



First Western Properties | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

2202 STATE ROUTE 530 | Arlington, WA

ARLINGTON DENNY'S

2 PARCELS FOR GROUND LEASE



FOR GROUND LEASE | 2 LOTS FOR OWNER/USER OR REDEVELOPMENT

2 Commercial Parcels Combine for 67,953 SF Opportunity in Arlington, WA

First Western Properties, Inc. is pleased to present a premier offering for owner/users and developers seeking a ground lease opportunity. This property, located in the rapidly growing Arlington, WA market, consists of a 67,953 SF combined lot with a 6,896 SF freestanding restaurant building. Strategically positioned at the high-traffic intersection of I-5 and SR 530, just north of the thriving Smokey Point retail hub, the site offers unparalleled visibility and accessibility. Zoned Highway Commercial with a Mixed Use Overlay, the property presents significant upside potential for immediate redevelopment or repositioning to capitalize on the robust and expanding local market. The flexible zoning allows for a wide variety of commercial uses, including retail, office, and hospitality. This offering is perfectly timed to meet the increasing demand in an area poised for continued growth. With its prominent corner location and access to major regional transportation corridors, this site is a prime asset for any business or development project looking to establish a strong presence in the PNW. Equipment list available upon request.

OVERHEAD AERIAL



EXECUTIVE SUMMARY

Property Name	Denny's Arlington Property
Opportunity Type	Owner/User Redevelopment
Address	2202 State Route 530
Total Land Area	67,953 SF (1.56± Acres)
Zoning	Highway Commercial with Mixed-Use Overlay
Jurisdiction	City of Arlington WA
Parcel 1	Parcel: 31050800301400 Land Area: 44,381.64 SF Building Size: 6,896 SF Year Built: 1961
Parcel 2	Parcel: 31050800302400 Land Area: 23,434.20 SF
Price	\$182,000/Annual

