

1,490 SF BUILDING RETAIL



FOR LEASE

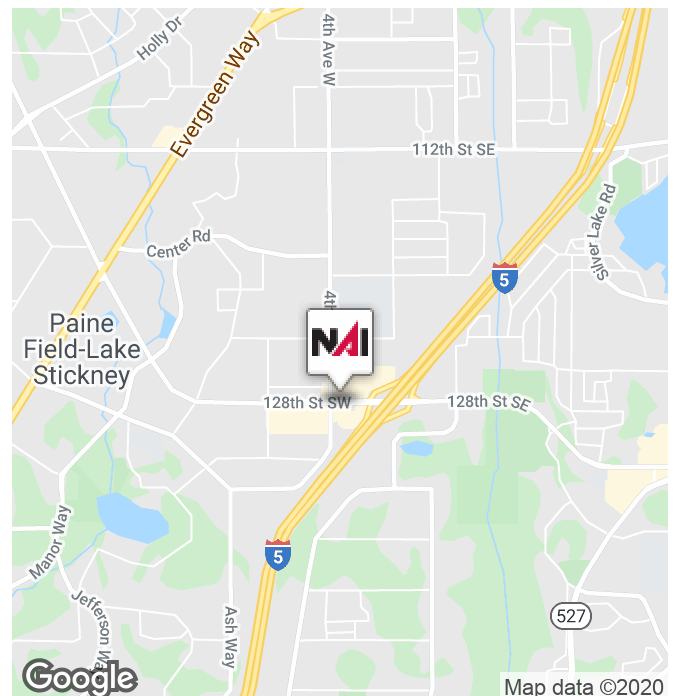


Former Jiffy Lube - Everett

12807 4th Ave W, Everett, WA

Property Highlights

- +/- 1,490 SF Building
Two (2) service bays with opposing grade level doors
+/- 500 SF of reception/sales area with restroom
- +/- 14,800 SF lot area
- Coffee stand is also available
- Zoned Urban Center (UC) Snohomish County
- High Traffic Volume - 32,864 (2018)
- Highly Visible Pylon Signage Available
- Lease rate: \$6,210.00 per month, NNN (please call for rental rate on coffee stand)



