



BRADLEY COMMERCIAL
REAL ESTATE

1700 132nd St SE, Mill Creek, WA 98012



- ◆ On the busy corner of 132nd St. SE & 16th Ave SE.
- ◆ Previously Animal Hospital at Murphy's Corner.
- ◆ Easy access to/from 132nd St. SE and Bothell-Everett Hwy.
- ◆ Traffic Count on Bothell-Everett Hwy - 19,000, 132nd SE - 26,000.
- ◆ Alley Access with Rear Door.
- ◆ Divisible to 1,288SF and 1,214SF.
- ◆ Available Immediately.



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6116 211th Street SW #203 | Lynnwood, WA 98036
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SUITE G - The 2,502 SF space is divisible to 1,214 and 1,288SF. This location was formerly the highly rated Animal Hospital at Murphy's Corner, prior to that it was a chiropractic office.

This location is highly visible from multiple directions. The property is bordered by Bothell-Everett Highway (SR-527) to the south and 132nd St. SE (SR-96) to the north. These main arterials drive traffic north and west to Everett, south to Mill-Creek and Bothell, and east to Silver Firs and Snohomish, this property is within one mile of I-5 and five miles of I-405.

The current build-out is suitable for a vet clinic,

medical usage such as physical therapy facility, chiropractic office, dentist office, urgent care location. However, landlord is willing to contribute a TI allowance for the right tenant.

Management has made considerable improvements to the property including: parking lot repairs, refreshing the landscape, and painting. The local ownership truly cares about their tenants and a positive customer experience.

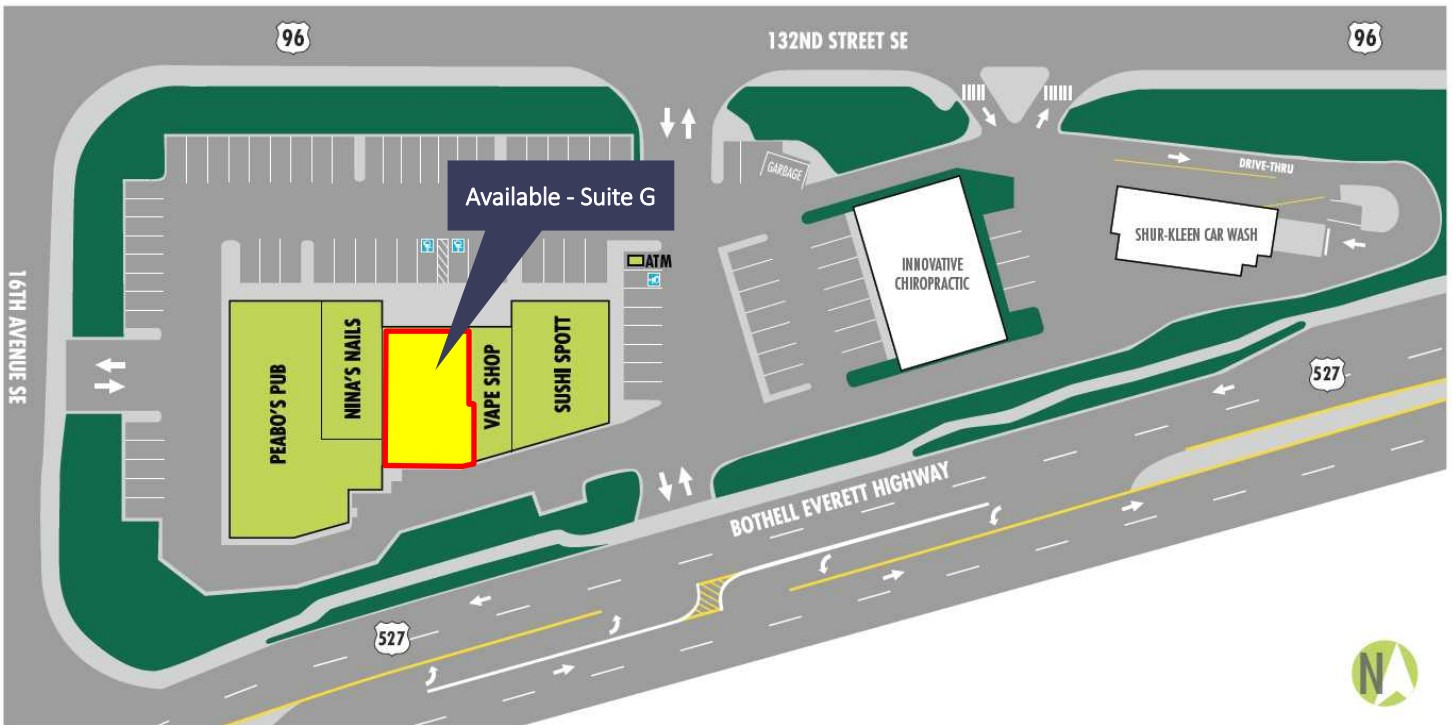
For additional information, please contact our office.

