

GRANITE FALLS PADS

SR 92 & Jordan Road
Granite Falls, Washington



FOR SALE | LEASE | BUILD-TO-SUIT

Steve Erickson

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

First Western Properties, Inc. is pleased to present an incredible pad opportunity in Granite Falls, Snohomish County's third fastest growing city. This opportunity consists of three parcels available for purchase, individually or combined, totaling a combined 2.14 Acres (93,188 SF)+-.

This prominent commercial property features good exposure and frontage on SR 92 & Jordan Road. SR 92 is the main arterial through Granite Falls and boasts traffic counts in excess of 19,000 vehicles per day. The subject property is also strategically located with very easy access to the Mountain Loop Highway which is Snohomish County's only access the the North Cascade Loop, the "Gateway" to the Cascade Mountains.

The Granite Falls pad opportunity is zoned as GC (General Commercial) and would be ideal for a wide array of commercial users including fast food or similar retailers. Anchored by Rite Aid the site is also within a one mile radius of five schools with student counts of 2,100 for the 2019/2020 school year.



- ZONING:
- OPEN SPACE (OS)
 - PUBLIC PARK (PP)
 - PUBLIC INSTITUTIONAL (PI)
 - RIVER FRONT RESIDENTIAL (R-2.3)
 - RESIDENTIAL 9,600 (R-9600)
 - RESIDENTIAL 7,200 (R-7200)
 - MULTIPLE RESIDENTIAL (MN)
 - DOWNTOWN RESIDENTIAL (DT-2500)
 - CENTRAL BUSINESS DISTRICT (CBD)
 - GENERAL COMMERCIAL (GC)
 - INDUSTRIAL/RETAIL (IR)
 - LIGHT INDUSTRIAL (LI)
 - HEAVY INDUSTRIAL (HI)

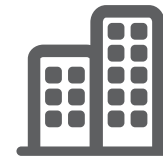
Property:	Granite Falls Pads
Address:	SWC SR 92 & Jordan Road
Total Land Area:	Pad 1: .58 Acres (25,073 SF) + - Pad 2: .45 Acres (19,689 SF) + - Pad 3: 1.11 Acres (48,426 SF) + -
Zoning:	GC (General Commerical)
Parcel Numbers:	Pad 1: 30061300406100 Pad 2: 30061300406200 Pad 3: 30061300406300
Traffic Counts:	SR 92 (W Stanley): 19,000 ADT



Population



Average HH Income



Daytime Population

Regis - 2020

	Population	Average HH Income	Daytime Population
Mile 1	5,188	\$91,386	795
Mile 3	12,261	\$114,529	1,393
Mile 5	19,119	\$117,230	2,046



GRANITE FALLS AERIAL



**SUBJECT
PROPERTY**

SITE PLANS





GRANITE FALLS, WA located in the central point of Snohomish County, lies approximately 17 miles northeast of Everett and I-5. State Route 92 meets the main thoroughfare in town and passes on to the beautiful Mountain Loop Highway, which is Snohomish County's only access to the North Cascade Loop. The town is in a growth area in the county with five new housing subdivisions and a growing number and variety of businesses. Despite the fast growth, Granite Falls retains a country atmosphere, with a neighborly attitude and friendly people.

WASHINGTON STATE, BY THE NUMBERS



#1 Washington State's ranking Best Overall State 2019, USN

#2 Washington state's ranking on the Best States overall Ranking based on Infrastructure 2019, USN

#3 Washington state's ranking on the Best States overall Ranking based on Economy 2019, USN

#4 Washington state's ranking on the Best States overall Ranking based on Health Care & Education 2019, USN

#4 Seattle rank in the US for Labor Supply, #6 for Economic Climate, #8 for Regulatory Environment 2019, and #8 Overall Best States for Businesses 2019, Forbes

#3 Washington State's rank in the latest "State New Economy Index" published by the Information Technology and Innovation Foundation, based on Strong aviation and software exports; Puget Sound entrepreneurialism; widespread adoption of digital technologies.

THE NORTHWEST REGION IS BUILT ON THE STRENGTH OF INDUSTRIES competing in the knowledge- and international-based economy. In fact, foreign investment accounts for 4.1% of the state's private industry employment with foreign-controlled businesses employing over 105,600 Washington workers. Combine that with the superb quality of life in the Pacific Northwest, a world-class arts scene, professional sports teams, and culinary delights from some of the country's top chefs, and you've got a great place to do business where your employees will be happy to call "home."

OUR REGION'S STRENGTH INCLUDES

- » Strategic location w/regard to the Pacific Rim
- » Nonstop international flights
- » Deep-water ports
- » Reliable transportation connection to the rest of the U.S.
- » Well-educated population
- » Strong business climate
- » Vibrant international communities
- » Vast experience in international trade

~ Economic Development Council



KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

STEVE ERICKSON

425.822.5522
serickson@fwp-inc.com



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