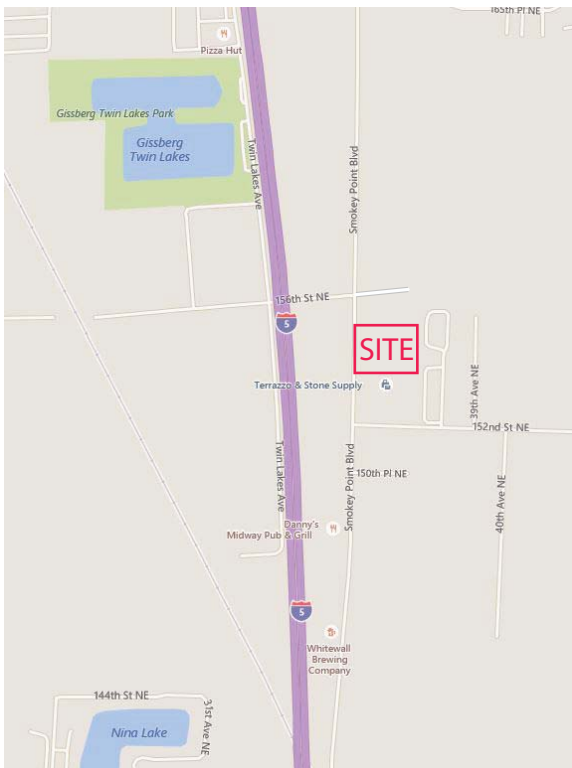




For Sale - 7.45 +/- Acres Development Site Just off Interstate-5



Price \$6,000,000 - \$18.50

GC, General Commercial zoning, City of Marysville

530' +/- of frontage on Smokey Pt Blvd

Neighbors include Safeway, Jo-Ann Fabric, Lowe's Home Improvement & Walmart

HealthVest 115 bed hospital under construction two blocks north

Gissberg Twin Lakes County Park 4 blocks away

Parcel Numbers - 31053300201400/1401, 33310520140009



Seattle Pacific Realty, Inc.

