



Prime Commercial Land

9615 S. Lake Stevens Rd. - Lake Stevens, WA

Exclusively Offered by
Commercial Real Estate Solutions, LLC
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Property Details

- Offered at \$4,200,000
- 3.77 +/- Acres
- 610'+ of Hwy 9 Frontage
- Costco Wholesale Adjacent
- Commercial District (CD) Zoning
- Located within City of Lake Stevens

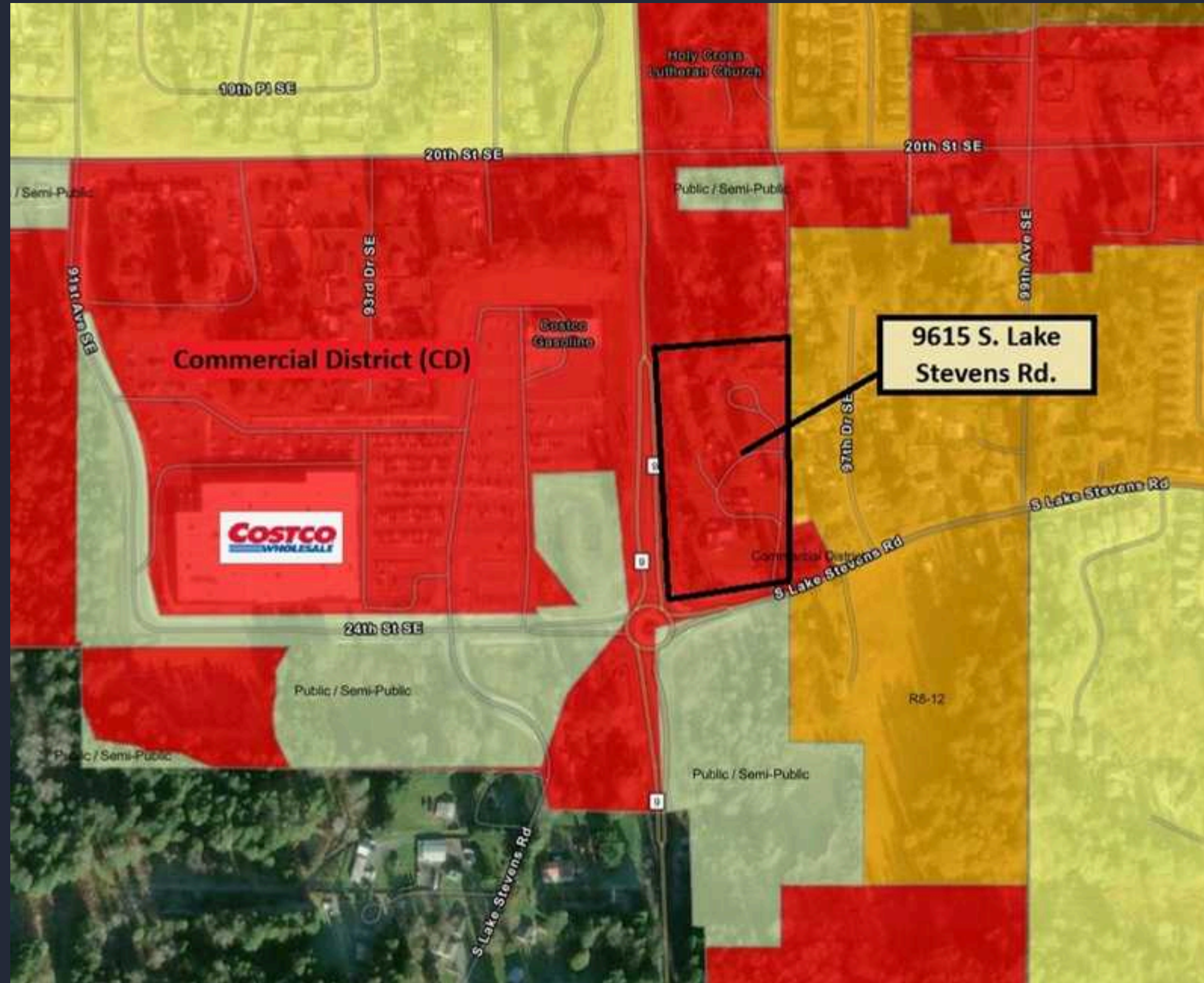


Prime commercial land opportunity in the heart of Lake Stevens! This 3.77-acre parcel is strategically located at the corner of HWY 9 and 9615 S Lake Stevens Road, offering exceptional visibility and 600'+/- of frontage along HWY 9. Directly facing Costco, the site benefits from the second most trafficked retailer in the area per Placer.ai, ensuring maximum exposure for future development.

