



# retail strategies

## LAKE STEVENS, WASHINGTON

### Market Guide

### City Contact Information



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### Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.

For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.



### Demographics

(10 Min Drive Time)



Population  
**78,519**



Average Age  
**38.1**



Household Income (Median)  
**\$100,113**



Number of Households  
**26,962**



Household Income (Average)  
**\$112,591**

### Peer Analysis

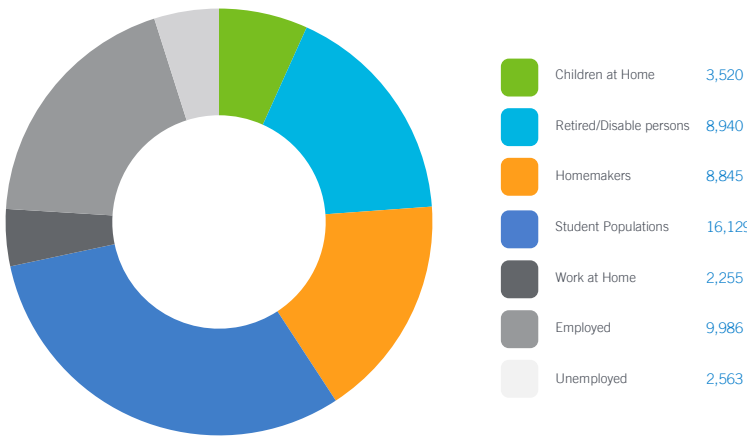
The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

#### Peer Trade Areas

Henderson NV 695 S Green Valley Pkwy  
Colorado Springs CO 9670 Prominent Pt  
Parker CO 11150 S Twenty Mile Rd  
Papillion NE 718 N Washington St

### Daytime Population 52,239

(10 Min Drive Time)



### Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. *Let us know how we can help you find a site!*



Clothing Stores



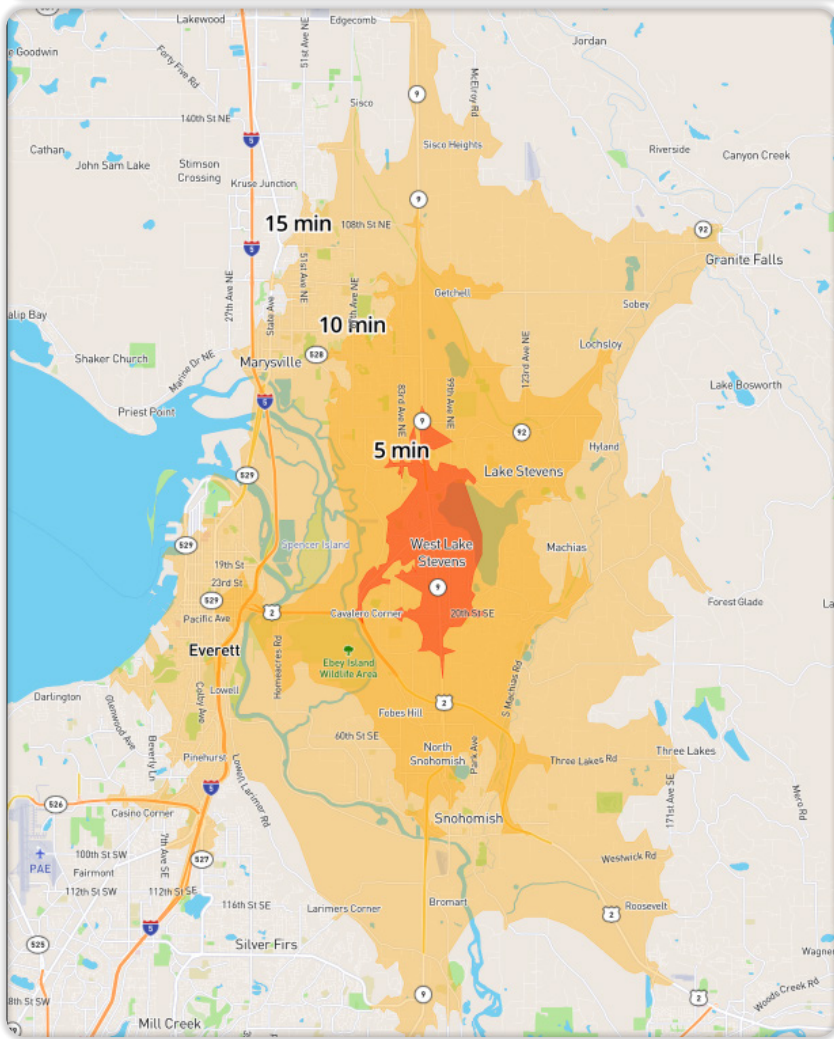
Home & Garden



Restaurants



General Merchandise



DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2021 Estimated Population	59,524	117,311	360,236
Daytime Population	37,597	87,466	307,772
Median HH Income	\$100,701	\$91,502	\$85,931
Number of Households	20,555	41,600	132,828

