LAKE STEVENS AT A GLANCE

Community Information

City Area — 9 square miles  Settled — 1886
Founded — 1838  Incorporated — 1960

Demographics

A city’s residents are the source of its identity and the foundation for its future

2011 Population — 28,069
Median age — 32.9 years
Number of housing units — 10,206
Median family income — $75,574
Median home cost — $316,500
Monthly housing costs —
Mortgaged $1,879.00 /
Rental $1,139.00

Households & Community

A tapestry segment model describes a community by its qualities. This system uses traditional categories such as age & income along with categories that reflect the population’s values, interests, and preferences. Nearly 60 percent of Lake Stevens’ households are “Up and Coming Families.”

Characteristics of Up and Coming Families

- Young parents & young children
- Working parents
- Relatively affluent
- Well-educated
- Budgeting for furniture, kids clothes, & minivans
- Entertainment — family restaurants, zoos, & theme parks
Employment Capacity

- The Puget Sound Regional Council estimates that Lake Stevens had 3,248 jobs in 2009.
- The most significant increases were in the Retail, FIRE (finance, insurance and real estate), and Services.
- Approximately 11% of the City’s remaining capacity is on vacant land, while over two-thirds of the remaining capacity is on redevelopable or partially used land.

<table>
<thead>
<tr>
<th>Job Sector</th>
<th>2009</th>
<th>Annual Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction/Resources</td>
<td>308</td>
<td>33.33</td>
</tr>
<tr>
<td>FIRE</td>
<td>130</td>
<td>137.50</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>71</td>
<td>&lt; -2.24 &gt;</td>
</tr>
<tr>
<td>Retail</td>
<td>697</td>
<td>472.86</td>
</tr>
<tr>
<td>Services</td>
<td>1,220</td>
<td>98.48</td>
</tr>
<tr>
<td>WTU</td>
<td>63</td>
<td>4.17</td>
</tr>
<tr>
<td>Government</td>
<td>178</td>
<td>39.49</td>
</tr>
<tr>
<td>Education</td>
<td>581</td>
<td>&lt; -1.46 &gt;</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>3,248</td>
<td><strong>39.86</strong></td>
</tr>
</tbody>
</table>

Key Industry Clusters for the Future

- Aerospace
- Life Sciences (Health)
- Clean Technology
- Outdoor Sports/Recreation Gear

Primary Retail Market

- Potential to capture most local retail spending

Secondary Retail Market

- Potential to capture a significant amount of regional spending as a retail center