

Arbor Village

MOUNTLAKE TERRACE

23601 56th Avenue West ♦ Mountlake Terrace, Washington 98043



ANNOUNCING

Retail Opportunities in Downtown Mountlake Terrace

Situated at the prime lighted intersection of 56th Avenue and 236th Street in Mountlake Terrace, Washington, the new Arbor Village Apartments is a 4 story, mixed-use project that best exemplifies a changing community by providing crucial retail opportunities and new luxury housing. With a combined daily traffic count of 15,000 vehicles per day, this intersection serves as the gateway to the Cities downtown core and a key role in connecting the residents who live, shop, dine and play in the growing city of Mountlake Terrace.

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For more information call:
(206) 283-5212

Retail Commercial Specialists



Blake Taylor

2101 Fourth Avenue, Suite 920 - Seattle, WA 98121

www.wccommercialrealty.com

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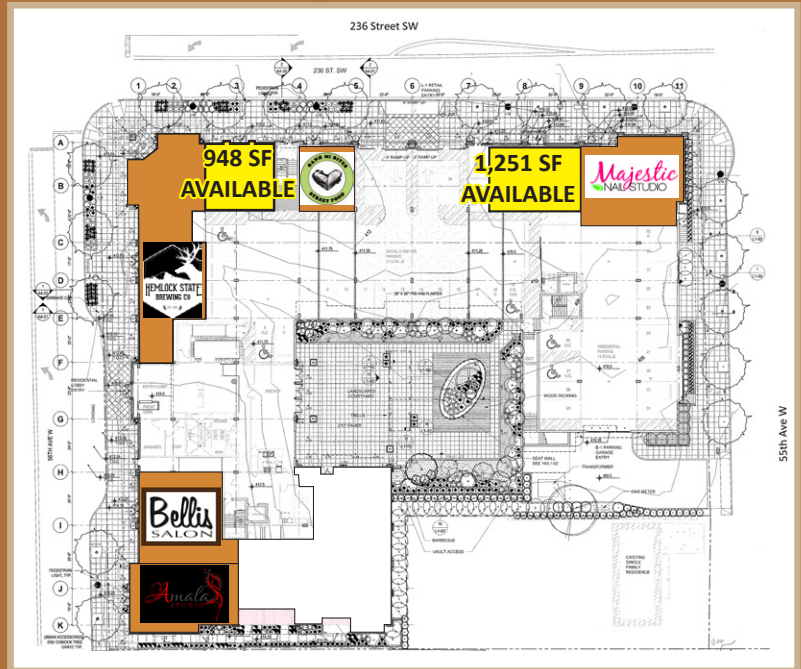
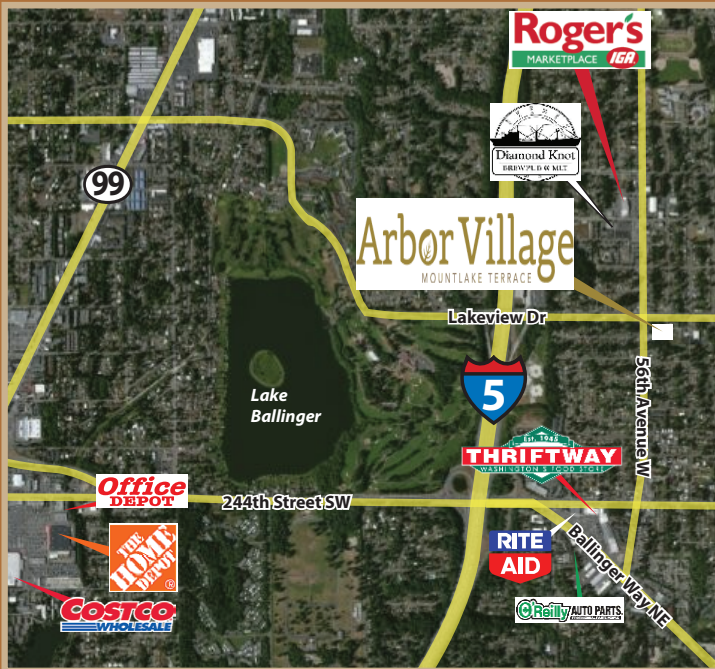
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Location:

- ♦ Arbor Village Apartments is located in the city of Mountlake Terrace which sits just blocks from the Snohomish/King County line, approximately 4 miles North of Seattle and 9 miles South of Everett.
- ♦ In proximity to major transportation routes: I-5, Hwy 99, SR 104; near I-405. Bus services (Community Transit, Sound Transit, King County Metro). Edmonds-Kingston Ferry, 11 minutes to the West.
- ♦ At 123 residential units + 8,000 of retail, this project with the largest redevelopment to date in the City since the Town Center Plan (2007) which also updated zoning codes to revitalize downtown and encourage attractive mixed use development.
- ♦ Mountlake Terrace is in the midst of the Main Street Revitalization Project which is a catalyst to create jobs, spur sustainable economic development, build affordable housing and connect the developing Town Center with transit investments near I-5 like the new Transit Station and incoming Light Rail.
- ♦ The largest employers in Mountlake Terrace include Premera Blue Cross, City of Mountlake Terrace Edmonds School District, Sterling Saving Bank.
- ♦ Over 366 acres of recreational attractions: parks, trails, golf course, award winning aquatics programs.
- ♦ Incoming Light Rail (estimated 2023) stations will be accessed via 236th Street where the new Mountlake Terrace Transit Station was built and 220th Avenue SW retail corridor. Forecasts call for 70,000 riders to get on or off at the nearby Lynnwood extension.

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Retailers:

Seeking experience business operators who would like the exposure and high quality opportunity to have a brand new business space built out in this large mixed-use project. We are currently seeking:

- Café or Restaurant for the corner of 56th and 236th Street
- Retail (nail salon, yoga, bottleshop)
- Office

Existing neighborhood businesses include: Diamond Knot Brewing, Snohomish Pie Co., DD Meats, Cinnebarre, Mazatlan Restaurant and Red Onion Burgers.

DEMOGRAPHICS

Population

1 Mile:	15,519
2 Mile:	59,509
3 Mile:	131,811

Average HH Income

1 Mile:	\$68,864
2 Mile:	\$75,847
3 Mile:	\$81,350

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