

# For Lease

## Murphy's Corner

Retail \$21.50 PSF + NNN

1,214 SF (Suite G) Available



1700 132ND ST. SE – SUITE G, MILL CREEK, WA 98012

## Property Assets

- ✓ 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
- ✓ Available Immediately



**Rodney Talley, Jr.**  
Sales & Leasing Broker

**425-345-4431**  
**Rodney@Key-CC.com**  
License Number 111936

**Natalie Foskey, CPM, CCIM**  
Designated Broker

**425-343-7176**  
**Natalie@Key-CC.com**  
License Number 26699

**Shivani Sterling**  
Sales & Leasing Broker

**425-503-1678**  
**Shivani@Key-CC.com**  
License Number 138760

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Murphy's Corner Center Suite

1700 132ND ST. SE | MILL CREEK, WA 98012

## Join These Established Tenants

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

### SITE PLAN



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6116 211th St. SW #203 | Lynnwood, WA 98036 | 425-658-3288 | KEYCHOICECOMMERCIAL.COM

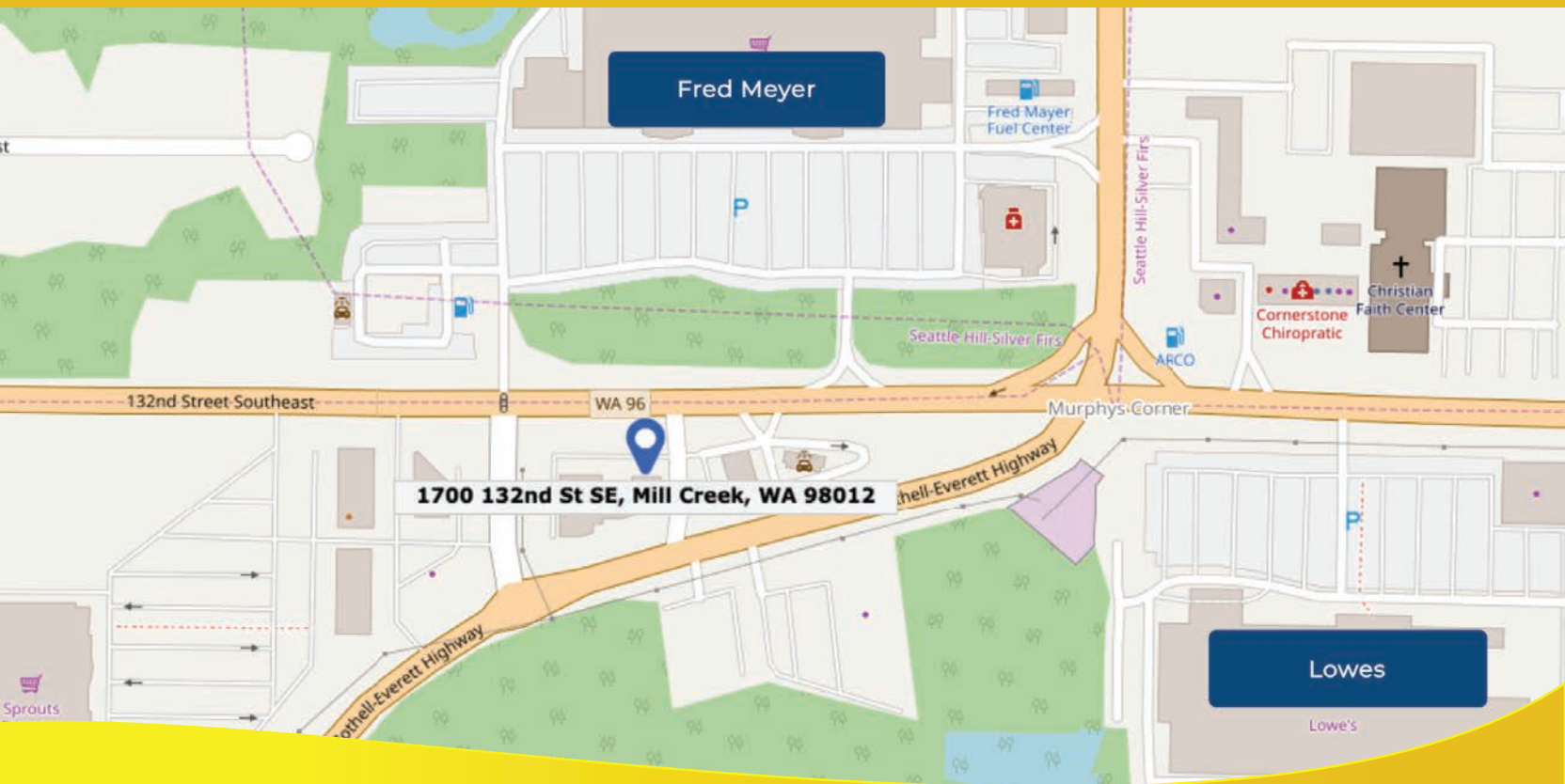


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## Murphy's Corner Center Suite

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**Suite G - 1,214 s/f** 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 vet clinic, medical usage such as physical therapy facility, chiropractic office, dentist office, urgent care location. The usage of general retail or office is also suitable. However, landlord is willing to contribute a TI allowance for an approved credit-worthy 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.**



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Client Supplied Partition Information:

Floor S	Area	Area
many	5,455	4,594
able Area	1,208	1,216
Total R	1,232	1,212
Total C	11,657	1,206
	1,280	1,288
	1,054	1,061
	2,344	2,350
Build	75	
Total V	75	
col	2,350	

<sup>a</sup>is performed in accordance with ANSI/BOMA Z65.5 - 2010 Standard.