CLICK FOR HC Zone



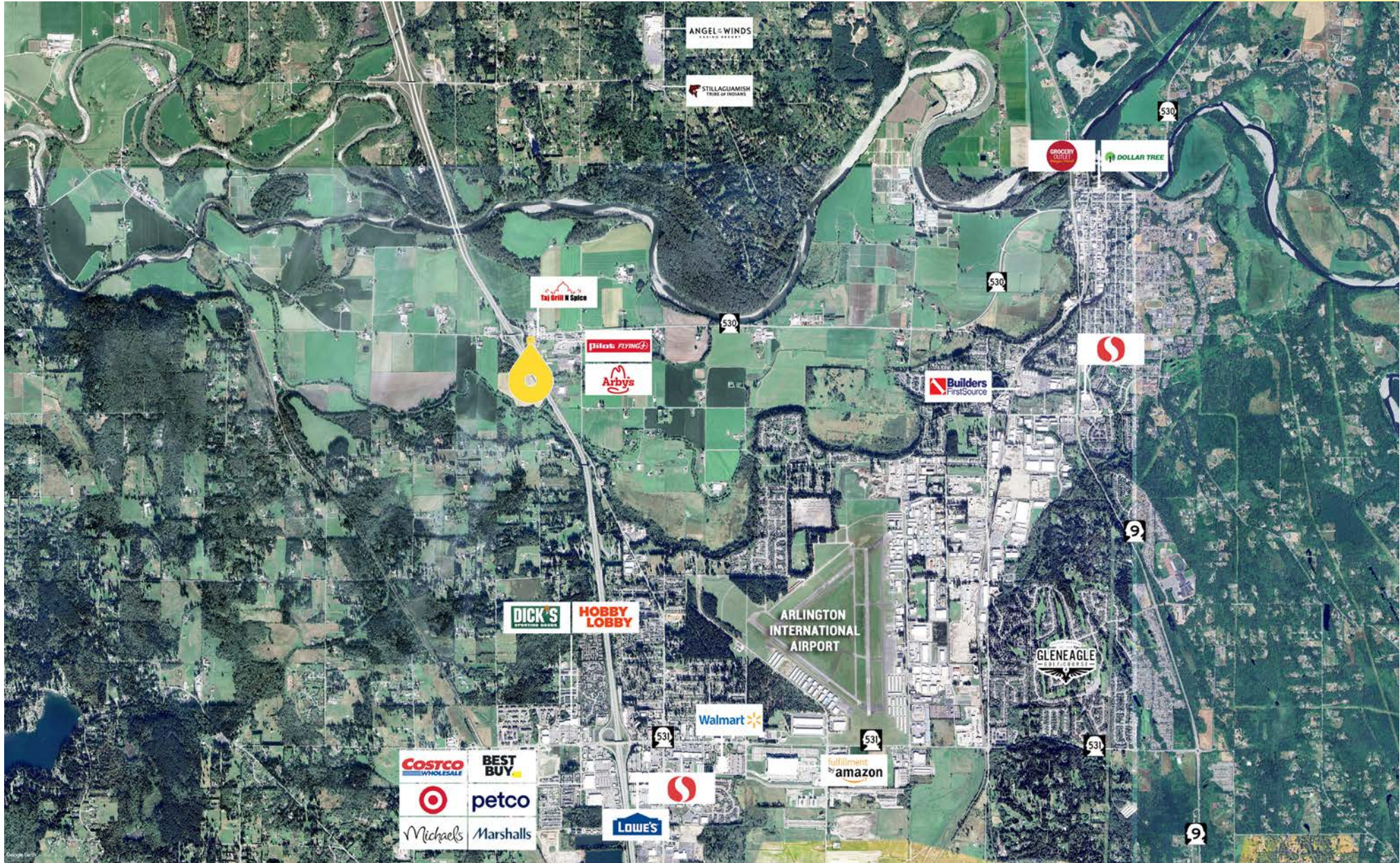
CLICK FOR Phase 1



INTERIOR IMAGES

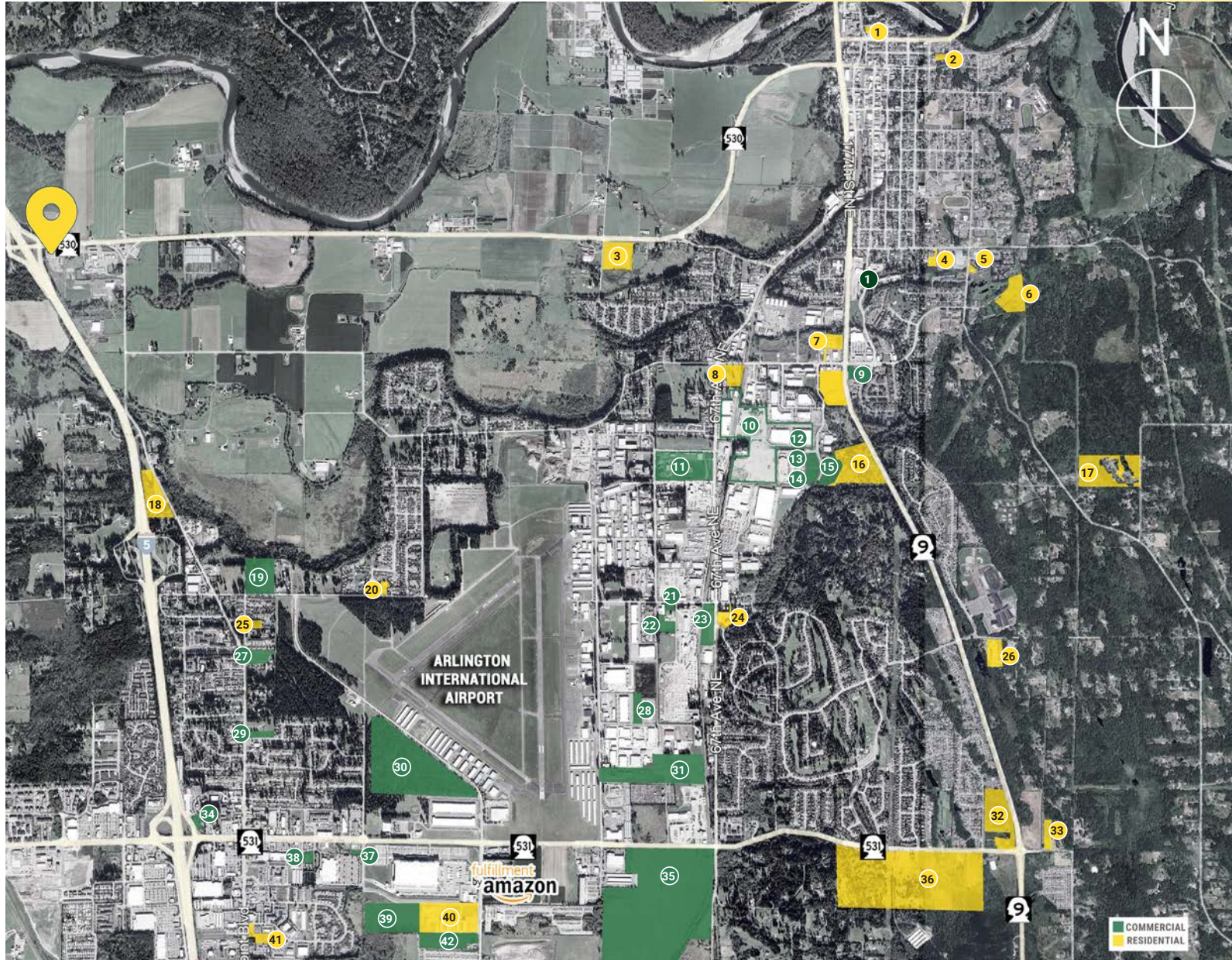


LOCATION AERIAL



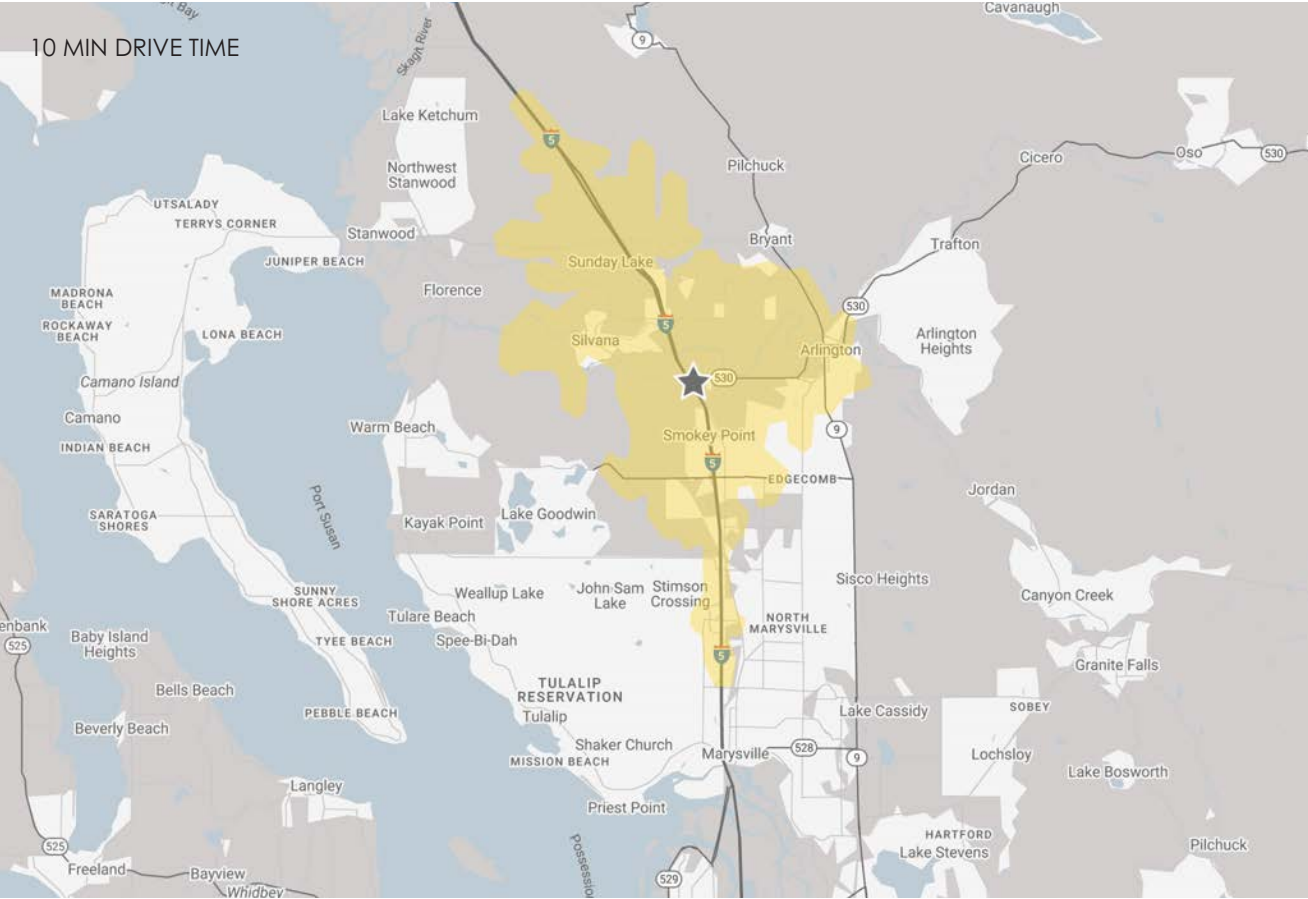
DEVELOPMENT AERIAL

- 1 Haller Triplexes | 6 Residential Units (RU)
- 2 Rivertown Homes | 12 RU
- 3 Garden Apartments | 9 Bldg | MU | 216 RU
- 4 Arlington Townhomes (TH) | 3 Bldg | 18 RU
- 5 Stillaguamish TH | 7 RU
- 6 Pioneer Point | 49 RU
- 7 Harmony at Arlington | TH | 60 RU
- 8 Wisemark Commons | 12,422 SF Com | 15 RU
- 9 West Rabbit Car Wash | Under Construction
- 10 Gateway Business Park: 54A, 1M SF
- 11 SnoCo Arlington Operations Center | 7.5A
- 12 RNW Distribution | Manufacturing & Industrial
- 13 Temperate Habits Brewing | Brewery/Taproom
- 14 Jaspen's Inc | Manufacturing & Office Bldg.
- 15 DCC Propane | 2 Lot Plat
- 16 Amber Grove Subdivision | 84 RU
- 17 Quail Ridge | Final Minor Plat | 3 RU
- 18 Smokey Point Ridge TH | 63 RU
- 19 Smokey Point Industrial | 2 Buildings
- 20 King Short Plat | 3 RU
- 21 Vanderyacht | Parking Lot
- 22 Vanderyacht | Parking Lot
- 23 Seattle Galvanizing Small Parts | Manufact.