Contact

Sharon Crane

Broker

206.853.3725

Crane@seapac.com

For Sale - 7.45 +/- Acres

15431 Smokey Pt Blvd, Marysville

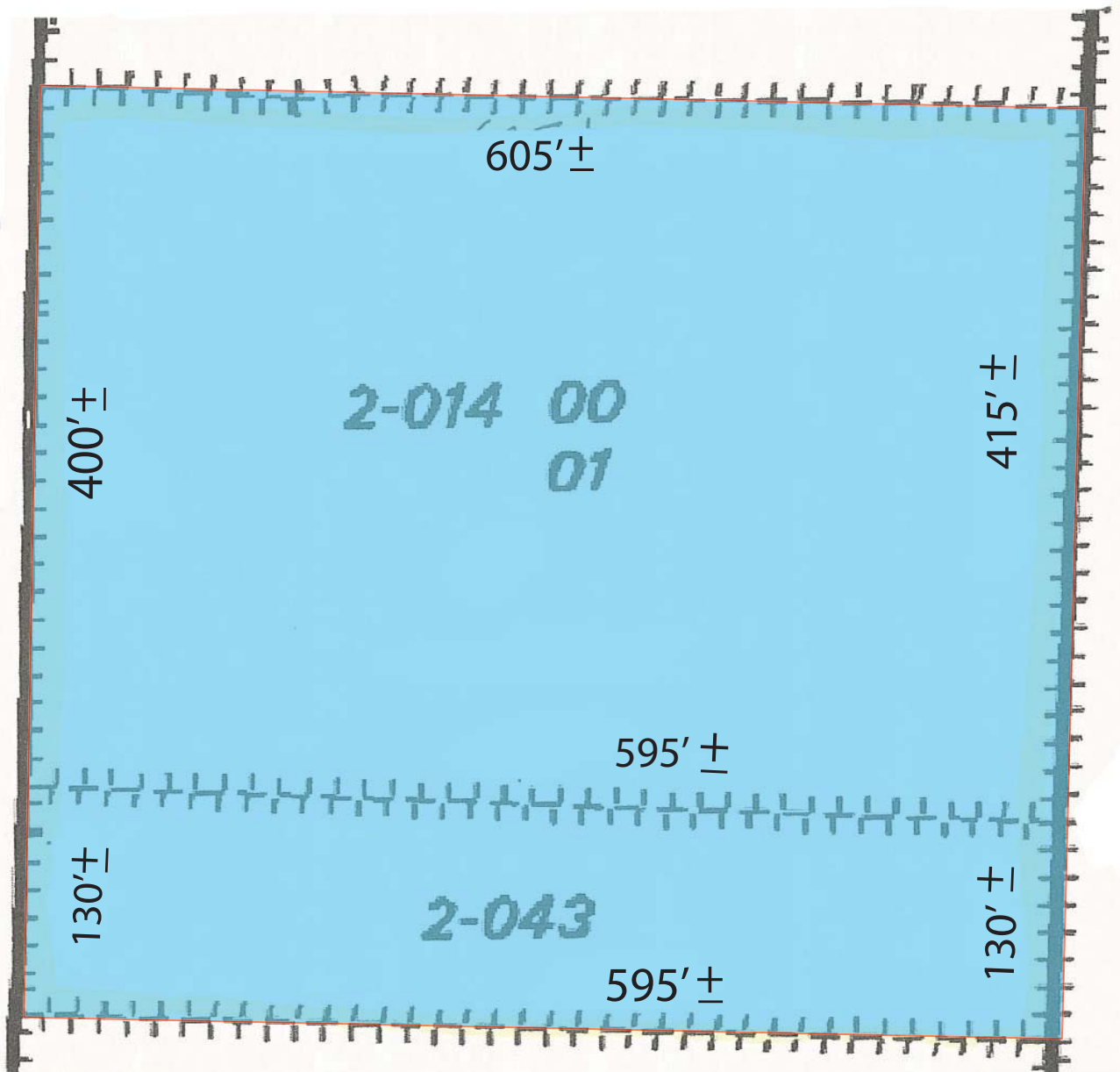
Market Overview

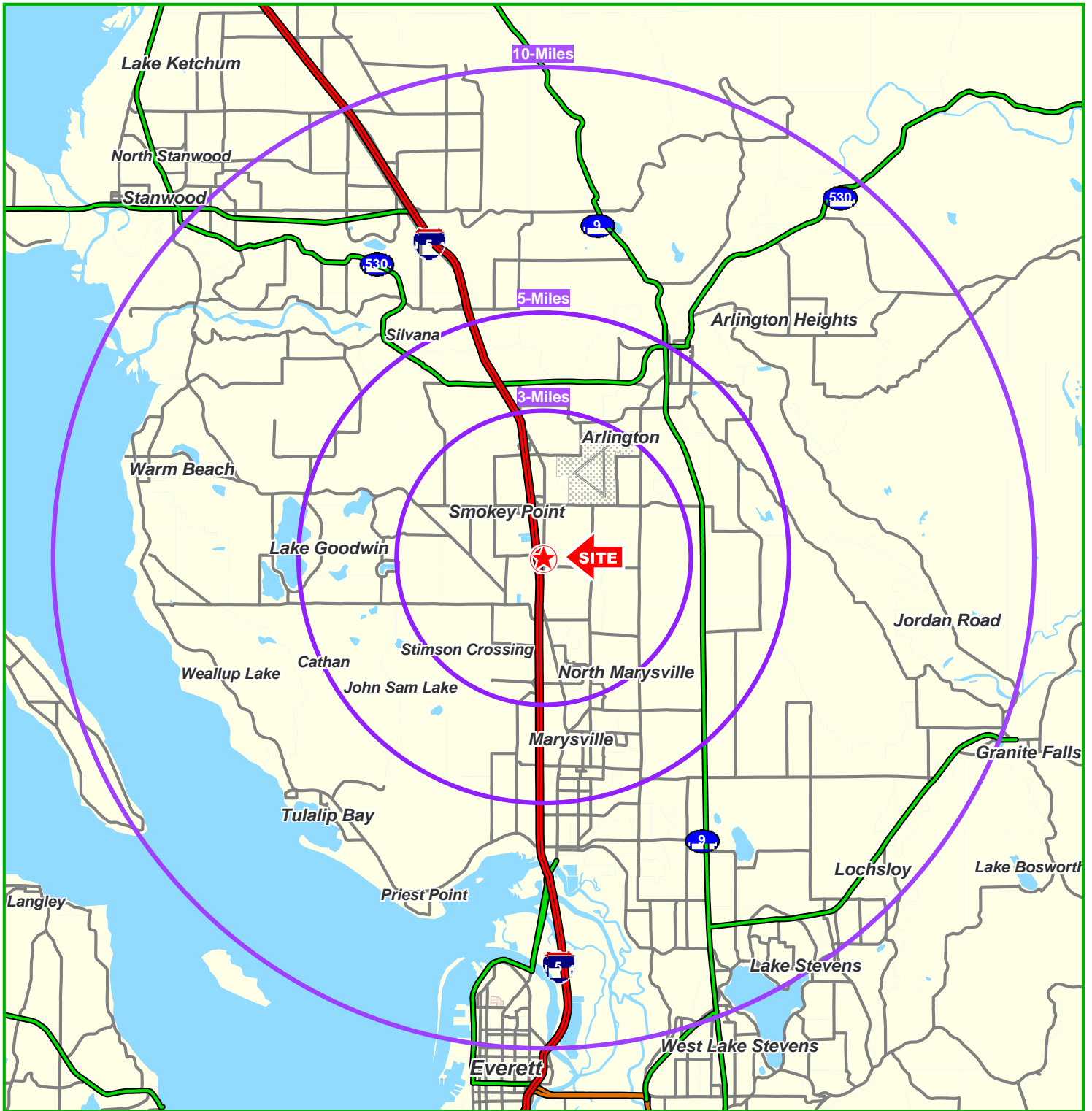


For Sale - 7.45 +/- Acres
15431 Smokey Pt Blvd, Marysville

Site
Plan

Site frontage is 530' +/-





15431 Smokey Point Blvd
7.45 Acres of Land
Marysville, WA



Seattle Pacific Realty, Inc.

FULL DEMOGRAPHIC PROFILE

2000 - 2010 Census, 2011 Estimates & 2016 Projections

Calculated using Proportional Block Groups

Prepared For



Seattle Pacific Realty, Inc.

Lat/Lon: 48.136806/-122.183063

August 2016

RF1

15431 Smokey Point Blvd Marysville, WA		3.00 mi radius	5.00 mi radius	10.00 mi radius
POPULATION	2011 Estimated Population	24,071	65,111	160,751
	2016 Projected Population	26,762	71,522	177,326
	2010 Census Population	23,755	63,634	156,540
	2000 Census Population	19,995	51,821	129,549
	Historical Annual Growth 2000 to 2011	1.9%	2.3%	2.2%
	Projected Annual Growth 2011 to 2016	2.2%	2.0%	2.1%
HOUSEHOLDS	2011 Est. Households	8,460	23,238	57,849
	2016 Proj. Households	9,209	24,968	62,485
	2010 Census Households	8,377	22,851	56,702
	2000 Census Households	6,890	18,271	45,743
	Historical Annual Growth 2000 to 2011	2.1%	2.5%	2.4%
	Projected Annual Growth 2011 to 2016	1.8%	1.5%	1.6%
AGE	2011 Est. Population 0 to 9 Years	13.8%	13.6%	13.6%
	2011 Est. Population 10 to 19 Years	14.6%	14.3%	14.1%
