

FOR LEASE

FORMER ARLINGTON BARTELL DRUGS

*Prime Stand-Alone Retail
in Arlington, WA*

7423 204TH STREET NE
ARLINGTON, WA 98223



FORMER ARLINGTON BARTELL DRUGS



Prime Arlington stand-alone retail directly on Highway 9

Key intersection with Safeway, Starbucks, McDonalds, AutoZone and more

Prime corner of SR 9 and 204th Street NE with excellent visibility

Minutes from I-5 and Downtown Arlington

Generous parking at 4+/1000

Excellent signage with building and 2 monument signs facing Highway 9 and 204th

Call brokers for lease rates and NNN



TAKE VIRTUAL TOUR

14,661 SF

APPROX TOTAL SIZE

CALL

FOR LEASE RATES

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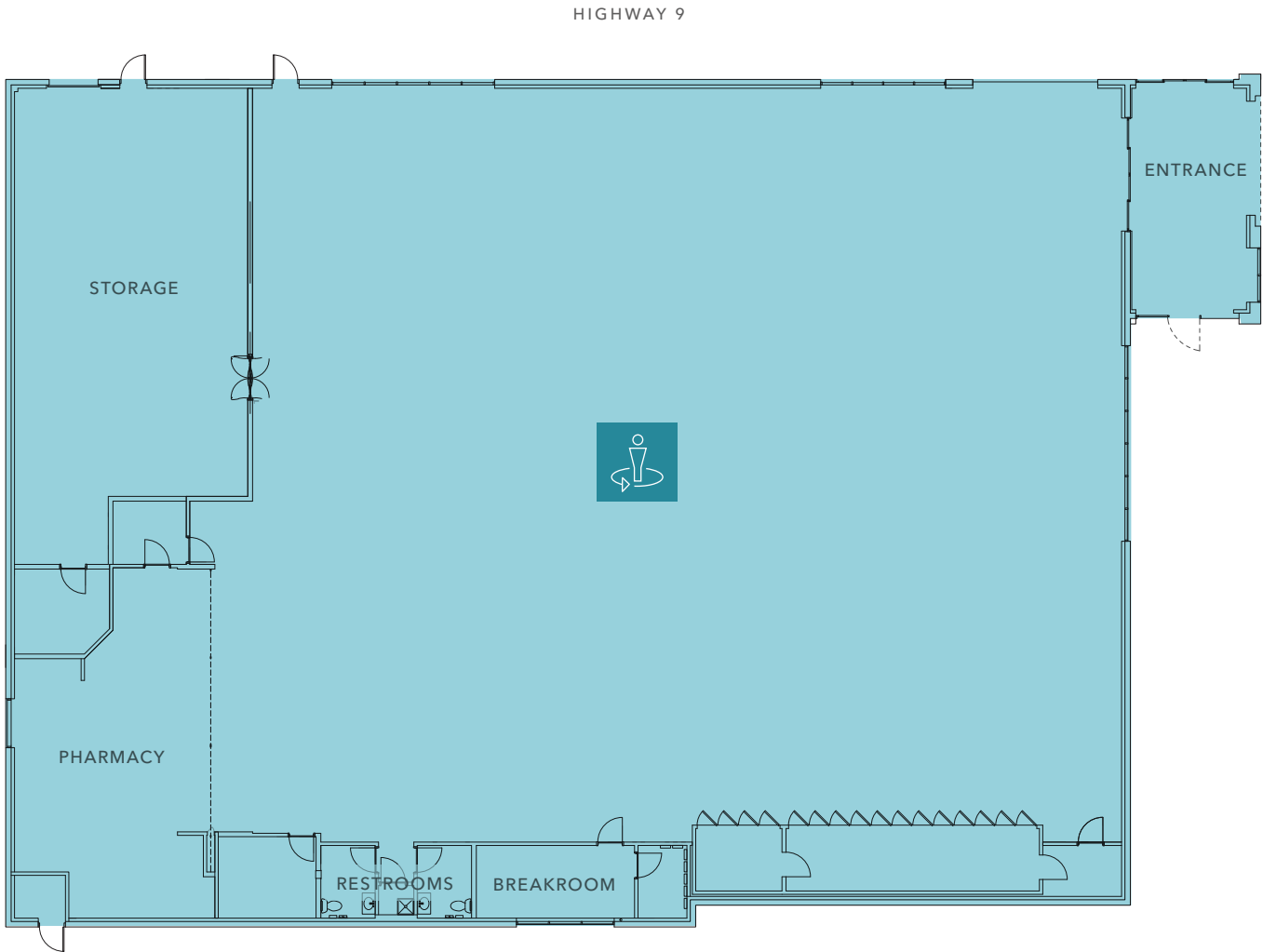
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FLOORPLAN

