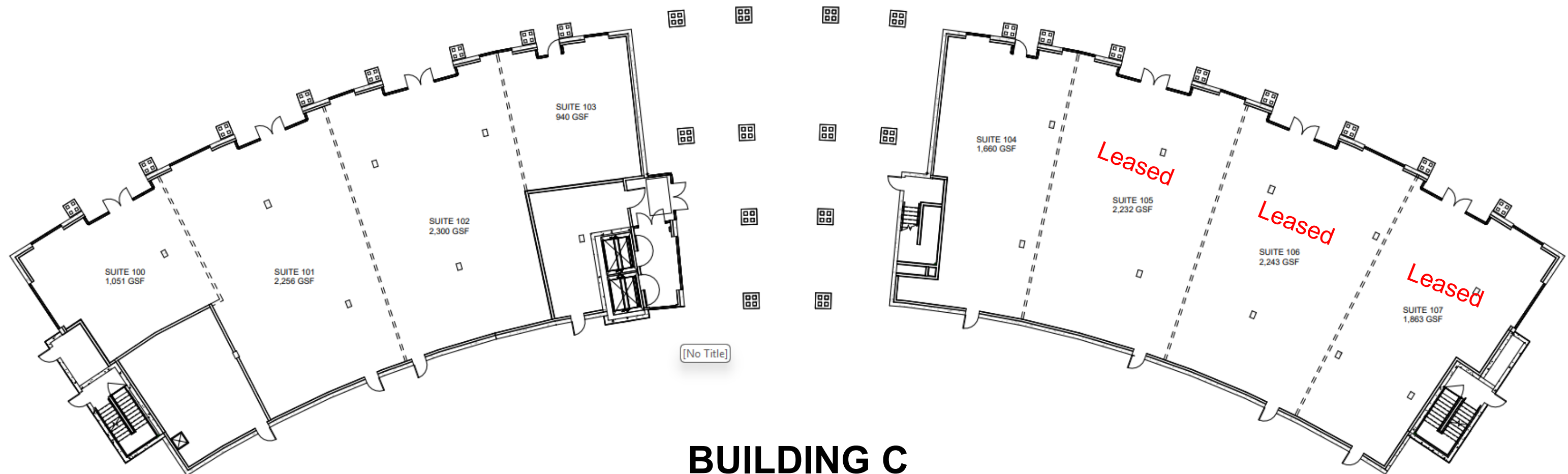
PROPERTY HIGHLIGHTS:

- Zoning: Building C is a mix of Retail/Office with Plenty of Parking.
- 516-Unit Community with Excellent Visibility and Walkability.
- Right across the street: Stanwood High School, Hagens Grocer, ACE, Verizon, McDonalds and so much more!
- Surrounded by Single Family Residence.
- Bring your business to a growing Stanwood area.
- Under Construction: Must call listing Broker for





CEDARSIDE COMMONS: BLDG C



BUILDING C

**\$25.00 +
NNN**

**LEASE PRICE
PER SF**

**940–6,547 or
1,660-7,998
RSF**

RETAIL SF PER BLDG

Premier Location in Stanwood

Excellent Hwy 532 exposure
Class A Building and finishes.

Suites can be combined



**60 Stalls +
CALL FOR MORE
INFO**



**EASY ACCESS TO
Hwy I-5**

UNDER CONSTRUCTION

Floors	Concrete Decking
Electrical	200 amps of 3 phase to each unit.
Sub metered	Each unit sub metered
HVAC	Depending on size of units, they can be supplied with a mini split for heating and cooling.
Water	Landlord will install a 2" line. Water is shared and will be prorated to each tenant based on consumption.
Sanitary	Landlord has provided a four inch (6") sanitary waste lateral below the slab of each suite.
Natural Gas	Available to each unit is a 2" line and can be pulled off to each unit in necessary size.
Demising Suite Walls	Internal walls can be added to preference, and certain units can be combined by a 7' x 8' tall passthrough between units.
Sprinkler	Landlord will provide sprinkler system distributed throughout all units to accommodate shell occupancy.

