



FOR LEASE

3947 116th Street NE
Marysville, WA 98217

Owned & Operated by

**Perform
Properties**



GATEWAY SHOPPING CENTER

Justin Holmes | Josh Parnell | Jake Thurber | Chandler Williams

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

GATEWAY SHOPPING CENTER offers prime retail leasing opportunities within a high-traffic, grocery anchored center in Marysville, WA. Located directly off I-5 at the 116th Street NE interchange, the property benefits from excellent visibility, strong daily traffic, and a national tenant lineup.

AVAILABLE

» SUITE OP 1: 14,673 SF FREESTANDING BUILDING WITH DRIVE-THRU

- Gateway Shopping Center is a 104,298 square foot grocery anchored retail center located in Marysville, WA.
- Located near Marysville Pilchuck High School, the center benefits from the daily influx of stuents, faculty, and parents, enhancing visibility and potential customer base.
- The center is strategically located at the northeast corner of 116th Street NE and Interstate 5 (I-5), providing direct access to and from the freeway.



Population



Average HH Income



Daytime Population

Regis - 2026

Mile 1

7,923

\$138,693

5,136

Mile 3

44,224

\$126,389

26,036

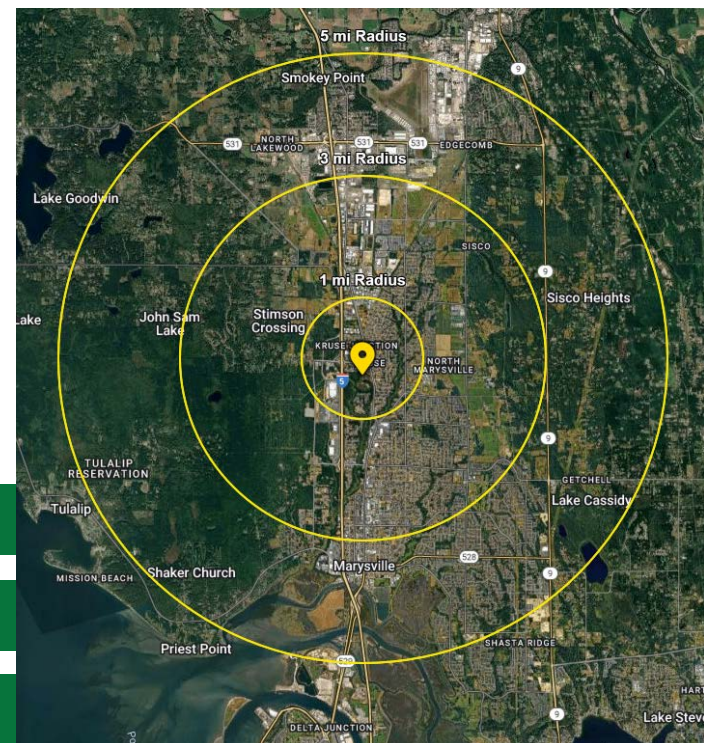
Mile 5

96,374

\$129,738

52,512

TENANTS



