

MUKILTEO RETAIL CENTER

8410 Mukilteo Speedway, Mukilteo, WA 98275

FOR LEASE



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CCM Commercial

Commercial Real Estate Services

Property Features



TWO SPACES FOR LEASE:

- **Suite E — 900 SF**
\$1,000 Base Rent + \$420 NNN
- **Suite G — 1,100 SF**
\$1,100 Base Rent + \$420 NNN

PROPERTY SPECIFICATIONS

- Prime Street-Facing Retail Space
- Free Parking
- 50,000+ Vehicles Per Day
- Building Signage Area
- High Visibility Corner Location
- 50,000 Vehicles / Day
- 5 Minutes to Boeing

SHOWING REQUIREMENTS

- Appointments required
- No showings w/o agent present
- Do not disturb tenants





Street-Facing Location

The **Mukilteo Retail Center** is located on the corner of a bustling traffic light intersection. Street-facing, high visibility from all sides. With upwards of 50,000+ vehicles per day (VPD)—your business is sure to be seen.



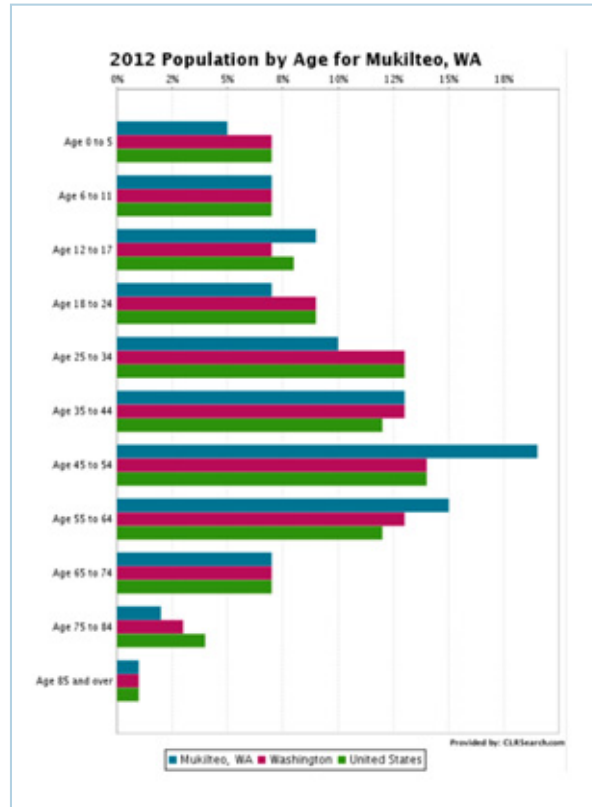
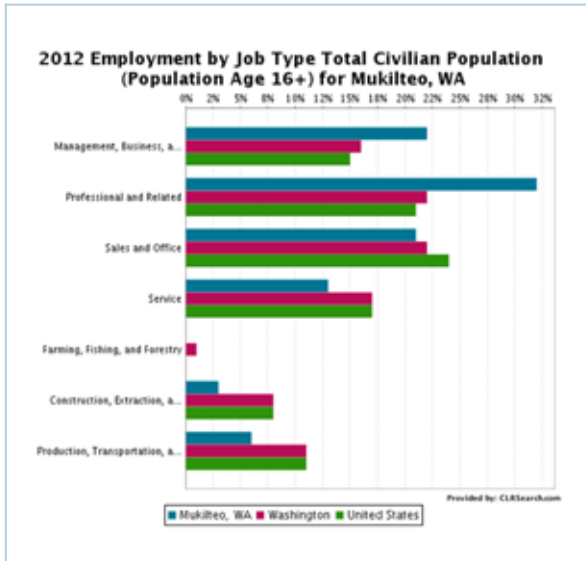


Other Tenants

The **Mukilteo Retail Center** is located in a busy retail center complex which is also the home to a mexican restaurant, nail and spa, japanese and teriyaki restaurant, thai restaurant, and a busy 7-11 store with an adjoining gas station. Plenty of parking in front of the retail center.



Demographics



Mukilteo is a city 20 minutes north of Seattle, overlooking the Puget Sound. It's one of the most affluent suburbs of Seattle. In 2007, the city had a median income of \$83,569. Additionally, like the rest of the Seattle area, house prices have risen rapidly; the median value in 2007 was \$567,000. Based on per capita income, Mukilteo ranks 29th of 522 areas in the state of Washington. The city is also home to one of the most expensive high schools ever built in America, Kamiak High School.

Boeing has a factory in Everett, WA where the 747, 767 and 777 are built that is directly adjacent to Mukilteo, WA and employs many residents and visitors of Mukilteo.

Mukilteo has a car ferry terminal connecting to Clinton on Whidbey Island. SR 525 travels between the Mukilteo ferry terminal and Lynnwood on the Mukilteo Speedway, and SR 526, which serves the Boeing Everett Factory.

* Description information via www.Wikipedia.com & Graphic demographics via www.CLSearch.com

Aerial Map & Amenities

The **Mukilteo Retail Center** is located in a prime, corner location along the bustling Mukilteo Speedway. Nearby businesses and amenities include some of the following:

- Boeing
- 7-11
- USPS
- Hilton Garden Inn
- Mukilteo Lodge
- Brooklyn Bros. Pizzeria
- Sabor A Mexico
- Mukilteo Thai Restaurant
- Renaissance Cleaners
- Patty's Eggnest
- Pier Java
- Z's Burgers
- John's Handy Mart
- Weller's Cafe
- ABC Learning Center
- TownePlace Suites
- Northwest Creations
- Ed's Automotive & Machine Shop
- Data Technologies

