

# 4-Corners Everett

8102 Evergreen Way, Everett, WA



**FOR LEASE**

Up to 126,000 Contiguous SF Available with  
Evergreen Way Frontage and proximity to SR-526

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## Features

### AVAILABLE

#### Building A

126,000 SF available in big box retail building, on a 10.58 acre site.  
Divisible to ±35,000 SF

#### Building B

15,250 SF End-cap building (2 floors) -  
Former Option Care space

### CLEAR HEIGHT

22' clear height in Building A

### ACCESS/ TRAFFIC COUNT

Excellent access to SR-526 and I-5, less than 2 miles from Boeing

37,252 ADT traffic count on Evergreen Wy

### SIGNAGE

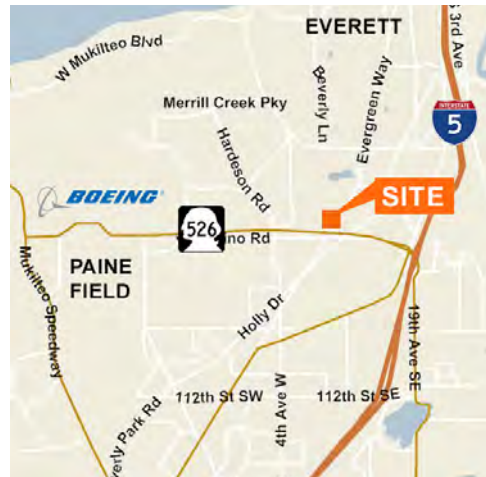
Monument signage available

### IMPROVEMENTS

Extensive renovations underway

### PARKING

524 on-site parking stalls



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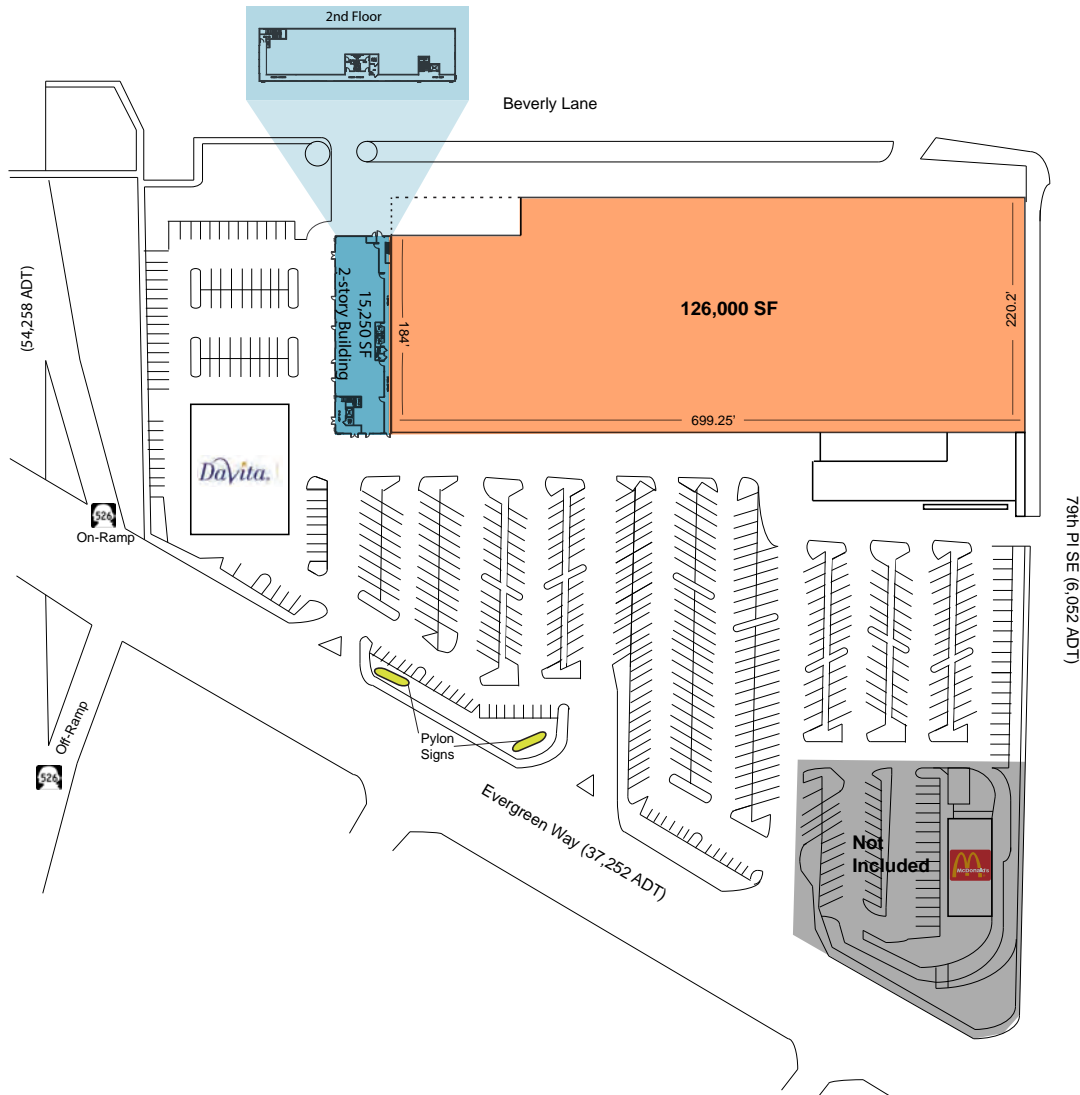
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## Site Plan



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## Demographics

	1 MILE	3 MILE	5 MILE
<b>Population</b>			
2015 Projection	19,801	104,341	219,739
2020 Estimate	21,364	112,355	236,388
2010 Census	18,767	98,239	203,042
Annual Growth 2015-2020	1.6%	1.5%	1.5%
<b>Daytime Population</b>	<b>16,405</b>	<b>68,727</b>	<b>164,097</b>
<b>Households</b>			
2015 Projection	7,715	41,580	86,785
2020 Estimate	8,313	44,735	93,333
2010 Census	7,221	38,625	79,026
Annual Growth 2015-2020	1.5%	1.50%	1.5%
Owner Occupied	46.0%	49.4%	55.7%
Renter Occupied	54.0%	50.6%	44.3%
<b>Households by Household Income</b>			
Income Less than \$15,000	11.30%	11.30%	10.00%
Income \$15,000 - \$24,999	14.9%	10.5%	8.5%
Income \$25,000 - \$34,999	11.3%	10.1%	8.5%
Income \$35,000 - \$49,999	16.1%	14.7%	13.1%
Income \$50,000 - \$74,999	18.2%	20.0%	18.5%
Income \$75,000 - \$99,999	12.2%	13.7%	14.8%
Income \$100,000 - \$149,999	9.8%	8.4%	9.7%
Income \$150,000 - \$199,000	3.4%	4.3%	5.7%
Income \$200,000+	1.7%	4.3%	6.5%
<b>Average Household Income</b>	<b>1.2%</b>	<b>2.7%</b>	<b>4.7%</b>
<b>Median Household Income</b>	<b>\$84,470</b>	<b>\$95,909</b>	<b>\$102,544</b>
<b>Per Capita Income</b>	<b>\$45,768</b>	<b>\$49,844</b>	<b>\$51,117</b>

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