	2011 Est. Population 20 to 29 Years	13.0%	13.2%	13.3%
	2011 Est. Population 30 to 44 Years	20.2%	21.0%	21.8%
	2011 Est. Population 45 to 59 Years	23.0%	22.7%	22.1%
	2011 Est. Population 60 to 74 Years	11.1%	10.7%	10.6%
	2011 Est. Population 75 Years Plus	4.3%	4.5%	4.5%
	2011 Est. Median Age	35.8	35.8	35.4
MARITAL STATUS & SEX	2011 Est. Male Population	51.0%	49.5%	50.1%
	2011 Est. Female Population	49.0%	50.5%	49.9%
	2011 Est. Never Married	20.9%	21.1%	22.0%
	2011 Est. Now Married	59.7%	60.3%	59.4%
	2011 Est. Separated or Divorced	14.3%	13.8%	14.0%
	2011 Est. Widowed	5.0%	4.9%	4.6%
INCOME	2011 Est. HH Income \$200,000 or More	2.2%	2.3%	2.5%
	2011 Est. HH Income \$150,000 to 199,999	2.4%	3.1%	4.3%
	2011 Est. HH Income \$100,000 to 149,999	14.0%	14.9%	17.1%
	2011 Est. HH Income \$75,000 to 99,999	19.9%	19.7%	18.0%
	2011 Est. HH Income \$50,000 to 74,999	25.0%	23.2%	21.2%
	2011 Est. HH Income \$35,000 to 49,999	14.3%	13.4%	12.9%
	2011 Est. HH Income \$25,000 to 34,999	6.9%	7.7%	7.6%
	2011 Est. HH Income \$15,000 to 24,999	7.9%	8.1%	8.4%
	2011 Est. HH Income \$0 to 14,999	7.4%	7.6%	8.0%
	2011 Est. Average Household Income	\$ 72,396	\$ 73,710	\$ 75,954
	2011 Est. Median HH Income	\$ 62,194	\$ 63,403	\$ 65,424
	2011 Est. Per Capita Income	\$ 26,081	\$ 26,754	\$ 28,097
	2011 Est. Number of Businesses	924	1,944	3,980
2011 Est. Total Number of Employees	10,590	21,421	39,253	