The property is zoned Commercial District (CD), one of the most flexible and liberal zoning designations in Lake Stevens. This opens the door to a wide range of potential uses including retail, office, service, hospitality, self-storage and mixed-use projects. Whether you're envisioning a shopping center, professional complex, or destination retail, the zoning provides the versatility to bring your vision to life.







Zoning Matrix - Use Codes

Table 14.40-II: Table of Nonresidential Uses by Zones

A blank box indicates a use is not allowed in a specific zone. Note: Reference numbers within matrix indicate special conditions apply.

P – Permitted Use; A – Administrative Conditional Use; C – Conditional Use (See Section 14.40.070 for explanation of combinations)

NAICS Code	Use	LB	MU ¹	PBD ²	BD	CBD	CD	LI	GI	P/SP
RETAIL³										
N/A	Retail, small/medium scale (<10,000 sf floor area)	P	P	P	A	P	P	A	A	P
N/A	Retail, large scale (>10,001 sf floor area)		P	P			P	A	A	
N/A	Outdoor retail displays accessory to a retail use	P		P		P	P	P	P	P
N/A	Marijuana retail ⁴							P	P	
N/A	Open-air markets	P	P	P	P	P	P	P	P	P
444220	Outdoor plant nurseries, commercial greenhouses, farm supply stores	P					P	P	P	
423	Wholesale						P	P	P	
4411, 4412	Vehicle sales, new and used	P					P	P	P	
453930	Mobile home sales						P	P	P	

P – Permitted Use; A – Administrative Conditional Use; C – Conditional Use (See Section 14.40.070 for explanation of combinations)

NAICS Code	Use	LB	MU ¹	PBD ²	BD	CBD	CD	LI	GI	P/SP
PERSONAL AND GENERAL SERVICES										
531130	Personal storage facilities ^{5, 6, 11}						A	A	A	
447110, 447190	Gas station	P				P	P	P	P	
812910	Pet care, except veterinary and kennels	P	P	P	P	P	P	P	P	P
812910	Kennel				A	A	P	P	P	
6244	Daycare/preschool	P	P	P	P	P	P			
8111	Automotive repair, not including car washes	P					P	P	P	
811192	Car washes	P	P	P	P	P	P	P	P	
8121	Barber shops, beauty salons	P	P	P	P	P	P			
812220	Crematorium							P	P	C
812210	Funeral homes						P	P	P	P ⁷
8123	Dry-cleaning, laundry services	P	P	P	P	P	P	P	P	
8113	Heavy equipment rental						P	P	P	
76	Miscellaneous repair	P	P	P	P	P	P	P	P	
53211	Automobile rental	P					P	P	P	
53212, 5322-3	Miscellaneous equipment rental	P	P		P	P	P	P	P	
81293	Automobile parking	P	P	P		P	P	P	P	P

Zoning Matrix - Use Codes Cont.

P – Permitted Use; A – Administrative Conditional Use; C – Conditional Use (See Section 14.40.070 for explanation of combinations)

NAICS Code	Use	LB	MU ¹	PBD ²	BD	CBD	CD	LI	GI	P/SP
HEALTHCARE AND SOCIAL SERVICES										
N/A	Level II/III healthcare facility	P	A	P	P	P	P	P		A
6211, 6212, 6213	Medical, dental or other healthcare clinic	P	P	P	P	P	P	A	A	
OFFICE AND PROFESSIONAL SERVICES										
561920	Conference center ³				P	P	P	P	P	P
N/A	Offices, business or professional, (<4,000 sf floor area) ³	P	P	P	P	P	P	P	P	P
N/A	Offices, business or professional, medium scale (>4,001 sf floor area) ³		P	P	P	P	P	A	A	P
5211	Banks, including banks with drive-up windows ⁶	P	P	P	P	P	P	P	P	P
MANUFACTURING AND INDUSTRIAL										
N/A	Light manufacturing ⁹				P		P	P	P	
N/A	Heavy manufacturing ⁹							A	P	
31212, 31213, 31214	Wineries, distilleries, and breweries				P		P	P	P	
493	Warehousing				P		P	P	P	