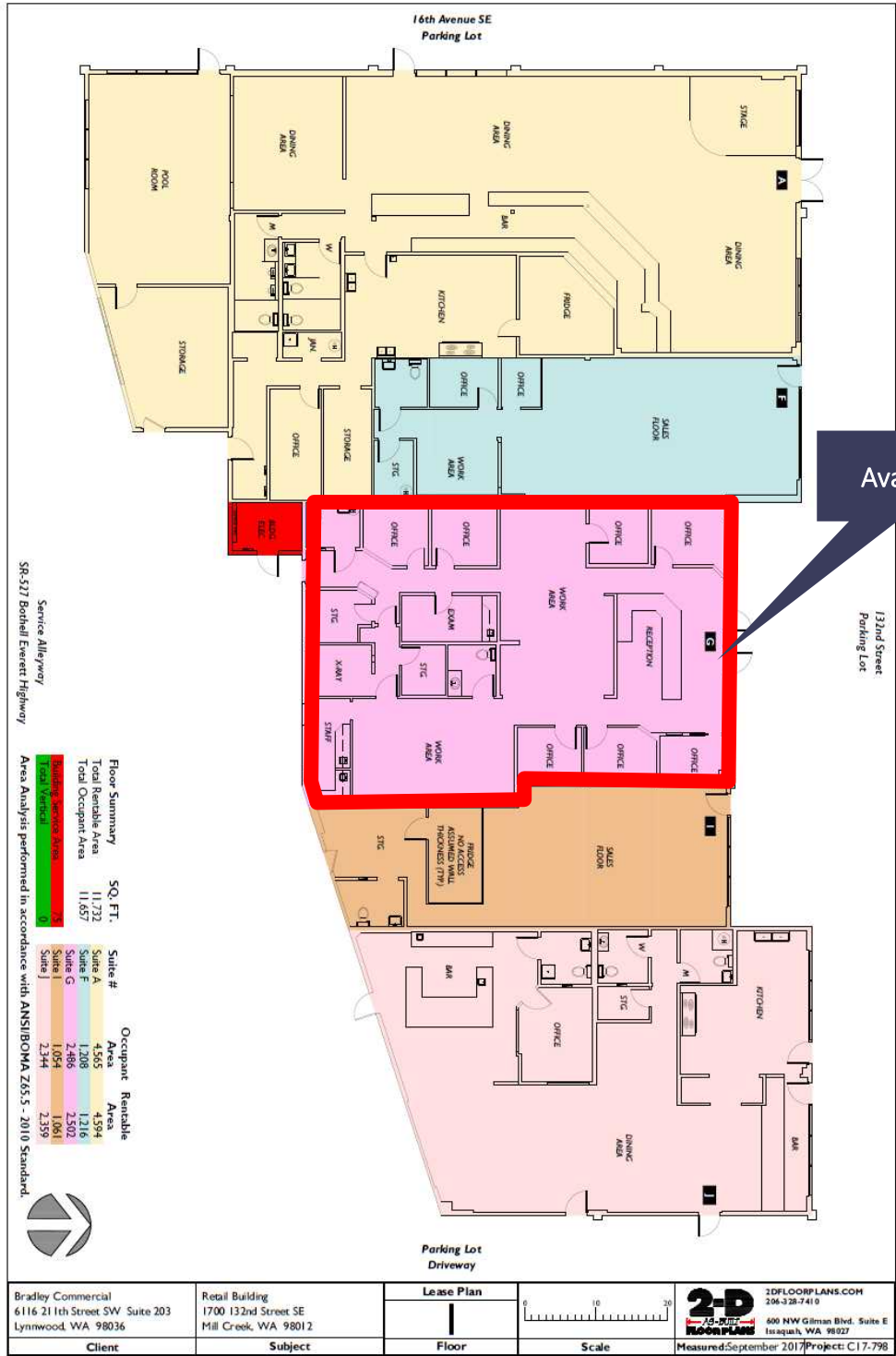


Join these established tenants:

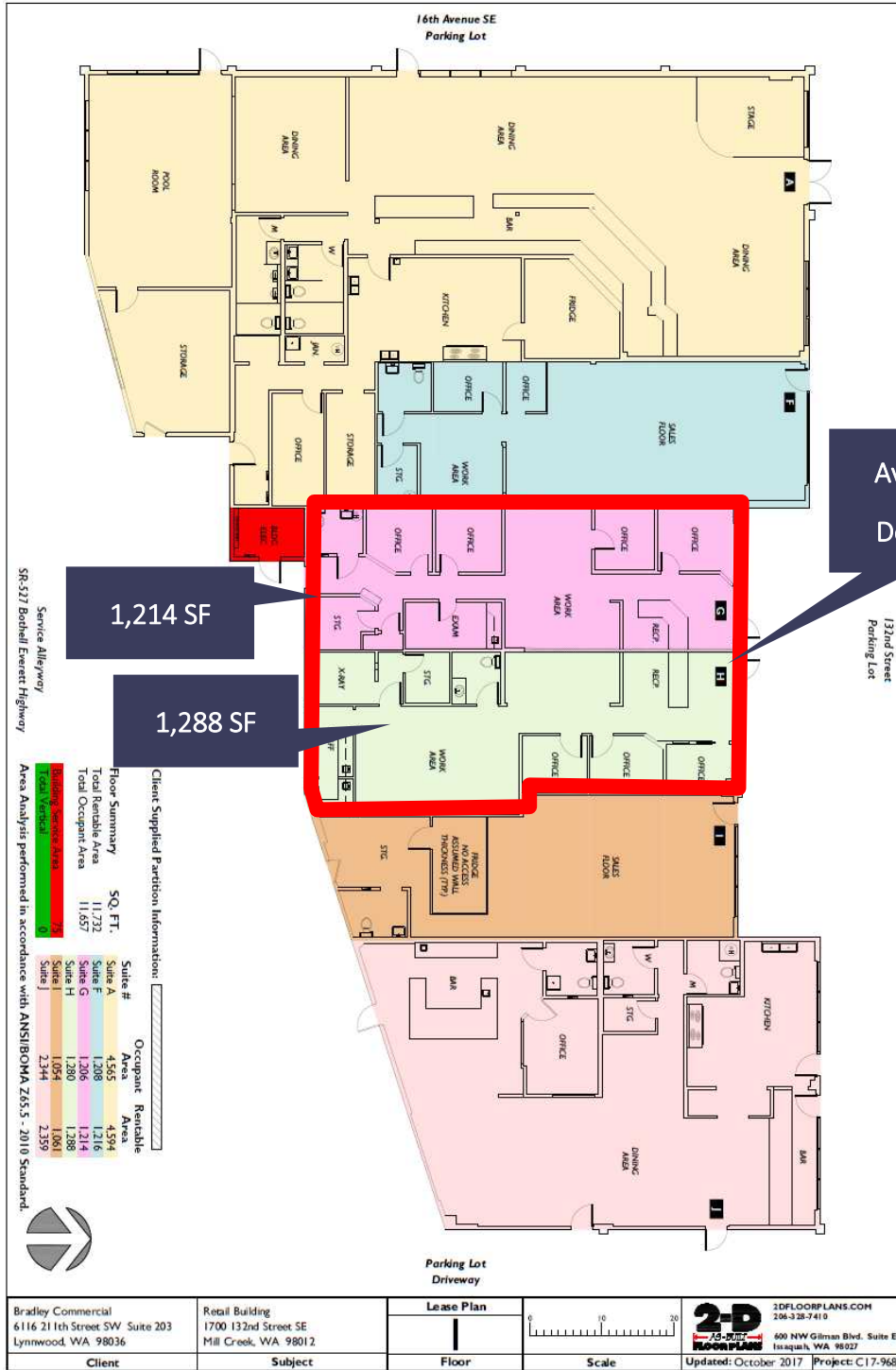
- Peabo's Pub
- Stormabet Vape Shop
- Nina's Nails
- Sushi Spott
- Wells Fargo ATM

