

FOR LEASE

13027 Bothell Everett Highway (SR 527)
Everett, WA 98208



MURPHY'S CORNER PLAZA

First Western Properties, Inc. | 425.822.5522 | fwp-inc.com
11621 97th Lane NE, Kirkland, Washington 98034
First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

MURPHY'S CORNER PLAZA is a 14,529 SF strip retail building shadow anchored by Fred Meyer and Walgreen's in the Murphy's Corner neighborhood of Everett, known for its growing population and strong income numbers. The center benefits from excellent visibility to both SR 527 & SR 96. The available space is a rare 3,766 sf end cap with prominent signage on two sides. Pylon signage is also available.



13027 BOTHELL EVERETT HWY (SR 527):

3,766 SF \$20.00 PSF PLUS NNN

**COMING SOON ~
FACADE, ROOF, AND SIGNAGE IMPROVEMENTS!**



Population



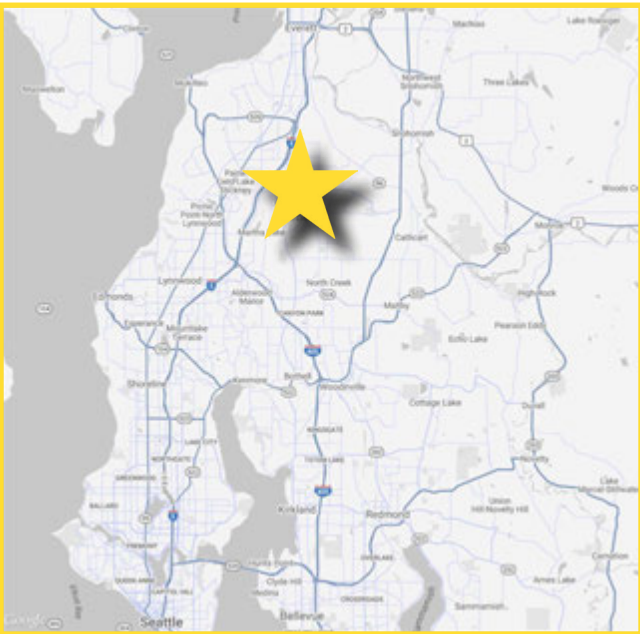
Average HH Income



Daytime Population






Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	15,935	\$104,857	3,349
Mile 3	152,229	\$104,751	33,013
Mile 5	294,324	\$103,517	120,909



SITE PLAN

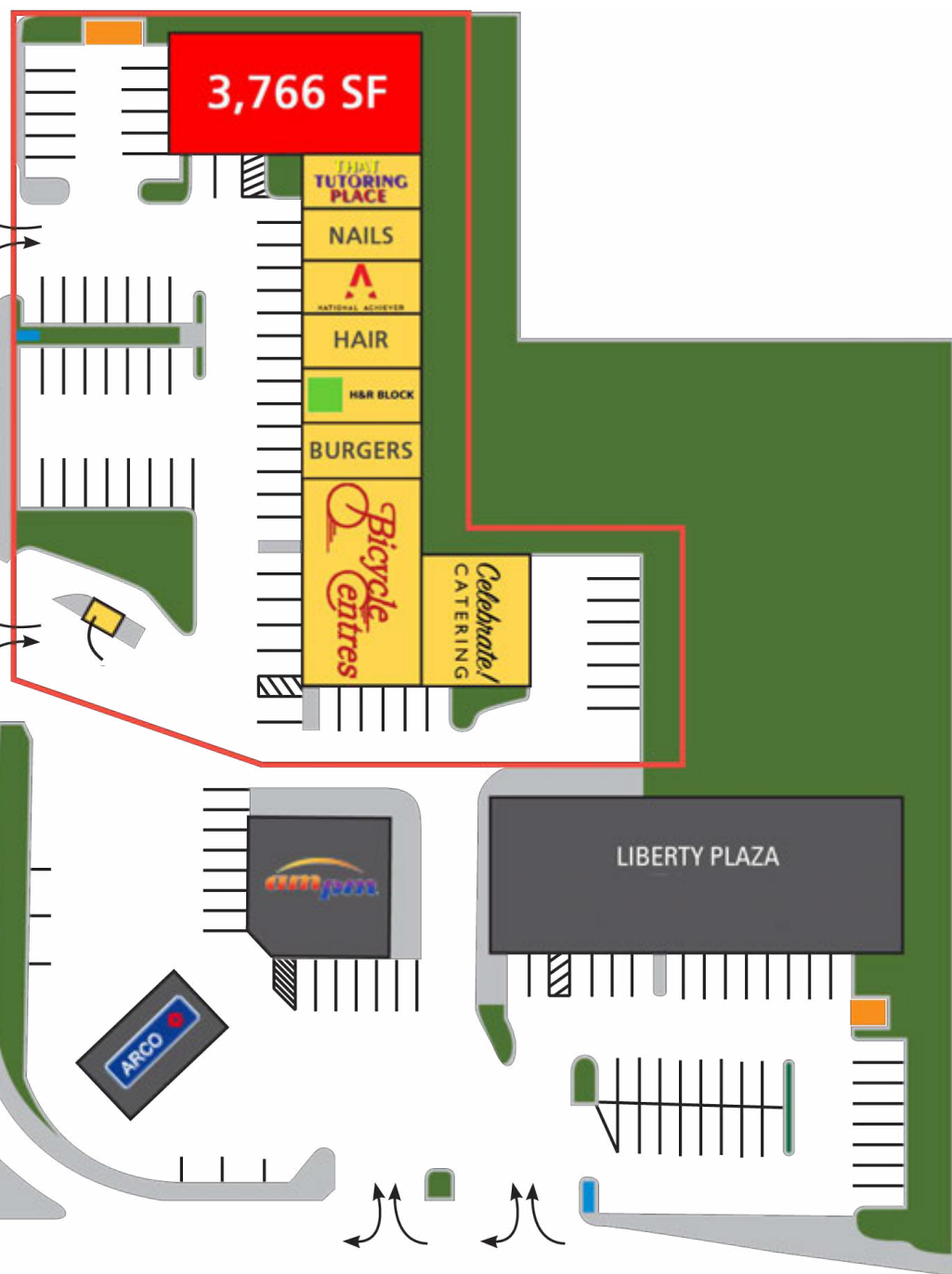
SITE PLAN KEY

- LAND AREA ±64,904 SF
- LEASABLE SF ±14,711 SF
- PARCEL OUTLINE 
- SUBJECT 
- TRASH/RECYCLE 
- PYLON SIGN 
- INGRESS/EGRESS 



BOTHELL EVERETT HWY

132ND ST SE





On Main N/S and E/W
Arterials, I-5 Minutes Away



Paine Field Flights
24 Daily Flights!



38,000 ADT
132nd St. SE (SR 96)



24,000 ADT
SR 527



EVERETT, WA is located 25 miles north of Seattle on tranquil Port Gardner Bay. Everett is equal parts charming coastal hamlet & thriving commercial hub. Everett enjoys one of the most enviable locales in the Pacific Northwest & an outstanding quality of life. As the Snohomish county Seat, Everett is the County's largest city and the area's center for economic development. Companies locating to Everett have access to a variety of business incentives, from industry-specific tax breaks to location-based tax deferrals.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RETAIL FOCUSED. RESULTS DRIVEN.

JOHN VIACAVA

425.250.3279
john@fwp-inc.com

JUSTIN HOLMES

253.447.2282
justin@firstwesternproperties.com



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

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

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.