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RACE	2011 Est. White Population	83.8%	83.4%	83.5%
	2011 Est. Black Population	1.5%	1.3%	1.5%
	2011 Est. Asian & Pacific Islander	3.9%	4.0%	4.3%
	2011 Est. American Indian & Alaska Native	2.1%	2.8%	3.0%
	2011 Est. Other Races Population	8.7%	8.4%	7.8%
HISPANIC	2011 Est. Hispanic Population	2,525	6,488	14,244
	2011 Est. Hispanic Population Percent	10.5%	10.0%	8.9%
	2016 Proj. Hispanic Population Percent	13.6%	12.9%	11.5%
	2010 Hispanic Population Percent	9.5%	9.1%	8.1%
EDUCATION (Adults 25 or Older)	2011 Est. Adult Population (25 Years or Older)	15,612	42,563	105,429
	2011 Est. Elementary (0 to 8)	3.4%	2.9%	2.7%
	2011 Est. Some High School (9 to 11)	7.1%	7.3%	7.0%
	2011 Est. High School Graduate (12)	33.0%	33.2%	31.6%
	2011 Est. Some College (13 to 16)	25.3%	26.6%	26.0%
	2011 Est. Associate Degree Only	11.4%	11.3%	11.4%
	2011 Est. Bachelor Degree Only	15.0%	12.8%	15.0%
	2011 Est. Graduate Degree	4.8%	5.9%	6.3%
HOUSING	2011 Est. Total Housing Units	8,918	24,553	62,025
	2011 Est. Owner Occupied Percent	73.6%	69.2%	67.5%
	2011 Est. Renter Occupied Percent	21.3%	25.4%	25.8%
	2011 Est. Vacant Housing Percent	5.1%	5.4%	6.7%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	5.1%	6.0%	4.7%
	2000 Homes Built 1995 to 1998	16.6%	16.6%	15.4%
	2000 Homes Built 1990 to 1994	12.2%	13.0%	13.8%
	2000 Homes Built 1980 to 1989	17.8%	18.5%	18.2%
	2000 Homes Built 1970 to 1979	28.7%	23.1%	18.4%
	2000 Homes Built 1960 to 1969	12.3%	11.9%	10.8%
	2000 Homes Built 1950 to 1959	3.1%	4.6%	5.8%
	2000 Homes Built Before 1949	4.1%	6.3%	12.8%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	-	0.1%
	2000 Home Value \$500,000 to \$999,999	0.3%	0.6%	0.9%
	2000 Home Value \$400,000 to \$499,999	1.3%	1.4%	1.7%
	2000 Home Value \$300,000 to \$399,999	3.2%	4.0%	5.8%
	2000 Home Value \$200,000 to \$299,999	17.1%	19.2%	24.7%
	2000 Home Value \$150,000 to \$199,999	40.9%	43.1%	39.4%
	2000 Home Value \$100,000 to \$149,999	34.7%	28.5%	23.8%
	2000 Home Value \$50,000 to \$99,999	1.6%	2.7%	3.0%
	2000 Home Value \$25,000 to \$49,999	0.6%	0.3%	0.4%
	2000 Home Value \$0 to \$24,999	0.4%	0.3%	0.3%
	2000 Median Home Value	\$ 167,377	\$ 172,724	\$ 182,788
	2000 Median Rent	\$ 678	\$ 697	\$ 667

