

**+/- 6,748 SF**  
**FOR LEASE**



**BREWERY/RESTAURANT**



## 8928 Vernon Road

Lake Stevens, WA 98258

### Property Highlights

- +/- 6,748 SF Total (Divisible to +/- 4,426 SF)  
+/- 4,426 SF Main Floor / +/- 2,322 SF 2nd floor
- New Construction Brewery / Commercial Building
- Commercial Kitchen & Cold Storage in Place, Brewery Equipment Available
- Ample Parking (23 Stalls On-Site / 32 Stalls Off-Site)
- High Visibility & Easy Access to SR-204 & Hwy-9
- Available Immediately - Parking Lot to be Finished by Landlord
- Under New Ownership – Landlord will be completing site improvements shortly
- Traffic Count: 22,000 VPD (SR 204)
- Rental rate: \$28.00/SF/Year + NNN expenses



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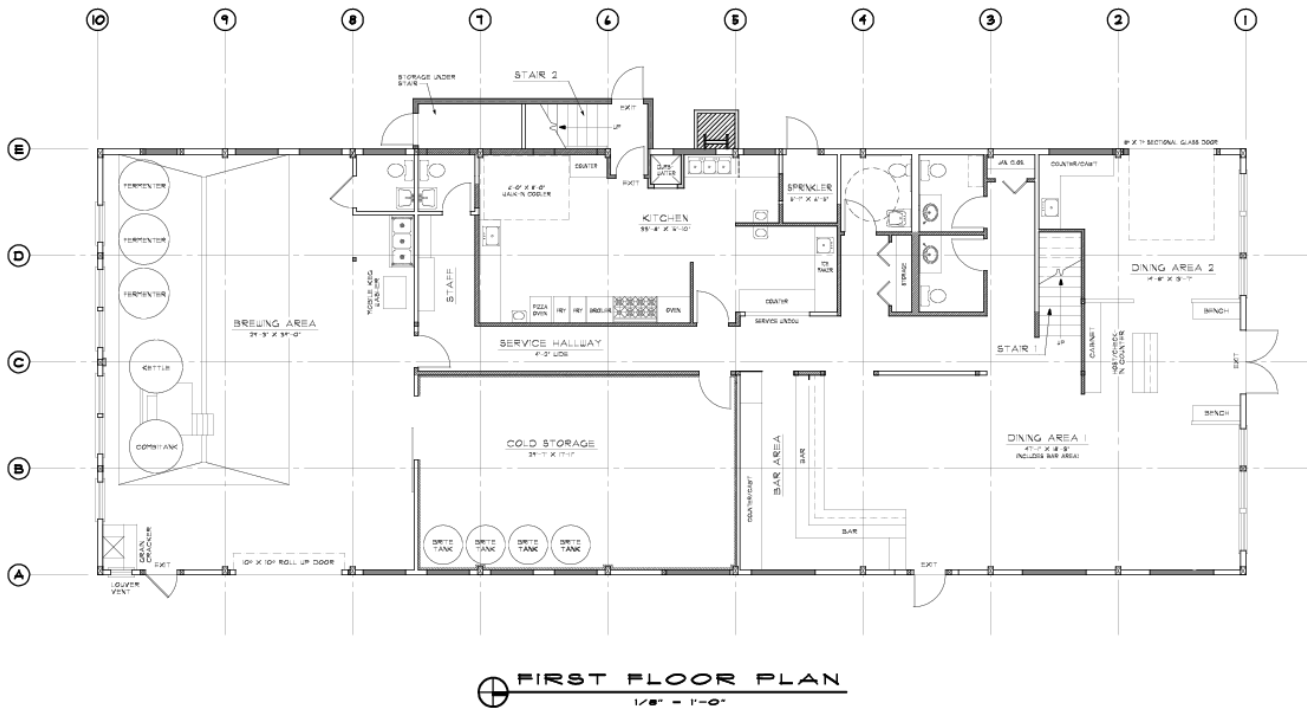
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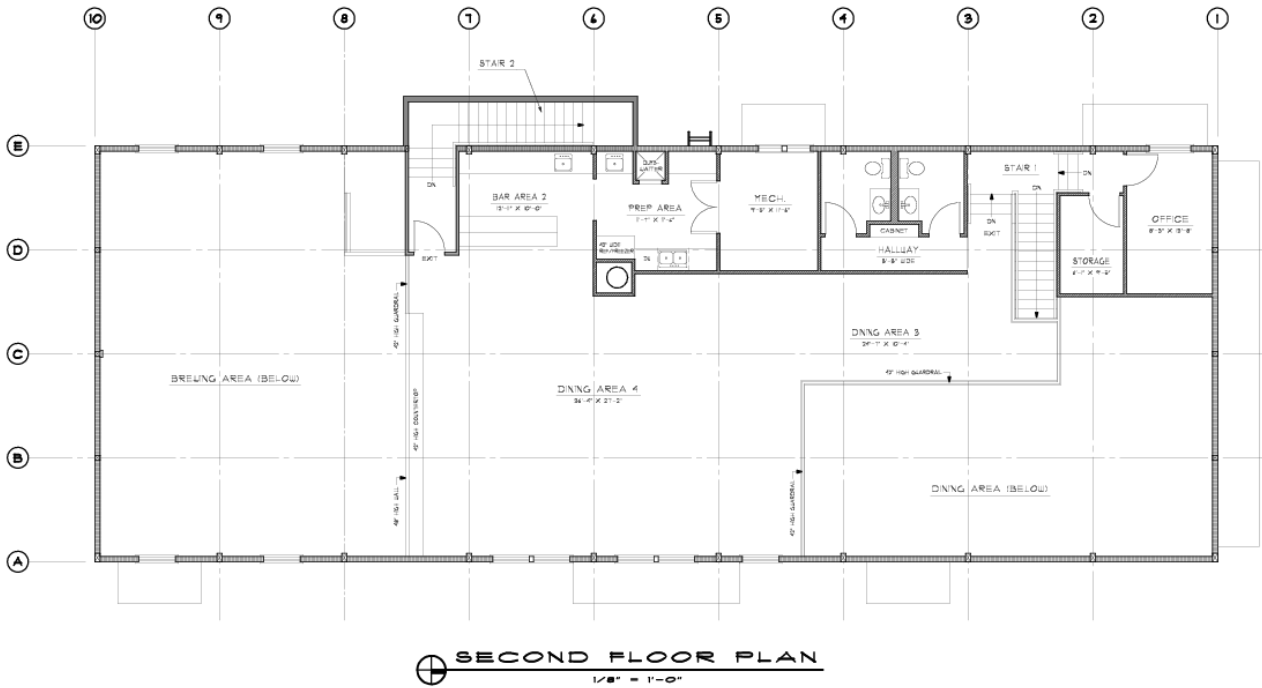
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1st Floor Plan



2nd Floor Plan

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## BREWERY/RESTAURANT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,967	41,171	92,016
Average age	31.7	33.0	34.1
Average age (Male)	32.0	33.4	34.3
Average age (Female)	31.6	32.8	34.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,776	14,354	31,801
# of persons per HH	2.9	2.9	2.9
Average HH income	\$80,326	\$82,558	\$83,437
Average house value	\$280,702	\$314,403	\$307,690

\* Demographic data derived from 2010 US Census



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