

SALISH CROSSING

RETAIL FOR LEASE

Dayton St & Front Street, Edmonds WA 98020

A Modern Community Marketplace



THE OPPORTUNITY

Situated at the intersection of Dayton Street, a key east/west route that cuts through the Edmonds Bowl, and State Route 104, a vital arterial connecting the over four million/year ferry travelers to Highway 99 and I-5, Salish Crossing has been apply referred to as the "West Gateway to Edmonds" — a prime destination for community, commuter and tourist retail serving a stable, affluent trade area with well-established neighborhoods and strong income demographics. The trade area population of nearly 60,000 boasts an average household income of over \$90,000, and the closer you get to Salish Crossing, that number climbs to over \$100,000. This intersection plays a key role in connecting with the residents who live, shop, dine and play along the Edmonds Waterfront as well as for the commuters and tourists who start or end their travels at this spot.



Tiffini Connell

(206) 283-5212
www.wccommercialrealty.com

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

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The gateway to this educated, affluent, loyal community is Salish Crossing.



Trade Area Demographics:



Just over half of the trade area population is between the ages of 35 and 65.



Approximately 5,000 employees within 1/2 mile.



93% of the population has some college or a college degree.



Nearly 65% own their own homes, with average home values of nearly \$430,000.

STRONG DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

2-Mile: \$130,918
3-Mile: \$115,410
5-Mile: \$101,302

TOTAL POPULATION

2-Mile: 24,828
3-Mile: 60,247
5-Mile: 161,086

TOTAL DAYTIME EMPLOYEES

2-Mile: 6,888
3-Mile: 22,748
5-Mile: 56,467



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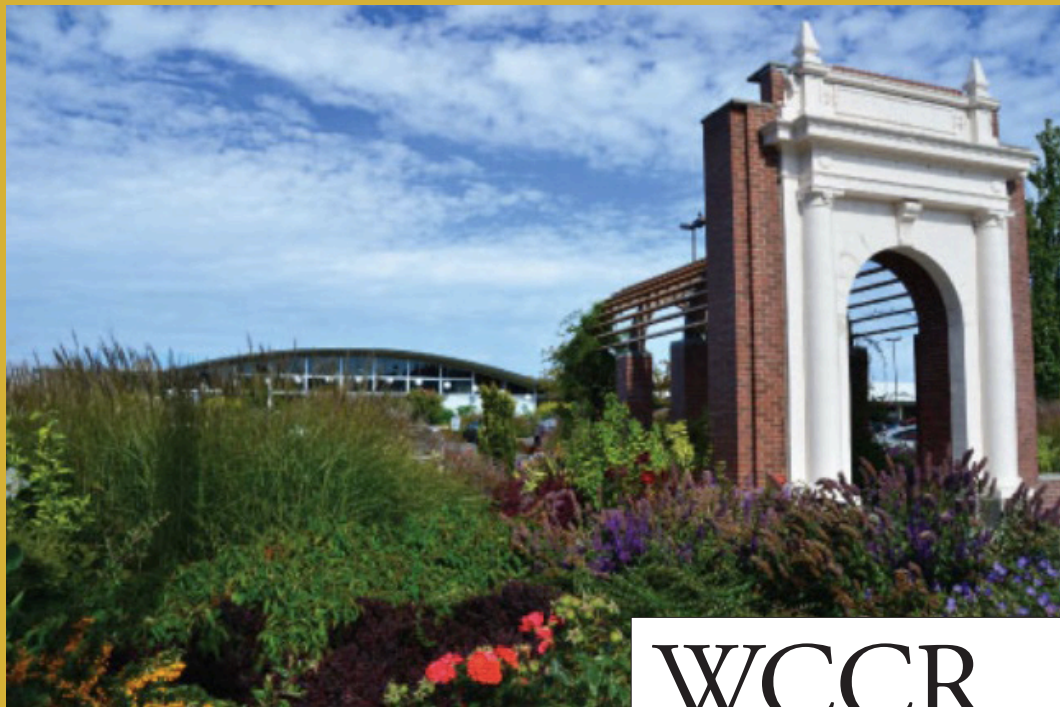
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Location:

- Salish Crossing is located in Edmonds, Washington, approximately 11 miles north of Seattle, with convenient commuter access to Highway 99 and I-5.
- Edmonds is the 3rd most populous city in Snohomish County and in the top 7% of the most affluent areas in Washington State.
- The Edmonds – Kingston Ferry is the 3rd busiest ferry terminal in the State with nearly 4 million riders/year.
- There are 10 public elementary schools, two middle schools, two high schools and two private K-8 schools within three miles of the site. Smaller class sizes, "Choice" schools and the high number of neighborhood schools make this a sought-after residential destination.
- The trade area for Salish Crossing includes some of the highest average income households in Snohomish County.

"This is a momentous purchase to a company with strong family ties to the Edmonds community," Edmonds Mayor Dave Earling said. "I look forward to new ownership taking the responsibility of transforming the site and enhancing our community."



