

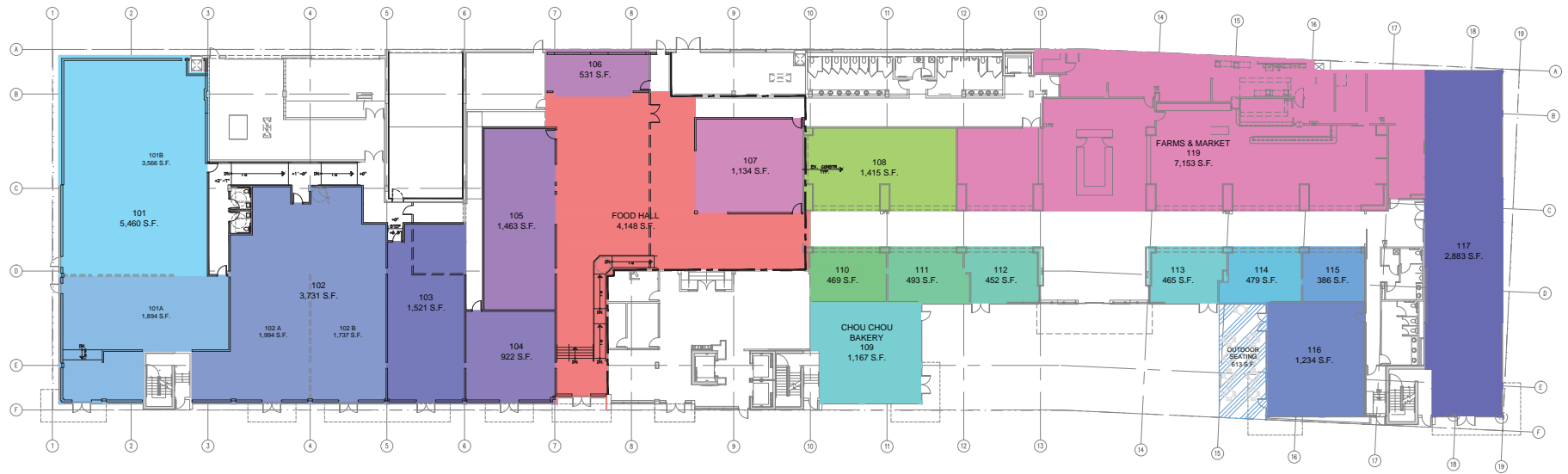


GRAND AVE
MARKETPLACE



EAT | SHOP | ENJOY

Welcome to the GRAND AVE MARKETPLACE



FLOOR PLAN
1/16" = 1'-0"
NORTH

Where Farmers, Artisans and Restaurateurs are connecting directly with the community they serve.

Build to suit "Food Hall" opportunities: think of multiple restaurants options under one roof, in a casual setting with common dining area.

View suite option for a potential craft microbrewery, tasting room serving small plates.

Small suites approximately 400-700 square feet will be home to local artisanal creations.

"Call a friend and meet them for dinner and you will meet an adventure"



FARMS
&
MARKET
EST. 2015

Holmquist
Hazelnuts
\$4.00

farms & market



Our indoor Market Hall featuring fresh produce from local farmers and a prepared foods kitchen.

Grand Avenue Marketplace will bring top chefs and up-and-coming chefs to the Everett Community. Food lovers who want chef prepared meals with high quality ingredients, will find it in this casual Dining Hall. This is sure to become a culinary hotspot. Farmers and purveyors of high quality goods and products will be featured. Whether you are making a quick stop to grab that one item or you're coming in to browse or sit and dine, you will find what you need!

FARMS & MARKET MISSION

Provide access to a variety of seasonal, fresh, local foods while building a strong sense of community through direct involvement with farmers, growers, and producers.



Farms & Market, will be a year-round indoor farm-based market offering a broad range of fresh produce and value added products regionally sourced, available seven days a week. Farms & Market will also feature prepared food and full-service counter restaurant, featuring seasonally changing, locally sourced prepared meals and packaged foods to go, in addition to local beers, wines, and hard ciders by the glass.

