

FOR SALE

607 INTERNATIONAL MARKETPLACE

607 SE EVERETT MALL WAY EVERETT, WA. 98208



\$13,500,000

CAP RATE
8%

607 INTERNATIONAL MARKETPLACE

A well-established shopping center specializing in unique shops, local start-up businesses, and some of the best restaurants in the Everett area. The 607 International building benefits from the outstanding visibility and access along the strong retail corridor of Everett Mall Way.



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Darrell Parker

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81%
LEASED

8 %
CAP RATE

\$13,500,000
ASKING PRICE

70,454
SQFT

5.05
ACRES

351
PARKING
STALLS

2002
RENOVATED

607 International Marketplace

Prime frontage and an easily accessible gas station on the heavily travelled Everett Mall Way, a major access route to the Boeing Freeway and the I-5 freeway. This investment opportunity is a stable asset with continued potential for growth.

Prime Location

Located on the Everett Mall retail corridor on the signalized corner of 7th and Everett Mall Way (SR-99), it is adjacent to Target, Starbucks, Sports Authority, Grocery Outlet, and close to Everett Mall.

Strong Retail Corridor

Other retailers in the immediate trade area include Safeway, Target, Sports Authority, Costco, WinCo, K-Mart, Petco, Michaels, and Toys-R-Us. This is the highest concentration of retail in the Everett trade area

DAILY TRAFFIC COUNTS 40,000 PLUS



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Tenant	RSF	Rent	NNN	Poss. Rent	Lease Ends
A&A Café	1,032	\$1,892	\$457		8/31/2020
AA	515	\$866	\$222		6/30/2016
AKMR LLC (Gas Station)	1,600	\$4,400	\$672		3/31/2020
About Jewelry	575	\$966	\$230		1/31/2017
ATA Martial Arts	1,498	\$1,497	\$1,156		7/31/2017
B&I Thiftique	1,000	\$1,775	\$450		3/31/2021
Bakery	1,155	\$1,600	\$493		2/28/2021
Bilal Islamic Center Of Wa.	2,185	\$2,400	\$984		12/31/2020
China Massage	1,043	\$1,407	\$465		10/31/2019
Coconut Palace	1,037	\$1,642	\$413		7/31/2018
Decarla's Beauty	703	\$1,321	\$365		12/31/2016
Diaz Nutrition	1,997	\$1,700	\$1,019		10/31/2016
El Rincosito	2,511	\$6,279	\$1,079		9/30/2016
Gricelda Prado	437	\$874	\$210		2/28/2019
Halal Way Market	945	\$1,300	\$398		9/30/2018
Hawaiian Sun BBQ	830	\$1,473	\$395		2/28/2018
Immediate Clinic	3,015	\$4,705	\$1,326		4/30/2017
Jonee's Bakery	787	\$1,312	\$377		9/30/2017
Middle East Jewelry	510	\$840	\$236		1/31/2018
Middleton Brewery	1,342	\$722	\$435		2/28/2018
Moon Dragon Games	1,330	\$691	\$564		9/30/2017
Pho Asia Noodle House	2,080	\$3,606	\$1,080		12/31/2017
Queen Nails	968	\$1,600	\$413		2/28/2018
Robinson Management	800	\$1,024	\$0		MTM
Robinson Management	1,990	\$1,626	\$510		MTM
Robinson Plumbing/Sprinkler	880	\$577	\$390		2/28/2020
Spirit of Massage	195	\$260			MTM
Starbright Early Learning	10,440	\$18,734	\$4,695		7/31/2017
Starcuts	500	\$850	\$220		4/30/2021
Two Men and a Truck	1,870	\$1,759	\$841		2/28/2019
United Back Care	4990	\$5,614	\$1,996		5/31/2017
Wapa Beauty Salon	843	\$1,200	\$445		7/31/2018
Wireless 4 Less	515	\$922	\$207		7/31/2018
Zain's Restaurant	1,715	\$2,900	\$772		2/28/2021
Vacant	6,025			\$12,050	
Vacant	811			\$1,622	
Vacant	5,130			\$7,325	
Vacant	464			\$650	
Vacant	510			\$990	
Vacant	466			\$932	
Vacant	520			\$1,040	
Vacant (5 suites from 80-200rsf)	778			\$1,990	
		\$80,334		\$26,599	



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2013 NOI
\$969,929

2014 NOI
\$1,126,376

2015 NOI
\$1,066,092

FULL OCCUPANCY AT TODAY'S MARKET RATE
MONTHLY ANNUAL
\$106, 933 \$1,283, 196

FIVE (5) YEAR PROJECTIONS

2016 NOI
\$1,280,900

2017 NOI
\$1,319,327

2018 NOI
\$1,358,906

2019 NOI
\$1,399,673

2020 NOI
\$1,441,663



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