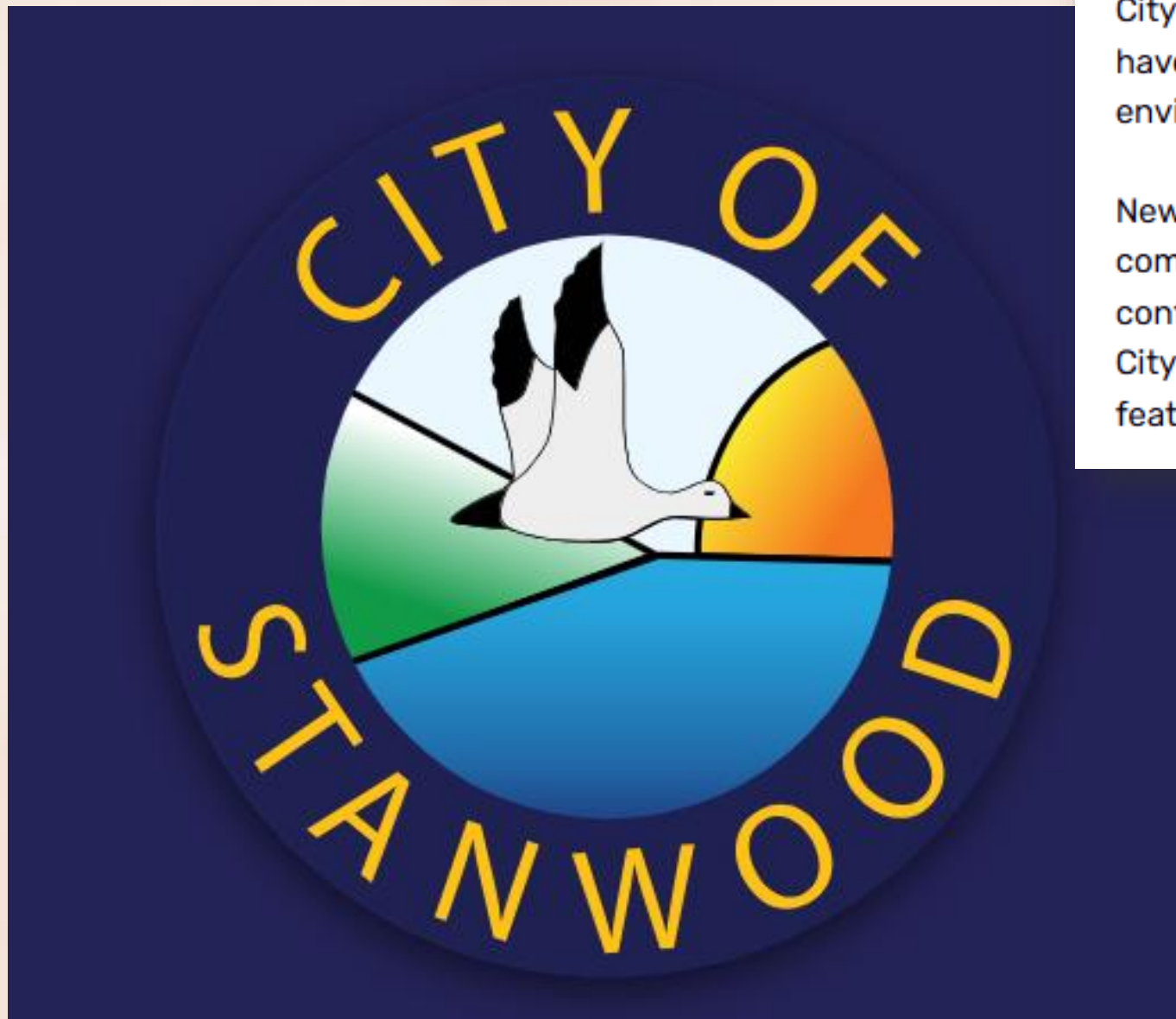


RETAIL/OFFICE SUITES AVAILABLE
WITHIN NEWLY BUILT MODERN
APARTMENT/TOWNHOME COMMUNITY



Welcome to Stanwood
Northwest Living & Working at is finest





Stanwood is the commercial and cultural hub of the greater Stanwood/Camano community. The City has retained its small-town character and sense of community. The City's historic resources have been preserved and the connections to the surrounding agricultural land and rural environment have been strengthened.

New residential neighborhoods and commercial centers form an aesthetically pleasing community character. Residents and visitors are able to move safely through the City to ease conflicts between pedestrians, bicyclists, and automobiles, and reduce suburban sprawl. The City and community work cooperatively together to promote tourism, access to local natural features, and special events.

Community Attractions

A new train station opened in the fall of 2009. Near the station, visitors will find [Ladders and Lace](#), [Guided Gallery](#), and many other unique shops within a one-block walk. When the hungry bug bites, Stanwood has [Mammoth Burger](#), [Amigo Mexican Restaurant](#), [Jimmy's Pizza and Pasta](#), and the [Cookie Mill](#), just to name a few. If music is your thing, join us for the Stanwood Summer Concert Series or karaoke at the [Stanwood Hotel and Saloon](#). Stanwood farms feature fresh locally grown produce throughout the spring, summer, and fall.

The Municipal Parking lot behind the Stanwood Police Station is the site for the [Stanwood Farmer's Market](#) throughout the summer. The [Twin City Idlers](#) host a huge car show on the last Sunday in June. The first weekend in August is devoted to the [Stanwood/Camano Fair](#), a country fair with all the animals and exhibits you would expect from a quality event. Stanwood also plays host to Movies in the Park.

More information on events can be found at the [Discover Stanwood-Camano website](#).

STANWOOD, WASHINGTON

About Stanwood

The City of Stanwood is a charming rural town located in north Snohomish County. The area is celebrated for its rich Scandinavian history, vibrant community and agricultural roots. Stanwood offers a unique blend of quaint rural charm and contemporary urban conveniences. The city itself is made up of a small, hardworking team, committed to providing community members with quality services.

CEDARSIDE COMMONS

BUILDING C

7006 268th ST NW
Stanwood WA 98292

EXCLUSIVELY LISTED BY:
Melissa Johnson



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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.

Disclaimer