SITE PLAN

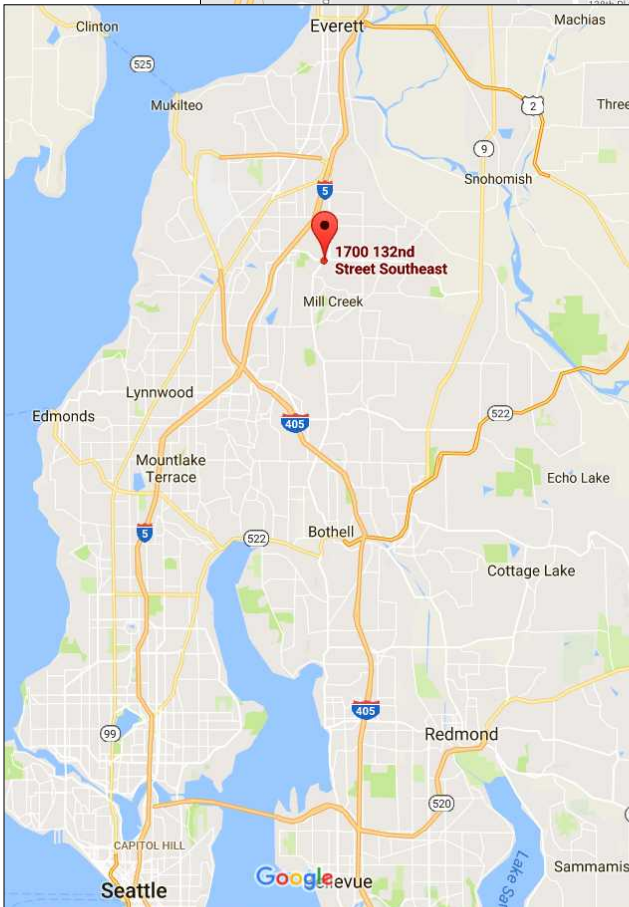
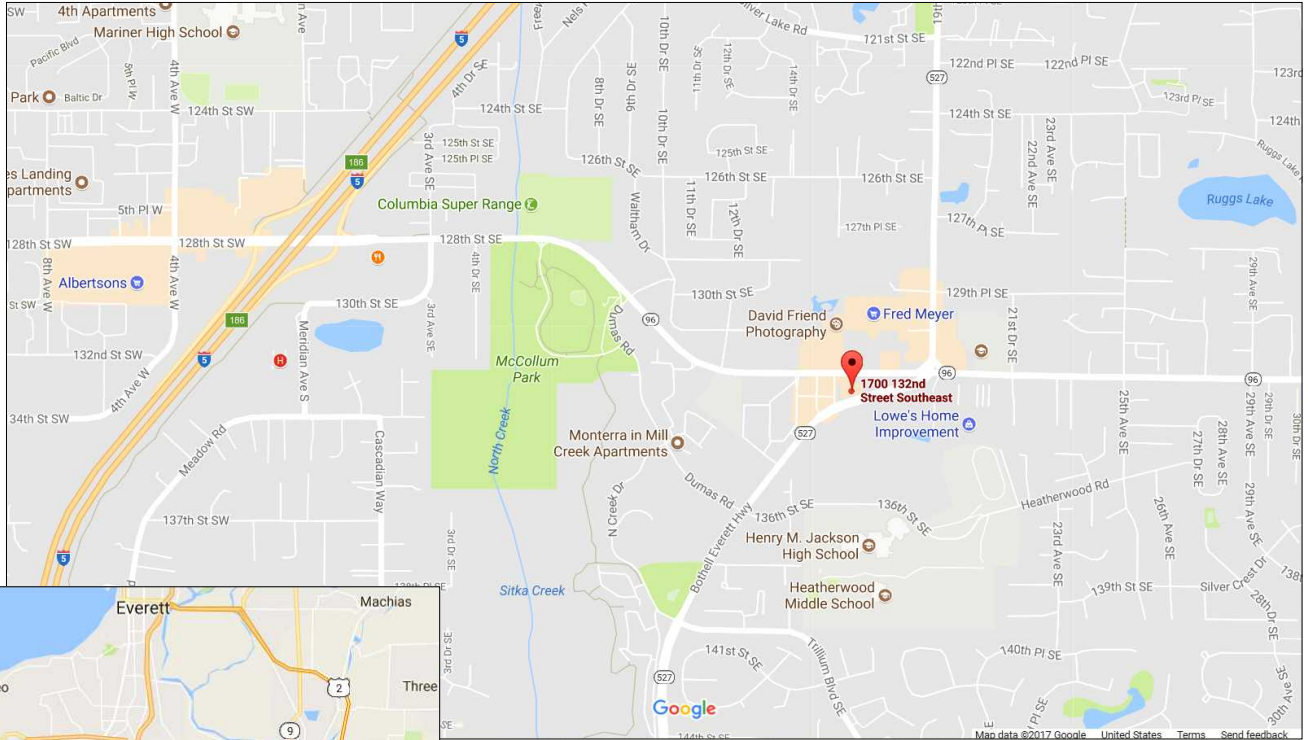