P – Permitted Use; A – Administrative Conditional Use; C – Conditional Use (See Section 14.40.070 for explanation of combinations)

NAICS Code	Use	LB	MU ¹	PBD ²	BD	CBD	CD	LI	GI	P/SP
LEISURE, ACCOMODATION AND FOOD SERVICES										
N/A	Mobile food vending units (food trucks or similar vehicles, vending carts) ¹⁰	P	P	P	P	P	P	P	P	P
N/A	Mobile sales and delivery (ice cream trucks, mobile delivery, peddlers, and similar uses) (See Section 14.44.080)	P	P	P	P	P	P	P	P	P
722320	Catering	P	P	P	P	P	P	P	P	
7224	Restaurants	P	P	P	P	P	P	P	P	P
7225	Bars, taverns, wine bars	P	P	P	P	P	P	A	A	
721110	Hotels, motels	P		P	P	P	P			A
713950, 713990, 713120	Indoor amusement or recreation facility	P	P	P		P	P	A	A	P
N/A	Outdoor amusement, recreation, athletic, or exercise facility	P	P	P		P	P	A	A	A
N/A	Automobile and motorcycle racing tracks								A	A
N/A	Horseback riding or stable							A	A	A
713940	Indoor athletic and exercise facility	P	P	P		P	P	A	A	A
512131, 711110, 711130	Movie theatres or other indoor theaters	A	A	P		A	P	A	A	A
N/A	Public places of adult entertainment							C	A	

Zoning Matrix - Use Codes Cont.

Table 14.40-I: Table of Residential Uses by Zones

A blank box indicates a use is not allowed in a specific zone. Note: Reference numbers within matrix indicate special conditions apply.
P – Permitted Use; A – Administrative Conditional Use; C – Conditional Use (See Section 14.40.070 for explanation of combinations)

NAICS Code	Use	R4	WR	R6	R8-12	MFR	LB	MU ¹	PBD ²	BD	CBD	CD	LI	GI	P/SP
GENERAL RESIDENTIAL															
N/A	Single-family detached, site built or modular	P	P	P	P	P									
N/A	Class A or B mobile home	P	P	P	P	P									
N/A	Mobile/manufactured home park	A	A	A	A	P									
N/A	Apartment(s) above permitted nonresidential use					A	P	P	P		P	P	P	P	
N/A	Cottage housing development ³	P		P	P	P									
N/A	Duplexes	p ⁴	p ⁴	p ⁴	p ⁴	P			P						
N/A	Apartments (five or more attached units)					P			P						

City of Lake Stevens Zone Directives

Commercial District (CD). “The purpose of this district is to accommodate the high-intensity retail needs of the community and regional market by attracting a mix of large to small format retail stores and restaurants to create a vibrant and unified regional shopping center. Transportation accessibility, exposure to highways and arterials with adequate public services and traffic capacity characterize this district.”

Principal Uses

- (i) Accommodation services;
- (ii) Arts and entertainment;
- (iii) Food services;
- (iv) Retail trade; and
- (v) Transit-oriented development (including transit facilities/stops).

Secondary Uses

- (i) Amusement and recreation industries;
- (ii) Commercial parking structures/lots;
- (iii) Educational services (colleges and/or technical schools);
- (iv) Finance and insurance;
- (v) Health care services;
- (vi) Information services;
- (vii) Personal services;
- (viii) Professional, scientific, and technical services;
- (ix) Public administration;
- (x) Warehousing, storage and distribution;

City of Lake Stevens Zone Directives Cont.

Residential Uses

- (i) Mixed use multifamily residential units including apartments, condominiums, and live/work units, where the majority of residential units are located above commercial uses.

