

Quick Facts*

Population: 21,290

Type of government: Council-Manager

Schools: Edmonds School District

Location: King/Snohomish County border
Along Interstate 5
Between Seattle and Everett
To Seattle, 4 miles
To Everett, 9 miles
To Bellevue, 20 miles

Zoning: Light industrial/office park: 130 acres
Single-household residential: 1,130 acres
Multi-household residential: 290 acres
Commercial/residential mixed use: 165 acres
Parks and open space: 305 acres

Bachelor degree or higher: 31.8% of adult population

Median family income: \$66,512

Median housing value: \$275,200

Number of jobs: 7,975

Number of households: 8,183

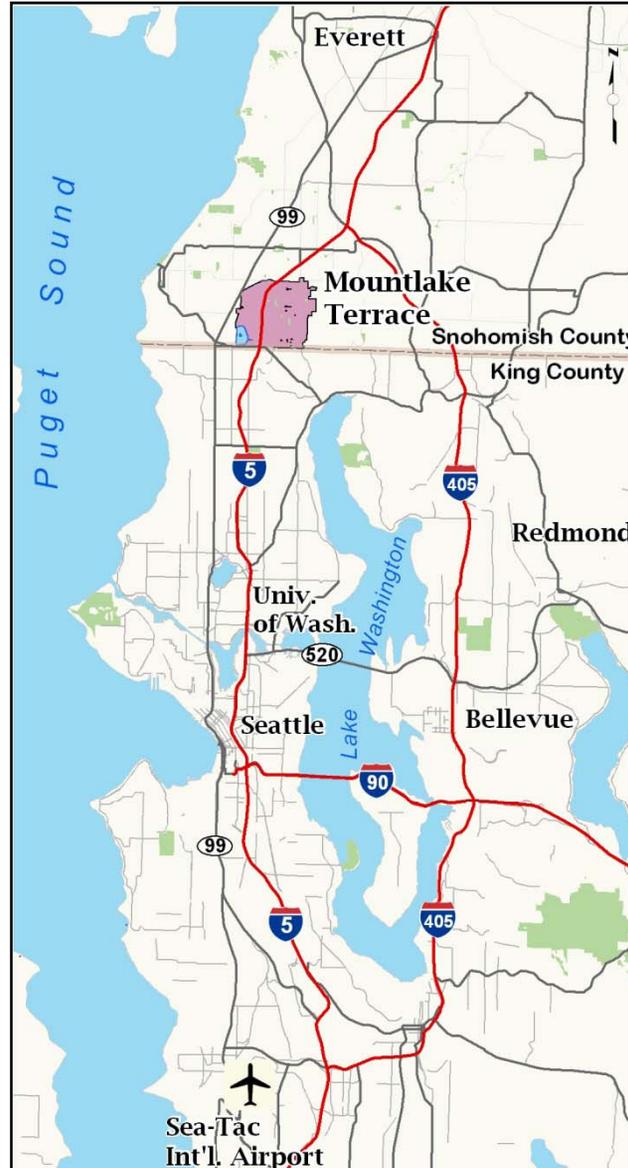
*Sources: US Census, City of Mountlake Terrace, Washington State Office of Financial Management, Puget Sound Regional Council

Business Opportunities

Mountlake Terrace is the headquarters location for Premera Blue Cross. Additionally, nearly 700 licensed businesses are in town.

Although the city is substantially developed, opportunities remain for quality infill and re-development, particularly in the Town Center commercial corridor. Several new mixed-use projects are already underway there.

Mountlake Terrace is strategically positioned along the Interstate 5 Business Corridor



A Great Place to Live and Work

A compact community with big mountain views, Mountlake Terrace, Washington, is known for quiet residential neighborhoods, beautiful parks, trails, and first-class schools. It is located conveniently and strategically a few miles north of Seattle and south of Everett.

Here you will find movie theaters, shops, restaurants, offices, clinics, a library and a variety of housing. Walkers and bikers easily get around town. Students of all ages can hop a bus for the University of Washington and other destinations. Mountlake Terrace's proximity to major employment centers, cultural activities, and recreational opportunities makes it a great place to visit, live, and do business.



Exciting Potential

Mountlake Terrace's superb location, strong demographics and consumer purchasing power, and terrific community amenities make the city a most attractive place for development and business location.

Great Recreation Opportunities

Mountlake Terrace is located along the Interstate 5 corridor in the central Puget Sound region. Within its 4 square miles, the city boasts 366 acres of recreational attractions including parks, play fields, golf course, year-round swimming, sports pavilion and public open space. A beach and dock at Lake Ballinger allow fishing, quiet boating and waterfront play.

Convenient Location

The city is only 12 miles north of Downtown Seattle and 9 miles south of Everett. Seattle-Tacoma International Airport is 35 minutes south. Interstate 5 offers 3 direct access points within the city. Highways 99 and 104 both cross the edges of the city. Entry to Interstate 405 is 3 miles away.

A new Transit Center is located along Interstate 5 and 236th Street SW, with parking spaces for nearly 900 vehicles. A Freeway Station provides express bus service and a light rail station is being planned.

Community Transit, Sound Transit, and King County Metro operate bus routes between Mountlake Terrace, Seattle, and key parts of Snohomish County. About 70% of the city is within a ¼ mile walk of a bus stop.

Swedish/Edmonds Hospital is less than 1 mile to the west of I-5.

Mountlake Terrace is the ideal location for your business to prosper. The city is business-friendly; there is no B&O tax, and local lease rates are extremely competitive.

www.cityofmlt.com



Animal Control	(425) 744-6256
Building Permits	(425) 744-6267
Business Licenses	(425) 744-6211
City Hall	(425) 776-1161
City Manager	(425) 744-6208
Code Enforcement	(425) 744-6254
Engineering	(425) 744-6275
Fire Business Line	(425) 551-1200
Library	(425) 776-8722
Passports	(425) 776-1161
Pet Licenses	(425) 670-8260
Planning	(425) 744-6207
Police Business	(425) 670-8260
Public Works	(425) 670-8264
Pavilion & Pool	(425) 776-9173
Recycling & Transfer Station	(425) 388-3425
Street Lights Out	(425) 670-8264
Traffic Ticket/Violations Bureau	(425) 744-6228
Utility Billing	(425) 744-6213



City of Mountlake Terrace
Community and Economic Development
6100 219th Street SW, Suite 200
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