- 24 Ironwood Place | 8,900 SF Com | 102 RU
- 25 Totemwood TH | 6 Duplexes
- 26 Bridgemont | 18 RU
- 27 Goldstream Venture | 6,250 SF Com | 96 RU
- 28 King Industrial | 2 Warehouses
- 29 Smokey Point Community Park | New Park
- 30 SmartCap Arl. Airport N | 5 B Ware/Man Bldg
- 31 PUD Substation | New Substation
- 32 Zahradnik | 7 Lot Bindig Site Plan | 216 RU
- 33 Allen TH | 8 Bldg | 43 RU
- 34 Smokey Point N | Monopine Wireless Facility
- 35 Cascade Business Park | Light Industrial
- 36 Lindsey Sub Area Plan | 436 RU
- 37 Brown Bear Car Wash | Fully Permitted
- 38 DSHS EV Charger | Charging Installation
- 39 Williams Invst. Commercial Park | General
- 40 The Outpost at Smokey Point | MU | 144 RU
- 41 Ashford Place | 3,984 SF Com | 103 RU
- 42 Northsound Logistics | 15,938 SF Ware/Office



DEMOGRAPHICS

Arlington's strategic location offers a compelling proposition for retail or entertainment businesses looking to tap into a growing market. Situated roughly 40 miles north of Seattle, it serves as a desirable alternative for consumers seeking a less congested and more community-focused experience, while still being within easy reach of the broader metropolitan area. This accessibility is further enhanced by its direct adjacency to Interstate 5, ensuring a steady flow of potential customers from both local and regional communities. The city's positioning creates excellent opportunities for new retail establishments to thrive, or for entertainment venues to draw visitors seeking leisure activities. Essentially, Arlington provides a prime balance of local consumer demand with strong regional connectivity, making it an ideal spot for businesses aiming to establish a visible and easily accessible presence.



32,299

POPULATION
10 MIN DT



12,620

NO OF HOUSEHOLDS
10 MIN DT



\$123,615

AVERAGE HH INCOME
10 MIN DT



\$611,320

MEDIAN PROPERTY VALUE
10 MIN DT



38.4

YEARS OLD
MEDIAN AGE



\$710.15M

TOTAL NON-RETAIL
EXPENDITURE



28,160

DAYTIME ADJ. POPULATION
10 MIN DT



22,965

STATE ROUTE 530
ADT



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

TEJ ASHER

📞 425.320.8834

✉️ tasher@fwp-inc.com

ANGELA OLIVERI

📞 206.853.1330

✉️ aoliveri@fwp-inc.com

First Western Properties | 425.822.5522 | 11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com