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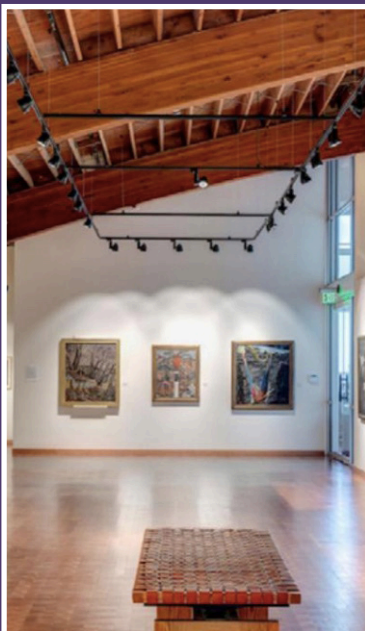
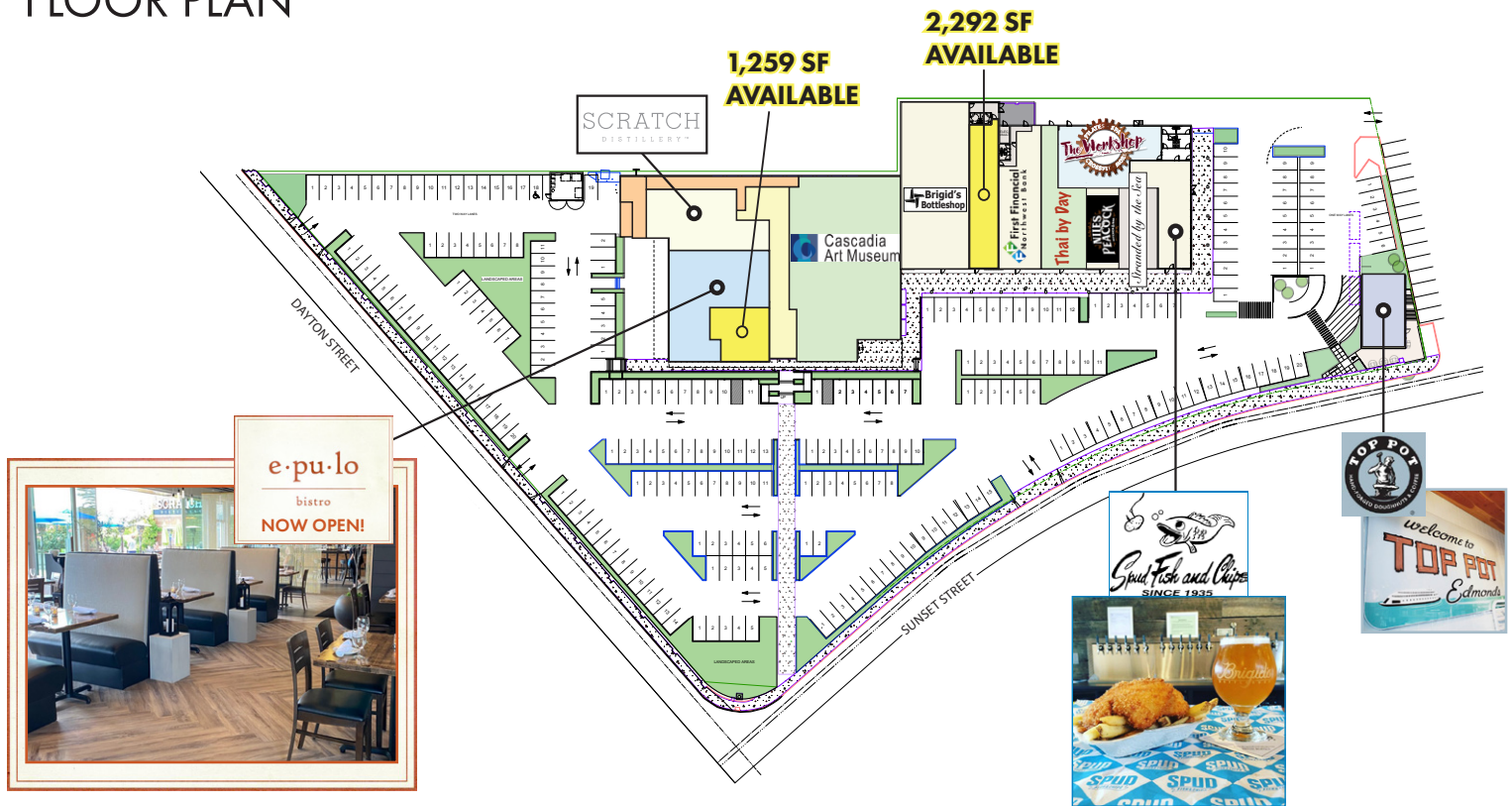
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FLOOR PLAN



CBA ICSC POWERBROKER
2018 Top Broker Award

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