



MALTBY COMMERCE CENTER *BUILDING A*

11,188 SF (Divisible) Retail/Flex/Industrial Space Available for Lease

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FLEX SPACES FOR LEASE

Maltby Commerce Center is a 18,852 SF two-building warehouse and retail/flex development that completed construction early 2026 and is ready for occupancy.



MALTBY COMMERCE CENTER

PROPERTY HIGHLIGHTS

11,188 SF (divisible) of retail/flex space available

Corner site near future interchange intersection of 87th Ave SE & Maltby Road (SR 524)

Excellent parking

Easy access to Hwy 522 and only six miles to I-405

Zoned Light Industrial Snohomish County, which also allows retail uses

24' clear height

8 grade-level doors

ROGER THORN

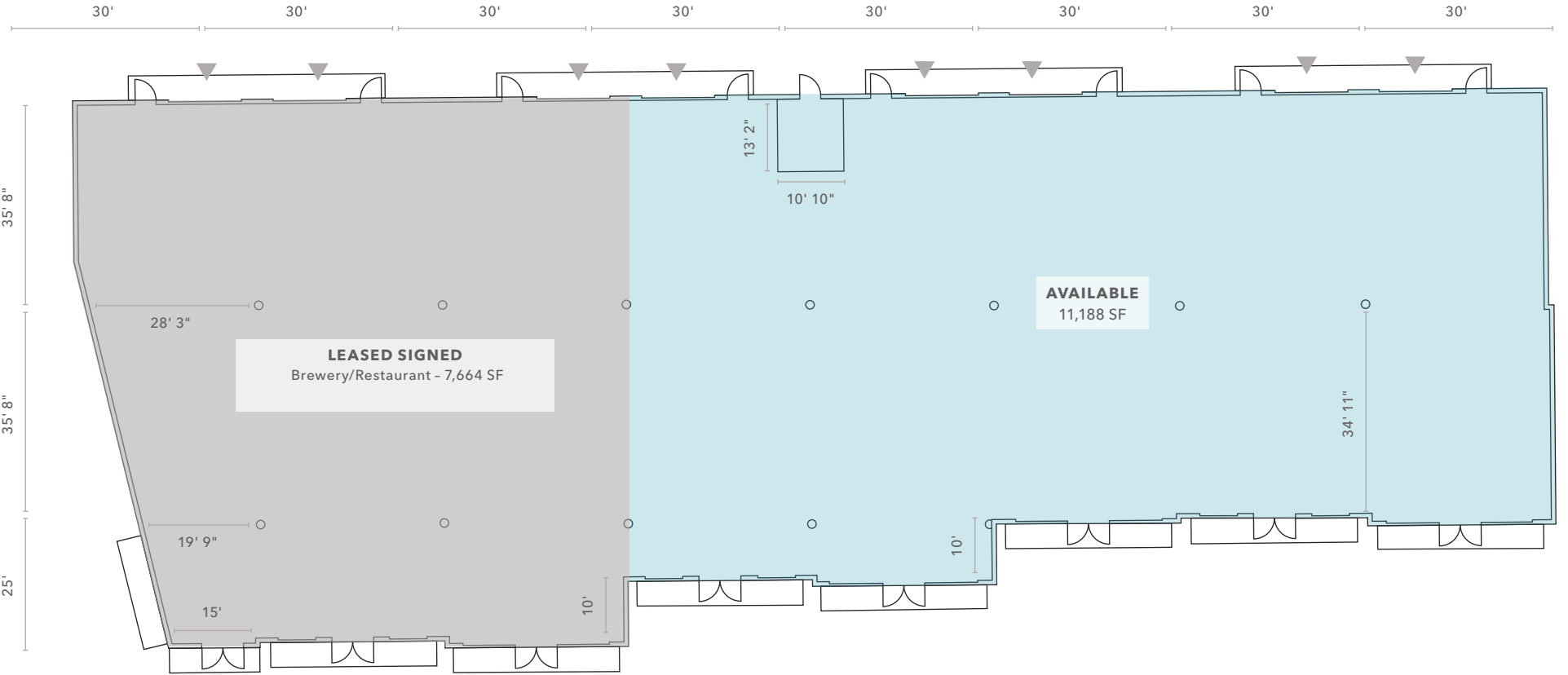
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▲ Grade-level loading



Up to 400 AMP of 480V,
3-phase power

MALTBY COMMERCE CENTER



WSDOT CONSTRUCTION & PLANNING

SR 522 INTERCHANGE & WIDENING

*Future Improvements Planned
from Paradise Lake Road to
Snohomish River Bridge*

State Road 522 in Snohomish County is an increasingly important east-west route connecting communities between Woodinville and Monroe. One section between Paradise Lake Road in Maltby and the Snohomish River remains one-lane in each direction. WSDOT plans to widen the highway to two lanes in each direction, build a new eastbound bridge at Fales Road/Echo Lake Road, replace the SR 522 intersection at Paradise Lake Road with an interchange and remove fish barriers.

TIMELINE	TBD
PROJECT STATUS	Pre-construction
FUNDING	\$33.5 Million

Source: Washington State Department of Transportation



MALTBY COMMERCE CENTER

5.3 MILES

TO WOODINVILLE

11.9 MILES

TO REDMOND

20 MILES

TO BELLEVUE

27 MILES

TO SEATTLE



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2026 TOTAL	1,726	22,809	126,607
2031 PROJECTION	1,703	22,866	127,620
2020 CENSUS	1,726	22,975	124,752

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	45.1	40.9	38.1
FEMALE	48.2%	49.1%	49.9%
MALE	51.8%	50.9%	50.1%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2026 TOTAL	615	7,885	46,244
2031 PROJECTED	606	7,870	46,482
2020 CENSUS	602	7,754	44,465
OWNER-OCCUPIED	90.1%	88.8%	73.7%
RENTER-OCCUPIED	9.9%	11.2%	26.3%

INCOME

	1 Mile	3 Miles	5 Miles
2026 MEDIAN HH INCOME	\$219,726	\$220,056	\$187,142
2031 PROJ. MEDIAN HH INCOME	\$220,628	\$220,339	\$187,481

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	238	1,474	5,733
TOTAL EMPLOYEES	2,900	13,625	49,583
WHITE COLLAR WORKERS	69.7%	76.4%	78.5%
BLUE COLLAR WORKERS	30.3%	20.6%	21.5%

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	2.3%	2.4%	2.0%
HIGH SCHOOL DIPLOMA	25.1%	15.1%	12.6%
SOME COLLEGE	15.6%	14.4%	14.5%
ASSOCIATE	9.3%	8.9%	8.4%
BACHELOR'S	28.6%	34.6%	35.4%
GRADUATE	18.6%	24.0%	25.6%

Data Source: ©2026, Sites USA



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*For more information about
this property, please contact*

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