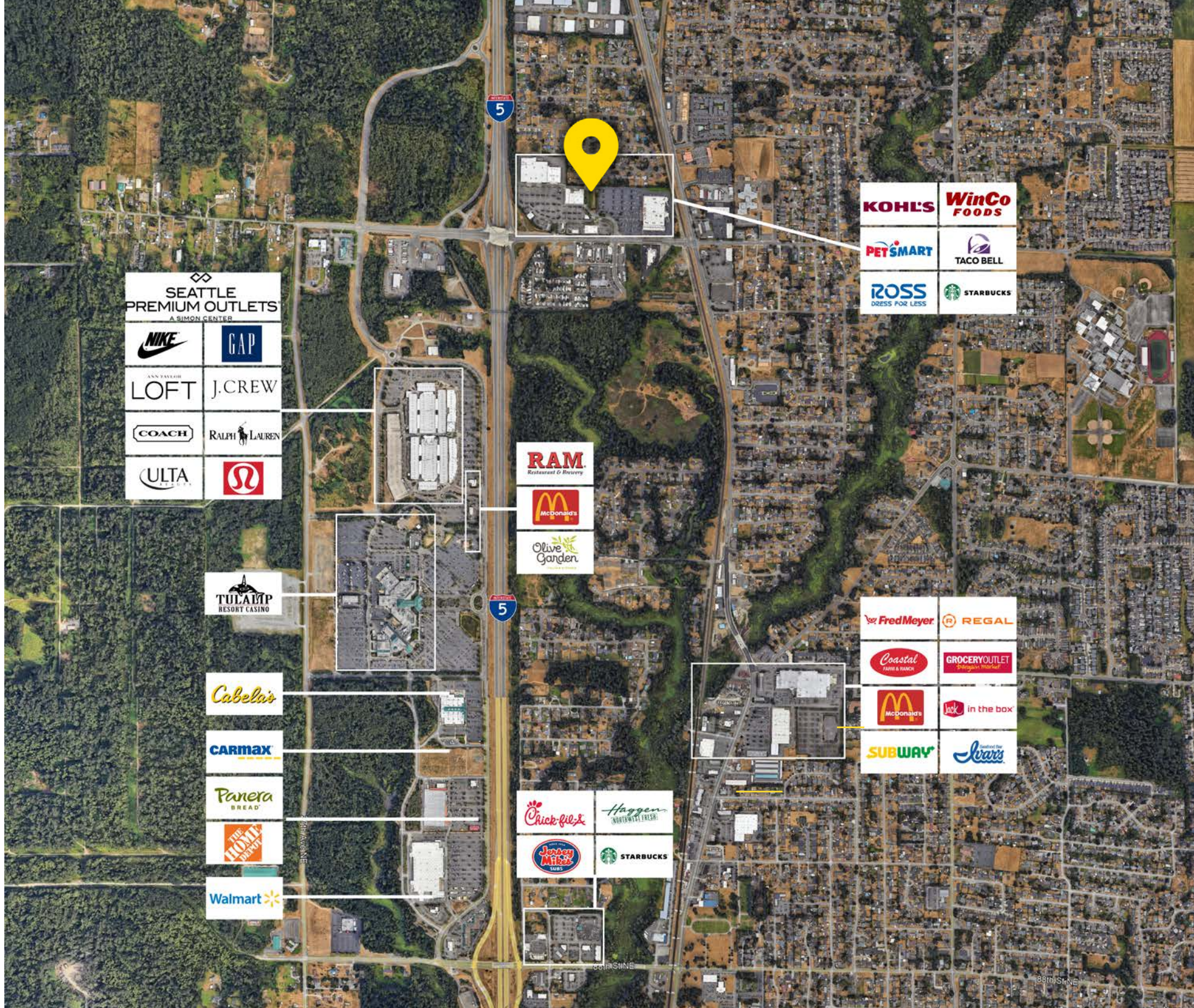
SITE PLAN



Suite	SF	Tenant
OP 1	14,673	AVAILABLE
Box 2	29,887	Ross Dress For Less
Box 3	20,087	PetSmart
Box 6	4,854	Blazing Onion
112	4,447	Mattress Firm
2	4,033	Gracie Barra Jiu Jitsu
1	3,543	America's Best Contacts
102	3,512	Gentle Dental
OP 4	2,763	Taco Bell
3	2,426	US Bank

Suite	SF	Tenant
9	2,400	Lexar Homes
107	2,326	Coconut Kenny's
7	2,018	T-Mobile
OP 6	1,925	FEDEX Office & Print Services
106	1,163	Subway
105	1,163	El Rey Mexican
101	1,140	Great Clips
10	1,070	Synergy Medical
113	868	Bacon Breakfast Cafe

MARKET AERIAL



SEATTLE
PREMIUM OUTLETS
A SIMON CENTER

NIKE	GAP
LOFT	J.CREW
COACH	RALPH LAUREN
ULTA	

KOHL'S	WinCo FOODS
PETSMART	TACO BELL
ROSS DRESS FOR LESS	STARBUCKS

RAM
Restaurant & Brewery

McDonald's

Olive
Garden

TULALUP
RESORT CASINO

Cabelas

CARMAX

Panera
BREAD

THE
HOME
DEPOT

Walmart

Fred Meyer	REGAL
Coastal FARM & RANCH	GROCERY OUTLET Organic Market
McDonald's	Jack in the box
SUBWAY	Sears

Chick-fil-A	Huggins NORTHWEST FRESH
Jersey Mike's	STARBUCKS

LOCATION AERIAL



125,976 CPD
Interstate 5 (I-5)



20,505 CPD
116th Street NE



Direct Freeway Access to
Interstate 5 (I-5)

SHOPPING CENTER



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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