



FOR LEASE

3704 172nd Street NE
Arlington, WA 98223



GATEWAY SHOPPING CENTER

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3704 172ND STREET NE:

GATEWAY SHOPPING CENTER

located in Smokey Point, the retail hub of Arlington, and offers a vibrant shopping destination with a strong tenant lineup. Anchored by high performing Safeway, along with Dollar Tree and the Washington State Department of Social and Health Services (DSHS), the center also features popular businesses such as Chase Bank, Jack-in-theBox, Smile Now Dental, and Jersey Mike's Subs. Conveniently located on SR 531 near the I-5 interchange and major retailers like Walmart and Costco, the site benefits from excellent highway access and its position within the dominant shopping corridor, including the Amazon fulfillment center, located moments away, the state's largest at nearly 3M SF and employs over 1000 people, further highlights the area's economic activity.



Population



Average HH Income



Daytime Population

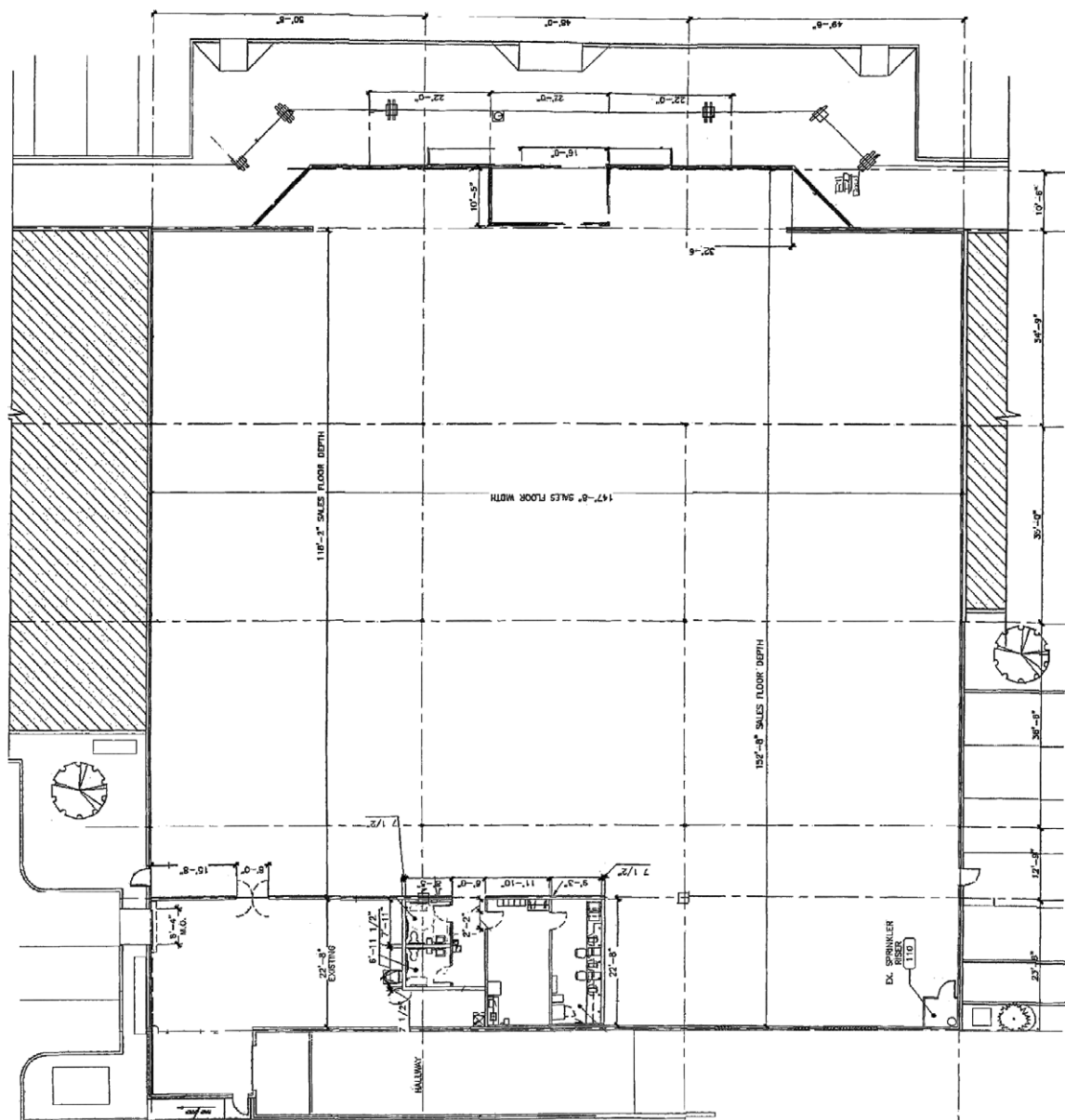
22,864 SF - Call Broker for Details

Regis - 2026

	Population	Average HH Income	Daytime Population
Mile 1	9,815	\$93,524	3,959
Mile 3	32,525	\$128,116	11,734
Mile 5	67,665	\$137,278	22,617