Bradley Commercial  
6116 211th Street SW Suite 203  
Lynnwood, WA 98036

Retail Building  
1700 132nd Street SE  
Mill Creek, WA 98012

Lease Plan
1

**2-D**  
AS-BUILT  
2DFLOORPLANS.COM  
206-328-7410  
600 NW Gilman Blvd. Suite E  
Fremont, WA 98150



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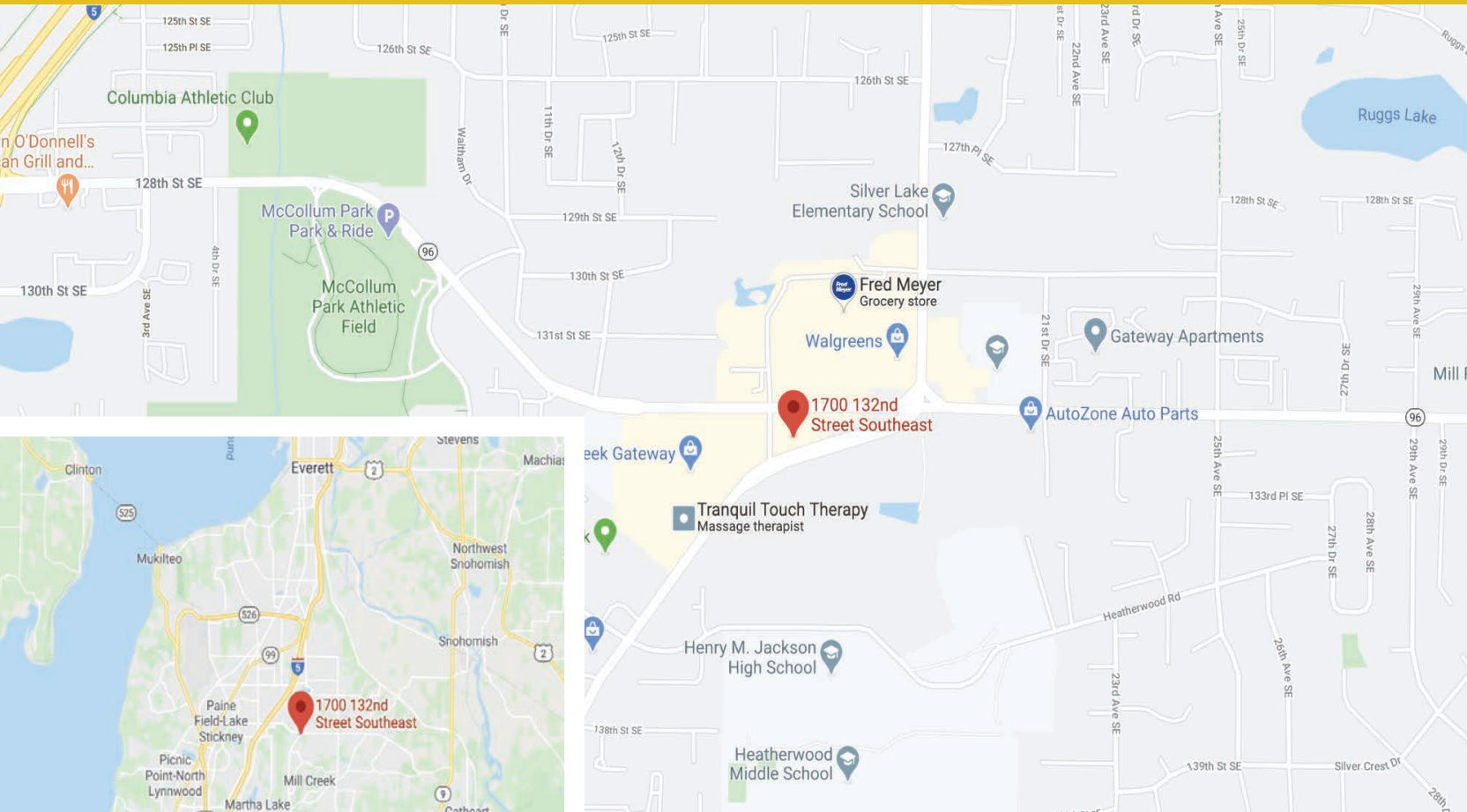
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Distance to Major Cities

- 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

Disclaimer: The information contained in this document has been obtained from sources believed to be reliable. While Bradley Commercial Real Estate LLC (BCRE LLC) does not doubt its accuracy, BCRE LLC has not verified and will not verify any of the information contained herein and makes no guarantee, warranty or representations to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Properties are subject to change in price and/or availability without notice.



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Year Built	1988
Parcel Number	28053100100100
Approximate NNN Rate	\$7.95
County	Snohomish County
Asset Class	Retail



Key

Choice

COMMERCIAL REAL ESTATE

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