

# GATEWAY SHOPPING CENTER

3947 116TH STREET NE | MARYSVILLE, WA 98271

Perform Properties

## Property Details

**Owned GLA** 104,298 SF  
**Availability** 1 Suite | 14,673 SF

## Overview

- Gateway Shopping Center is a 104,298 square foot grocery and drug anchored retail center located in Marysville, WA.
- Located near Legacy High School, the center benefits from the daily influx of students, faculty, and parents, enhancing visibility and potential customer base.
- The center is strategically located at the northeast corner of 116th Street NE and Interstate 5 (I-5), providing direct access to the freeway.

## Tenant Mix



# GATEWAY SHOPPING CENTER

3947 116TH STREET NE | MARYSVILLE, WA 98271

Perform Properties

## Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	6,144	5,510	2,181	\$128,172	\$96,956
3-MILE RADIUS	46,647	44,717	16,653	\$127,536	\$109,846
5-MILE RADIUS	95,893	77,877	34,082	\$132,318	\$112,100

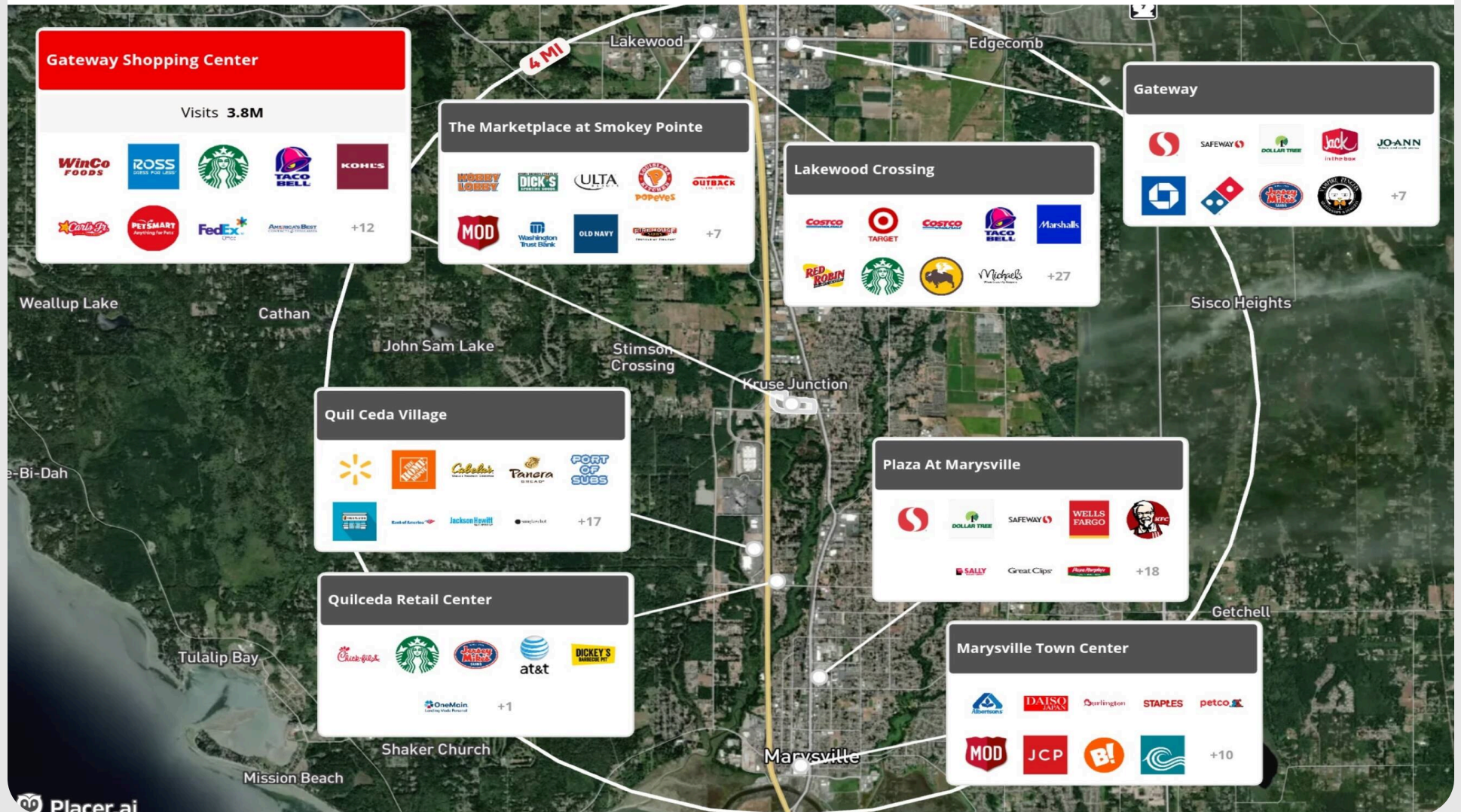


# GATEWAY SHOPPING CENTER

3947 116TH STREET NE | MARYSVILLE, WA 98271

Perform Properties

## Market Aerial



# GATEWAY SHOPPING CENTER

3947 116TH STREET NE | MARYSVILLE, WA 98271

Perform Properties

## Site Plan



Suite	Tenant	GLA (SF)
<b>OP 1</b>	<b>AVAILABLE</b>	<b>14,673</b>
Box 2	ROSS DRESS FOR LESS	29,887
Box 3	PETSMART	20,087
Box 6	BLAZING ONION	4,854
112	MATTRESS FIRM	4,447
2	GRACIE BARRA JIU JITSU	4,033
1	AMERICA'S BEST CONTACTS	3,543
102	GENTLE DENTAL	3,512
OP 4	TACO BELL	2,763
3	US BANK	2,426
9	LEXAR HOMES	2,400
107	COCONUT KENNY'S	2,326
7	T-MOBILE	2,018
OP 6	FEDEX OFFICE & PRINT SERVICES	1,925
106	SUBWAY	1,163
105	EL REY MEXICAN	1,163
101	GREAT CLIPS	1,140
10	SYNERGY MEDICAL	1,070
113	BACON BREAKFAST CAFÉ	868

# GATEWAY SHOPPING CENTER

3947 116TH STREET NE | MARYSVILLE, WA 98271

Perform Properties

## Get in Touch with Us

### Leasing

Tommy Gibbs  
**206-800-8134**  
**tgibbs@performproperties.com**

### Pop-up & Short-term Leasing

Specialty Leasing Team  
**206-984-2078**  
**specialtyleasing@performproperties.com**

### Property Management

Eric Nickelson  
**858-255-4922**  
**Enickelson@performproperties.com**



*This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon or any part thereof, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.*

Learn more about Gateway Shopping Center at [performproperties.com/property/gateway-shopping-center](https://performproperties.com/property/gateway-shopping-center)

