

Office/Retail Space for Lease

MUKILTEO SQUARE | STRIP CENTER | HIGH VISIBILITY
8004 MUKILTEO SPEEDWAY, MUKILTEO, WA 98275



CLICK TO TAKE A VIRTUAL TOUR

Virtual tour includes additional suites not currently available. Please refer to this flyer for current availability.



Building Highlights

Convenient access and strong visibility along Mukilteo Speedway

Set back from the roadway for enhanced privacy

Multiple signage opportunities

Ample free parking in newly paved and lined surface lot

Well suited for service teams and fleet vehicles



FOR MORE INFO
CONTACT

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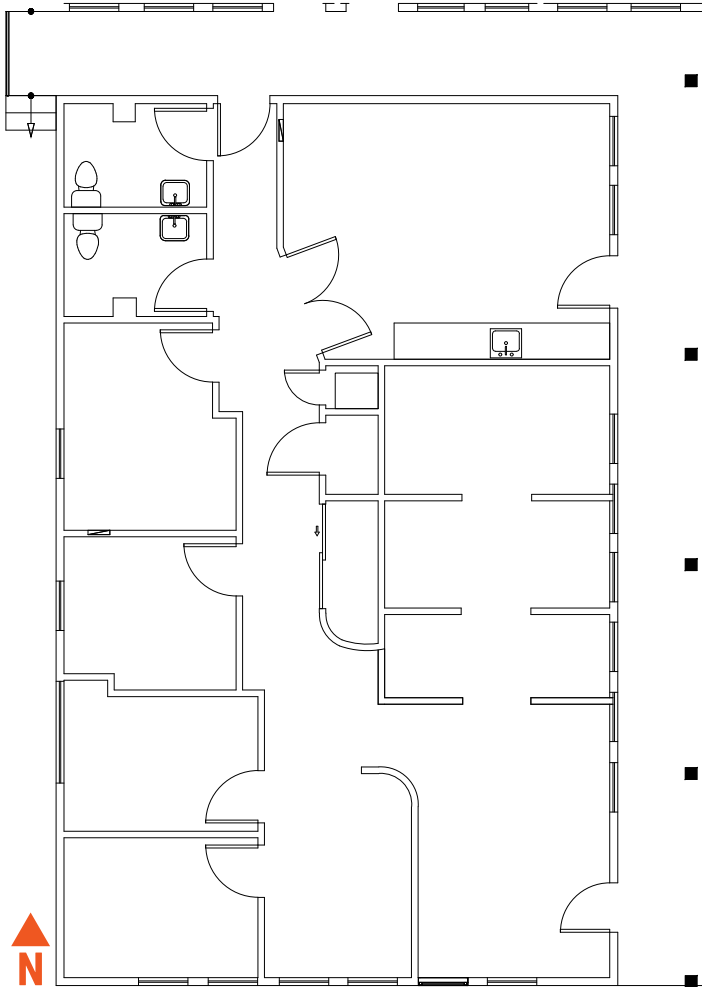
1218 Third Avenue
Suite 2200
Seattle, WA 98101

www.orioncp.com

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Space Highlights



SUITE: 1

AVAILABLE SPACE: 1,596 RSF

Lease Rate: \$21.00 PSF

Estimated NNN: Varies by suite

Corner unit with strong visibility

Fully built-out as professional services office

Dedicated reception/waiting area

Private restrooms & employee breakroom

The information contained herein was obtained from sources believed reliable; however, ORION Commercial Partners LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