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Distance to Major Cities

- Downtown Everett 8 miles
- Mukilteo Ferry 8 miles
- Downtown Edmonds 11 miles
- Downtown Bothell 8 miles
- Downtown Seattle 20 miles
- Downtown Bellevue 22 miles



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Demographics »

Information courtesy of CoStar.

	1 Mi	3 Mi
Population	14,975	149,757
Households	6,031	56,221
Average Age	37.30	36.30
Median HH Income	\$82,188	\$80,403
Daytime Employees	4,105	39,425
Population Growth '17-'22	↑ 8.6%	↑ 8.4%
Household Growth '17-'22	↑ 8.6%	↑ 8.5%

Traffic »

Collection Street	Cross Street	Traffic Vol	Year	Distance
132nd St SE	Private W	26,000	2016	0.03 mi
Bothell Everett H...	Private SW	19,000	2012	0.04 mi
Bothell Everett H...	Private W	18,374	2012	0.09 mi
Bothell Everett H...	Private W	18,000	2015	0.10 mi
132nd St SE	19th Ave SE E	28,000	2015	0.11 mi

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Market Conditions »

<u>Vacancy Rates</u> ?	Current	YOY Change
Current Building	21.7%	↑ 21.7%
Submarket 2-4 Star	3.9%	↓ 0.4%
Market Overall	3.8%	↑ 0.1%
<u>NNN Asking Rents Per SF</u> ?		
Current Building	\$26.50	-
Submarket 2-4 Star	\$27.01	↑ 5.2%
Market Overall	\$19.46	↑ 2.9%
<u>Submarket Leasing Activity</u> ?		
12 Mo. Leased SF	110,119	↑ 250.8%
Months on Market	7.2	↓ 14.6 mo
<u>Submarket Sales Activity</u>	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$35.6	\$44.1
12 Mo. Price Per SF	\$292	\$242



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