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LABOR FORCE	2011 Est. Labor: Population Age 16+	18,709	50,824	125,525
	2011 Est. Civilian Employed	60.6%	61.7%	61.4%
	2011 Est. Civilian Unemployed	7.4%	7.3%	6.8%
	2011 Est. in Armed Forces	1.5%	1.0%	1.5%
	2011 Est. not in Labor Force	30.5%	29.9%	30.3%
	2011 Labor Force: Males	50.3%	49.4%	49.9%
	2011 Labor Force: Females	49.7%	50.6%	50.1%
OCCUPATION	2000 Occupation: Population Age 16+	9,252	24,640	60,752
	2000 Mgmt, Business, & Financial Operations	11.9%	11.5%	11.4%
	2000 Professional and Related	14.2%	15.2%	16.5%
	2000 Service	15.0%	14.5%	15.2%
	2000 Sales and Office	24.3%	24.3%	24.2%
	2000 Farming, Fishing, and Forestry	0.5%	0.6%	0.8%
	2000 Construction, Extraction, & Maintenance	15.9%	16.0%	15.2%
	2000 Production, Transport, & Material Moving	18.3%	17.8%	16.7%
	2000 Percent White Collar Workers	50.4%	51.0%	52.0%
2000 Percent Blue Collar Workers	49.6%	49.0%	48.0%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	78.9%	77.9%	76.4%
	2000 Drive to Work in Carpool	14.5%	15.5%	14.6%
	2000 Travel to Work by Public Transportation	1.0%	1.2%	1.6%
	2000 Drive to Work on Motorcycle	0.0%	0.0%	0.1%
	2000 Walk or Bicycle to Work	1.9%	1.6%	2.6%
	2000 Other Means	0.6%	0.4%	0.6%
	2000 Work at Home	3.1%	3.4%	4.1%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	23.8%	23.8%	22.6%
	2000 Travel to Work in 15 to 29 Minutes	33.1%	32.1%	32.7%
	2000 Travel to Work in 30 to 59 Minutes	33.0%	33.3%	32.9%
	2000 Travel to Work in 60 Minutes or More	10.1%	10.8%	11.9%
	2000 Average Travel Time to Work	27.3	27.4	28.0
CONSUMER EXPENDITURE	2011 Est. Total Household Expenditure (in Millions)	\$ 474.9	\$ 1,324.0	\$ 3,358.0
	2011 Est. Apparel	\$ 22.6	\$ 63.1	\$ 160.1
	2011 Est. Contributions & Gifts	\$ 29.2	\$ 82.2	\$ 212.4
	2011 Est. Education & Reading	\$ 12.5	\$ 35.3	\$ 92.0
	2011 Est. Entertainment	\$ 26.7	\$ 74.4	\$ 188.8
	2011 Est. Food, Beverages & Tobacco	\$ 75.8	\$ 210.9	\$ 532.0
	2011 Est. Furnishings And Equipment	\$ 21.3	\$ 59.4	\$ 150.9
	2011 Est. Health Care & Insurance	\$ 33.7	\$ 93.8	\$ 236.7
	2011 Est. Household Operations & Shelter & Utilities	\$ 141.2	\$ 393.9	\$ 1,001.1
	2011 Est. Miscellaneous Expenses	\$ 7.9	\$ 22.0	\$ 55.7
	2011 Est. Personal Care	\$ 6.9	\$ 19.2	\$ 48.6
	2011 Est. Transportation	\$ 97.2	\$ 269.9	\$ 679.8

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