SITEPLAN

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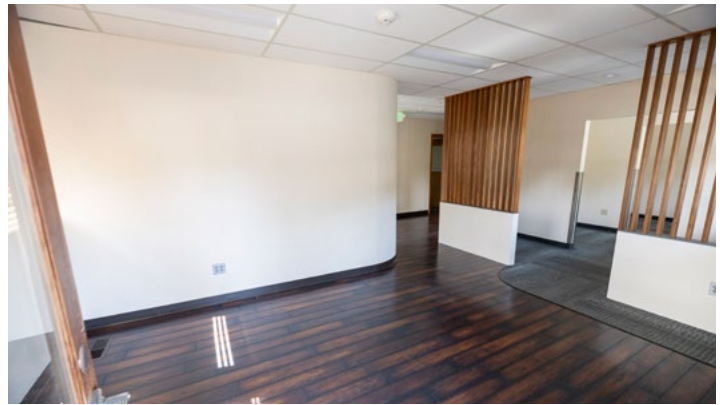
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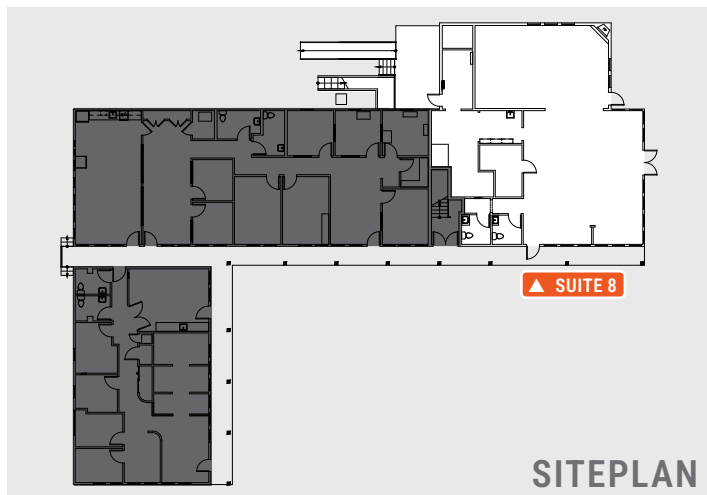
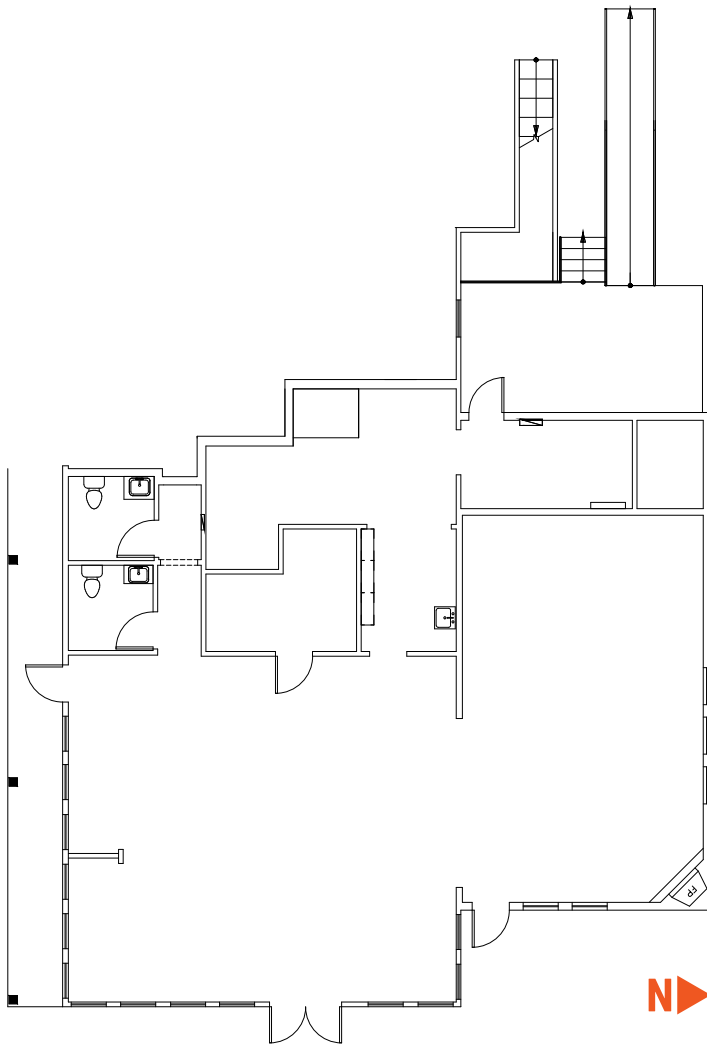
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Space Highlights