- Coming Soon - Xfinity
- Parking: 403 Stalls (4.6/1,000 SF)
- Traffic Counts:
 - 172nd Street NE (SR 531): 25,907ADT
 - Smokey Point Boulevard: 20,358 ADT

ANCHOR SPACE AVAILABLE | 22,864 SF CURRENT BUILD-OUT



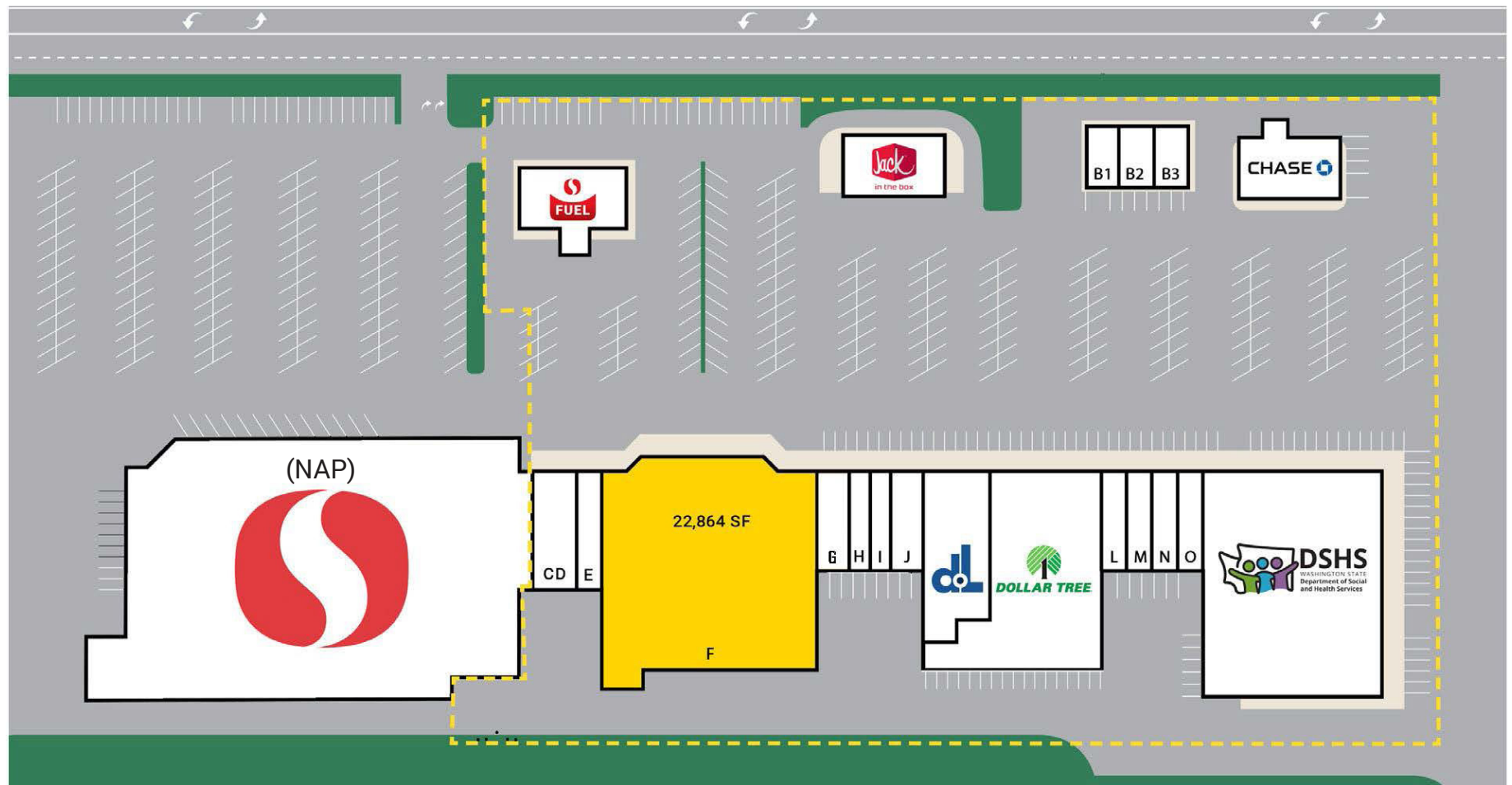
MONUMENT SIGNAGE



LOCATION DETAILS



SITE PLAN



Suite	SF	Tenant
CD	3,324	Hallmark
E	1,692	Dentist
F	22,864	AVAILABLE
G	1,718	Smoke Shop
H	1,518	Xfinity
I	1,250	Defensive Driving School
J	1,750	Nail Salon
K1	6,040	WA Dept. of Licensing
K2	10,760	Dollar Tree
L	1,750	Veterinarian

Suite	SF	Tenant
M	1,400	HairMasters
N	1,400	Chiropractic
O	1,400	Dominos
P	19,200	WA Dept. Social/Health Services
Pad A	2,365	Jack in the Box
Pad B1	1,113	Jersey Mike's
Pad B2	1,036	Seoul Spa
Pad B3	1,350	Vampire Penguin
Pad C	3,168	Chase Bank
Pad D	N/A	Safeway Fuel

KIRKLAND | TACOMA | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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