	5 Minute DT	10 Minute DT	15 Minute DT
2021 Estimated Population	19,871	78,519	186,843
Daytime Population	15,396	52,239	162,744
Median HH Income	\$95,344	\$100,113	\$84,550
Number of Households	7,031	26,962	68,882

\*Source: STI PopStats



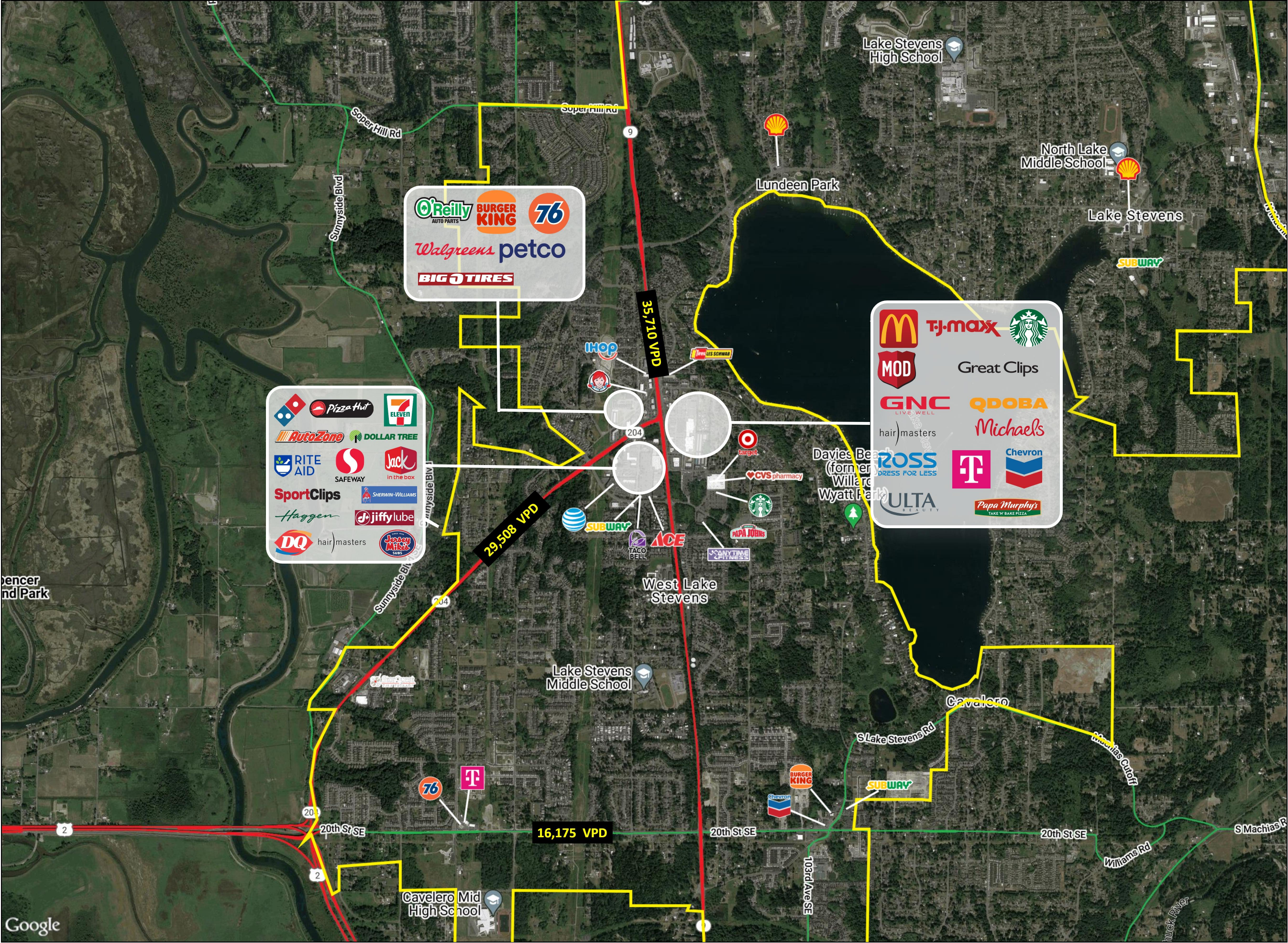
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Major Retail & Restaurant