SUITE: 8

AVAILABLE SPACE: 2,277 RSF

Lease Rate: \$21.00 PSF

Estimated NNN: Varies by suite

Corner unit with strong visibility

Shell café-ready production space

Existing walk-in refrigerator

Private restrooms & with outdoor patio and deck

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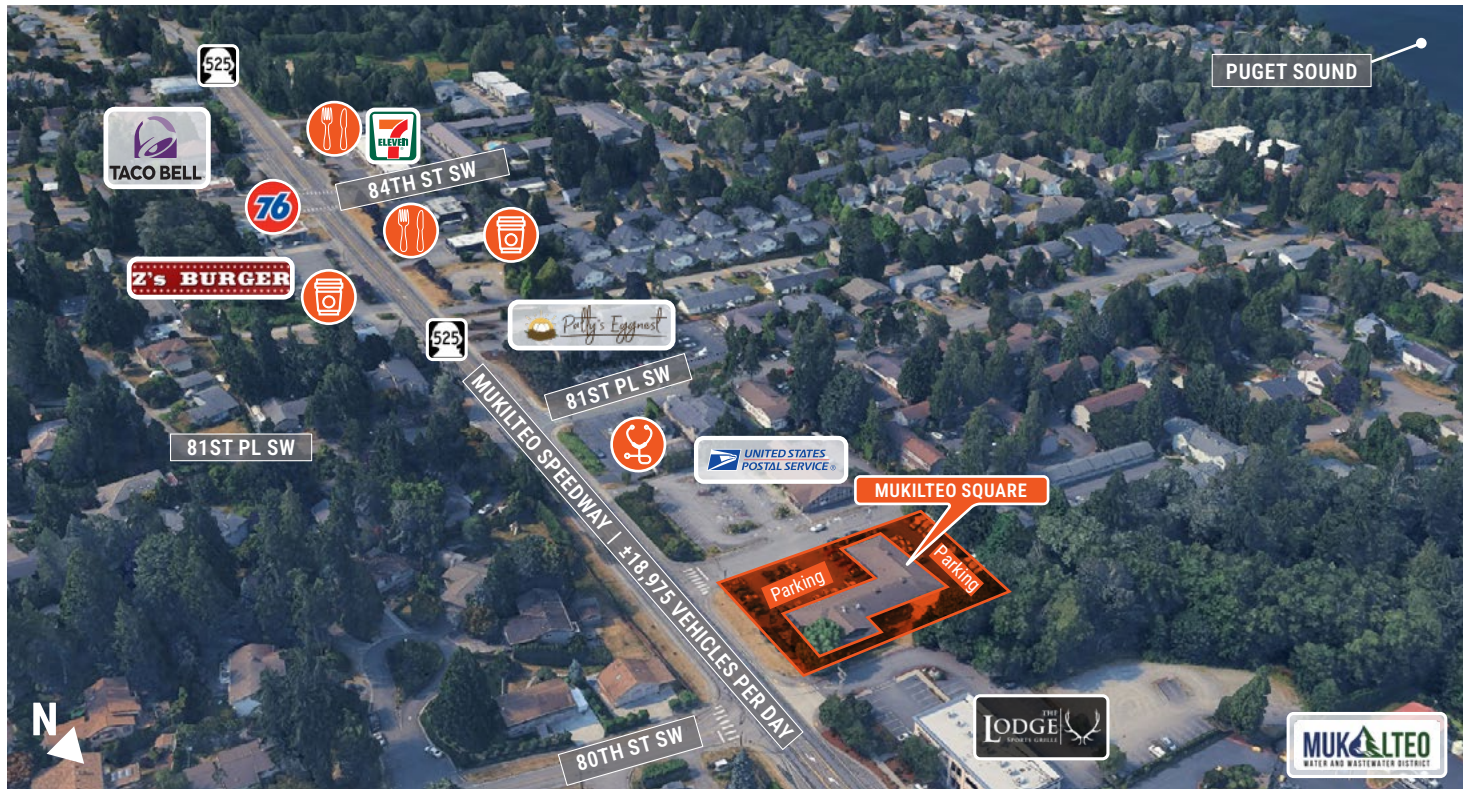
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About Mukilteo Neighborhood

Mukilteo is a scenic waterfront city in Snohomish County, known for its high quality of life and small town charm. A major transportation hub, it offers connections to Whidbey Island via the Washington State Ferries, Sounder Commuter trains to Seattle, and public transit to nearby communities. The waterfront is linked to the city by the Mukilteo Speedway (State Route 525), which also serves ferry traffic.

Because of its combination of waterfront living, scenic surroundings, and easy access to Seattle, Mukilteo appeals to residents seeking tranquility without sacrificing convenience to urban amenities, core employment and cultural centers.

Source: U.S. Census Bureau (ACS), CoStar

Median household income ~1.5x the national average,
reflecting a high-income demographic

DEMOGRAPHICS RADIUS	1 MILE	3 MILES	5 MILES
2025 POPULATION	7,530	48,571	179,090
2030 Population Projection	7,834	50,410	186,314
Avg Household Income	\$158,084	\$125,900	\$118,122
Median Household Income	\$120,833	\$94,822	\$92,545
Median Age	43.6	39.4	38.8
DAYTIME BUSINESSES			
Service-Producing Industries	215	1,530	5,586
Goods-Producing Industries	50	345	728
Total Consumer Spending	\$125 Mil	\$688 Mil	\$2.44 Bil

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