Special Regulations

- (i) Health care, professional, scientific, and technical services require a conditional use permit per Section 14.16C.045 when the structure's footprint exceeds 10,000 gross square feet;
- (ii) Places of worship over 10,000 gross square feet require a conditional use permit per Section 14.16C.045;
- (iii) Macro facilities collocation on existing buildings/structures requires an administrative conditional use permit per Section 14.16C.015;
- (iv) Macro facilities (e.g., new tower, pole or structure), towers and antennas more than 50 feet tall require a conditional use permit per Section 14.16C.045;
- (v) Warehousing, storage and distribution accessory to the principal use shall not exceed 25 percent of the gross floor area of individual structures, unless a conditional use permit is granted per Section 14.16C.045;
- (vi) Outdoor retail sales of building materials, garden equipment and supplies, and vehicles are permitted;
- (vii) Marijuana retail facilities are not allowed; and
- (viii) Personal storage facilities may be permitted subject to the following regulations:
- An administrative conditional use permit is required;
 - Standalone storage facilities with no other uses on the same site are prohibited;
 - Storage facilities shall not exceed 15 percent of the gross commercial floor area on the site;
 - Outdoor storage is prohibited;
 - The storage facility shall support at least one primary use on the project site or within the immediate vicinity;

Household Census Data

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,235	9,316	27,517	less than \$15,000	104	463	2,448
2010 Total Households	2,584	12,034	31,725	\$15,000-\$24,999	71	313	1,779
2025 Total Households	3,700	15,803	39,839	\$25,000-\$34,999	141	450	1,621
2030 Total Households	4,032	16,600	41,578	\$35,000-\$49,999	165	604	2,145
2025 Average Household Size	2.87	2.92	2.70	\$50,000-\$74,999	633	2,014	5,206
2000 Owner Occupied Housing	1,796	7,253	16,942	\$75,000-\$99,999	454	1,835	4,463
2000 Renter Occupied Housing	389	1,742	9,377	\$100,000-\$149,999	702	3,623	8,322
2025 Owner Occupied Housing	2,914	12,643	27,395	\$150,000-\$199,999	629	2,799	5,917
2025 Renter Occupied Housing	786	3,160	12,444	\$200,000 or greater	802	3,702	7,936
2025 Vacant Housing	60	288	1,275	Median HH Income	\$116,896	\$130,046	\$112,217
2025 Total Housing	3,760	16,091	41,114	Average HH Income	\$142,976	\$151,911	\$135,116
2030 Owner Occupied Housing	3,212	13,503	29,266	2025-2030: Households: Growth Rate	8.65%	4.95%	4.30%
2030 Renter Occupied Housing	820	3,097	12,313				
2030 Vacant Housing	47	303	1,311				
2030 Total Housing	4,079	16,903	42,889				



The information listed in the marketing materials has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness. Seller has retained COMMERCIAL REAL ESTATE SOLUTIONS, LLC as exclusive advisor for the sale of the above referenced property. This Investment Offering Memorandum has been prepared by COMMERCIAL REAL ESTATE SOLUTIONS, LLC for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the property or any of the documents related hereto, nor does it purport to be all inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Seller, COMMERCIAL REAL ESTATE SOLUTIONS, LLC and designated sources and are based upon assumptions relating to the general economy, competition and other forces beyond the control of the Seller and are therefore subject to variation. No representation is made by Seller or COMMERCIAL REAL ESTATE SOLUTIONS, LLC as to the accuracy or the completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property.

Although the information contained herein is believed to be correct, Seller and its employees, disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, COMMERCIAL REAL ESTATE SOLUTIONS, LLC, Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, the Investment Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The Investment Offering Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of the preparation of the investment offering memorandum have remained the same. Analysis and verification of the information contained in the Investment Offering Memorandum is solely the responsibility of the prospective purchaser.

Seller and COMMERCIAL REAL ESTATE SOLUTIONS, LLC each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate the discussions with any entity at any time with or without notice. Seller shall have no legal commitment or obligations to any entity reviewing the Investment Offering Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by the Seller, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller and its legal counsel and any conditions to Seller's obligations thereunder have been satisfied or waived.

This Investment Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Investment Offering Memorandum, you agree that you will hold and treat it in the strictest of confidence, that you will not photocopy or duplicate it, that you will not disclose the Investment Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you if necessary, for your determination of whether or not to make a buy/proposal and from whom you have obtained the agreement of confidentiality) without prior written authorization of Seller and COMMERCIAL REAL ESTATE SOLUTIONS, LLC and that you will not use the Investment Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller, Seller's tenants or COMMERCIAL REAL ESTATE SOLUTIONS, LLC.

The term of this agreement shall be for the lesser of (i) one (1) year, or (ii) until such a time that Seller no longer owns the Property. Seller and tenants of the Property are intended third party beneficiaries of this Agreement.



Contact with Questions



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