What Farms & Market Offer's Farmers

- + Maintain ownership over fresh products, pay a stall fee and percentage sales
- + Sell fresh and value-added products wholesale to Farms & Market Kitchen
- + All farm booths managed by Farm's & Market employees who handle sales, re-stock product, maintain displays and connect with consumers as each farm prefers
- + Advertising, marketing and community outreach highlighting each farm

What Farms & Market Offer's Consumers

- + A broad range of fresh produce sourced from regional farms accessible 7 days a week, 10-12 hours a day
- + Prepared deli, Grab 'n' Go and seated restaurant meals using ingredients sourced from regional farms and waters
- + Specialty artisan value-added items complementing our produce and prepared foods
- + Convenient centralized checkout and customer service amenities typically found in conventional supermarkets
- + Advertising, marketing and community outreach highlighting each farm



**10 MILE
DRIVE TIME**

- + Population of Over 200,000
- + Projected Average Annual Incomes Over \$90,000
- + 197,280 in Daytime Population



35,000

**TOTAL SF
FOR LEASE**



6,153

**TOTAL SF
COMMUNAL
SPACE**



220 RESIDENTIAL
UNITS

- + First Three Star Built Green Luxury Apartment Home Community in Snohomish County
- + 60,000 SF

LOCATION

The Heart of Downtown Everett

- + *The largest City in Snohomish County*
- + *Downtown Everett is the new home to American company Funko. Moving their Headquarters will bring 300+ employees. Funko is a supplier of pop culture and licensed collectibles of consumer products, toys and collectibles around the world.*
- + *Home of Imagine Children's Museum. This 20,000 SF activity center opened in 2004 and has an attendance of approximately 146,000 per year.*

**2900 Grand Avenue,
Everett, WA 98201**

"We want to enable local food producers to compete successfully in local and regional markets."



THE CARLIN COMPANY



STEVE CARLIN is a retail marketplace developer and consultant. He is the founder and Managing Partner of Oxbow Public Market and the Carlin Company and has been directly involved in four benchmark projects over the last two decades: the Ferry Building Marketplace in San Francisco, Oxbow Public Market in the Napa valley, Napa Farms Market at San Francisco International Airport, and The Oakville Grocery.

Steve is an active and sought-after consultant in the specialty food industry and a strong supporter of the "Buy Fresh, Buy Local" farm movement. He served on the Board of Directors for Joseph Phelps Vineyards in St. Helena, CA and Oakville Grocery in Oakville, CA. He was president of the Board of Directors for the popular St. Helena Farmer's Market in the Napa Valley, and has served on the Board of Directors for Visit Napa Valley and currently is the Vice Chair of the Land Trust of Napa County. He is also an Ambassador of the Culinary Institute of America.



LLOYD LLEWELYN is a retail market developer and consultant, an accomplished real estate, land use, and alcohol regulatory attorney, and real estate broker. In addition to his work with the Carlin Company, and private legal practice, Lloyd served for many years as an operations executive in the wine and food business focusing on strategic vision and planning, teambuilding and leadership, business process development and optimization, and risk analysis and mitigation.

Lloyd is actively involved in all current Carlin Company projects. Prior to joining the company, he represented restaurant and specialty food vendor tenants throughout Northern California, including several in the Oxbow Public Market. In addition to this legal background, Lloyd served as COO for a family of companies engaged in restaurant, winery, vineyard, distillery, and brewery operations. Lloyd has invaluable experience in complex project management in the areas of new business development and launch, new product development and launch, construction, regulatory audit, and litigation, as well as experience designing, organizing, developing, staffing, and maintaining complex administrative systems.

We understand the social dynamics of artisan food, retail, and community. With this knowledge, we build great markets.

The Carlin Company . Established 1999 . PO Box 5594, Napa CA 94581



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