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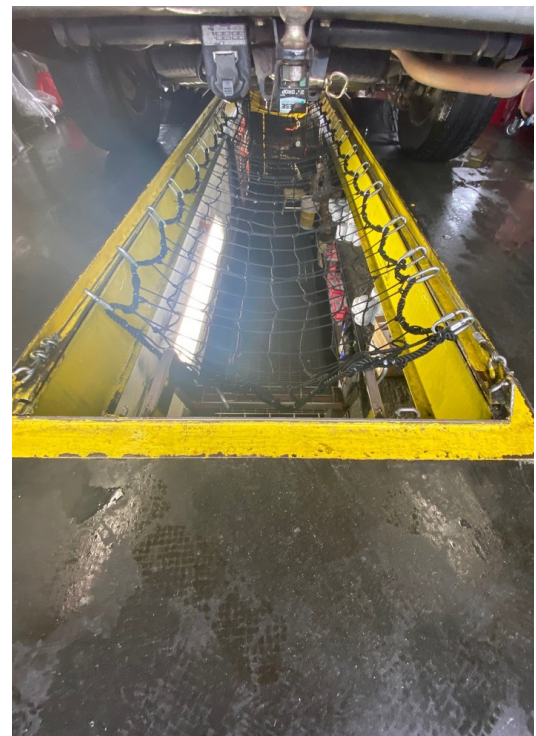
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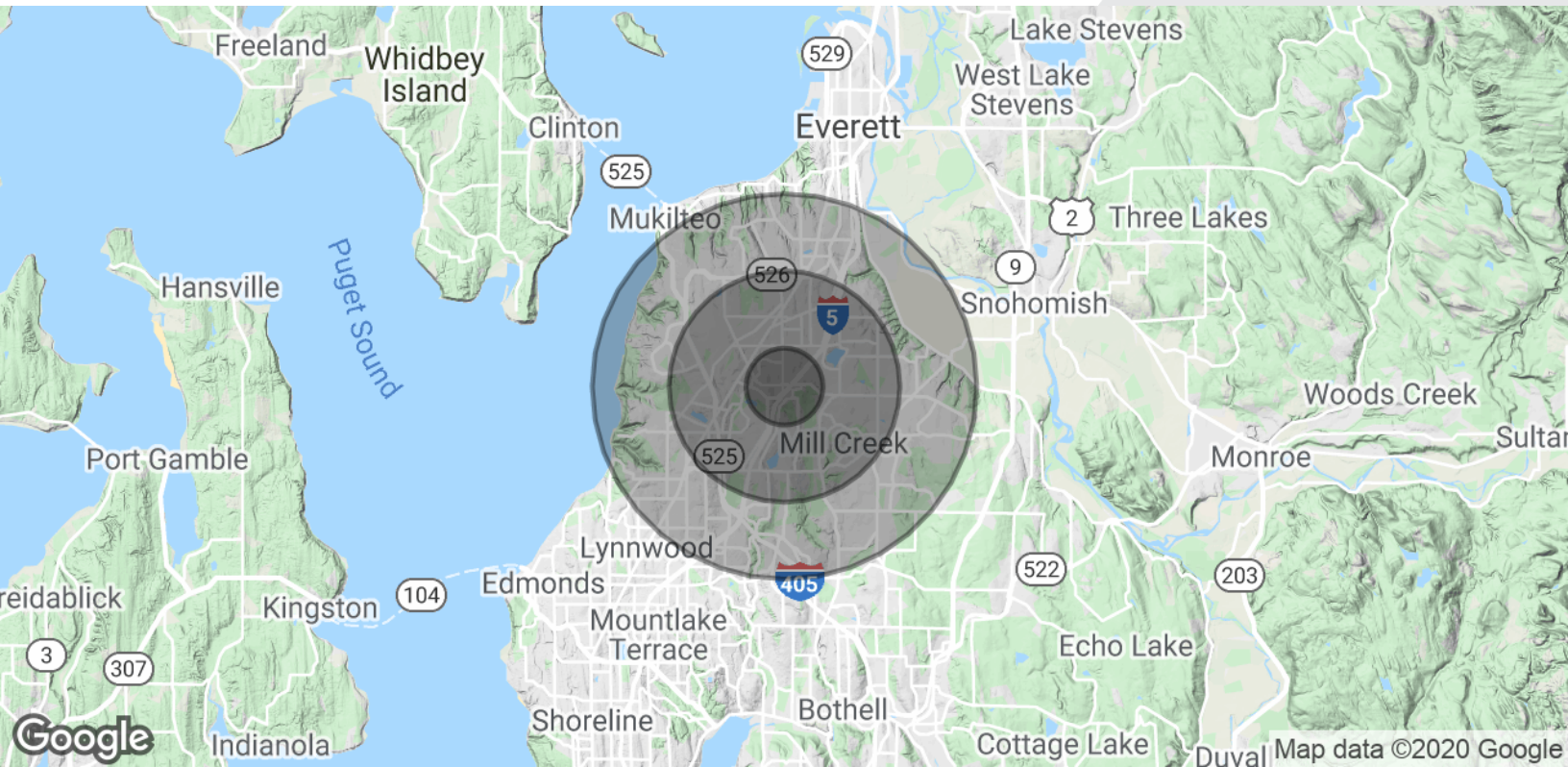
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,902	133,263	308,942
Average age	32.3	33.0	34.4
Average age (Male)	30.2	32.1	33.3
Average age (Female)	33.7	34.0	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,973	53,878	120,066
# of persons per HH	2.4	2.5	2.6
Average HH income	\$60,490	\$65,411	\$74,635
Average house value	\$295,586	\$346,879	\$364,335

* Demographic data derived from 2010 US Census



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