14,661 SF
APPROX BUILDING SF

TAKE VIRTUAL TOUR



FORMER ARLINGTON BARTELL DRUGS



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2020 CENSUS	6,631	22,702	45,705
2025 ESTIMATED	7,781	25,669	49,965
2030 PROJECTED	8,400	27,928	53,419

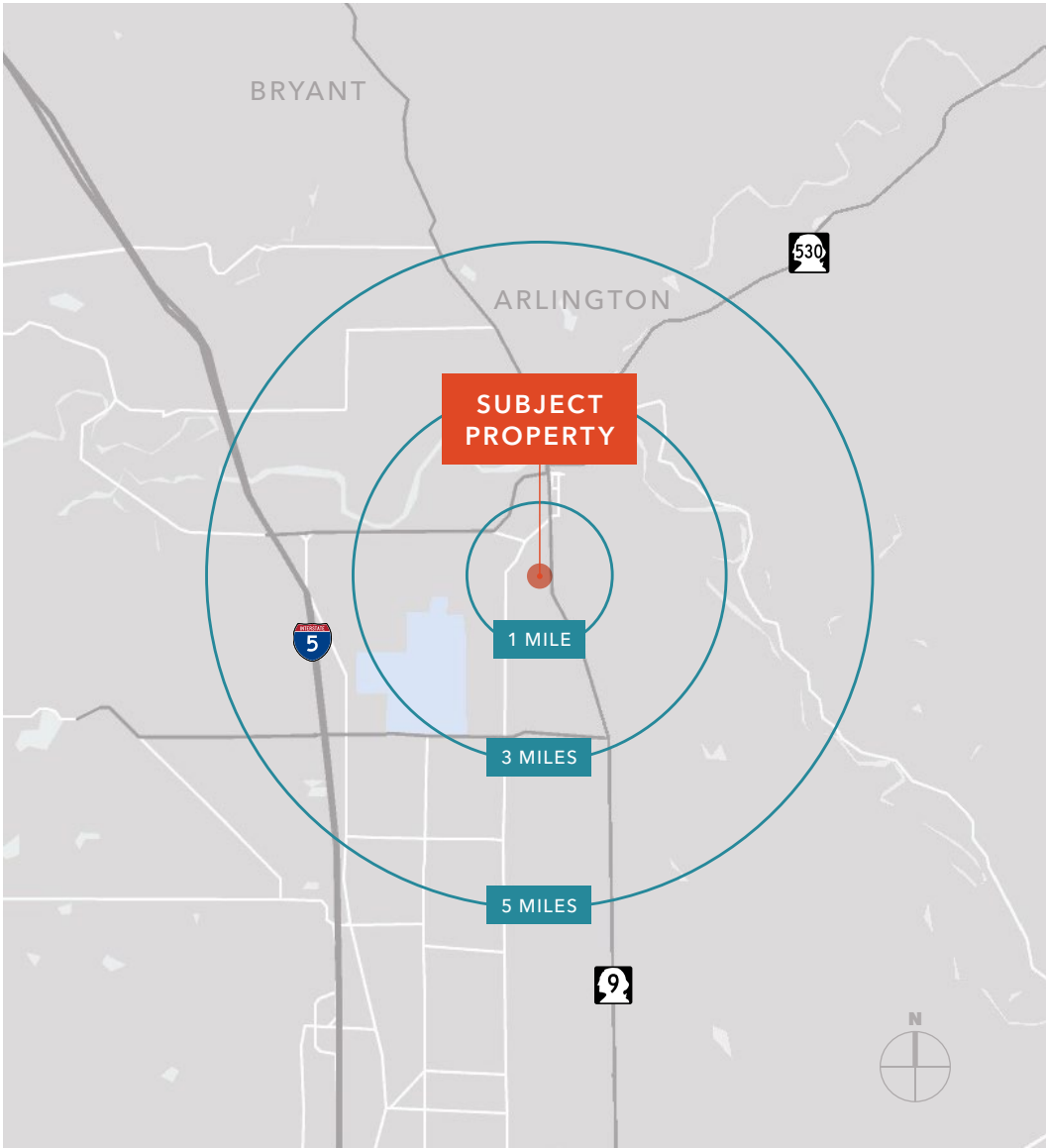
HOUSEHOLD SIZE

	1 Mile	3 Miles	5 Miles
2020 HOUSEHOLDS	2,510	8,342	16,474
2025 HOUSEHOLDS	3,085	9,839	18,895
2030 HOUSEHOLD PROJECTION	3,366	10,814	20,468

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN HHI	\$95,460	\$103,340	\$105,176
2025 AVERAGE HHI	\$121,388	\$136,155	\$132,025

Data Source: Regis, 2025



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