



OFFERING MEMORANDUM

3210 & 3220
Hewitt Avenue

2925 Chestnut
Avenue

Everett, WA

Exclusively marketed by:

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NAI Puget Sound
Properties



3210
Hewitt Ave

3220
Hewitt Ave

2925
Chestnut St

Hewitt Avenue

Chestnut Street



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Offering Memorandum Disclaimer

Information included or referred to herein is furnished by third parties and is not guaranteed as to its accuracy or completeness. You understand that all information included or referred to herein is confidential and furnished solely for the purpose of your review in connection with a potential purchase of 3210 & 3220 Hewitt Avenue and 2925 Chestnut Street, Everett, Washington. Independent estimates of proforma income and expenses should be developed by you before any decision is made on whether to make any purchase. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual documents to which they relate. NAI Puget Sound Properties, the asset owner(s), representatives and/or brokers, and their respective agents, representatives, affiliates and employees, (i) make no representations or warranties of any kind, express or implied, as to any information or projections relating to the subject asset(s), and hereby disclaim any and all such warranties or representations, and (ii) shall have no liability whatsoever arising from any errors, omissions or discrepancies in the information. Any solicitation for offers to purchase the subject asset is subject to prior placement and withdrawal, cancellation or modification without notice.

Snohomish River



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Executive Summary

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3210 & 3220 Hewitt Avenue and 2925 Chestnut Street are well-maintained, turn of the century brick and masonry retail-warehouse buildings totaling 82,300 square feet on multiple floors connected by an enclosed walkway. The buildings and the addition are currently owner-occupied by the Bramble Furniture store with warehouse and distribution. They have been meticulously maintained and are in great condition. The location provides excellent access with great exposure and visibility from I-5 and Highway 2. With Hewitt Avenue being one of the limited access points to the nearby Everett Riverfront Project, the location will see **significant upside** on traffic numbers, income and density. The C2 zoning is among the most generous in Everett allowing a **multitude of opportunities** for retail, services, warehousing and industrial.

Address	3210 Hewitt Avenue	3220 Hewitt Avenue	2925 Chestnut Street
Building Area	33,892 SF	25,368 SF	25,960 SF
Land Size	31,363 SF	15,682 SF	12,197 SF
Parcel Numbers	005935-698-001-00	005935-698-006-00	29052900101800
Construction	Brick Masonry		
Floors	2 + Basement	1 + Basement	1 + Basement
Parking	Onsite, plus street and small equipment yard		
Loading	5 dock high doors and 3 grade level doors		
Zoning	C2, Everett	C2	C2
Year Built	1915	1915	1946
Sale Price	\$2,400,000	\$1,800,000	\$1,700,000

Sale Price: \$5,900,000 (NEW Market Adjusted Price)

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Property Highlights

Property Highlights

- » Excellent signage opportunity via I-5 and Hwy 2
- » Exposed brick and beam
- » Possibility to add an additional floor on the east building
- » Multiple docks and loading doors
- » Easy access to Highway 2 and I-5
- » Generous C2 Zoning
- » Close proximity to The Everett Riverfront Project and 100,000 SF Amazon facility



Property Photos

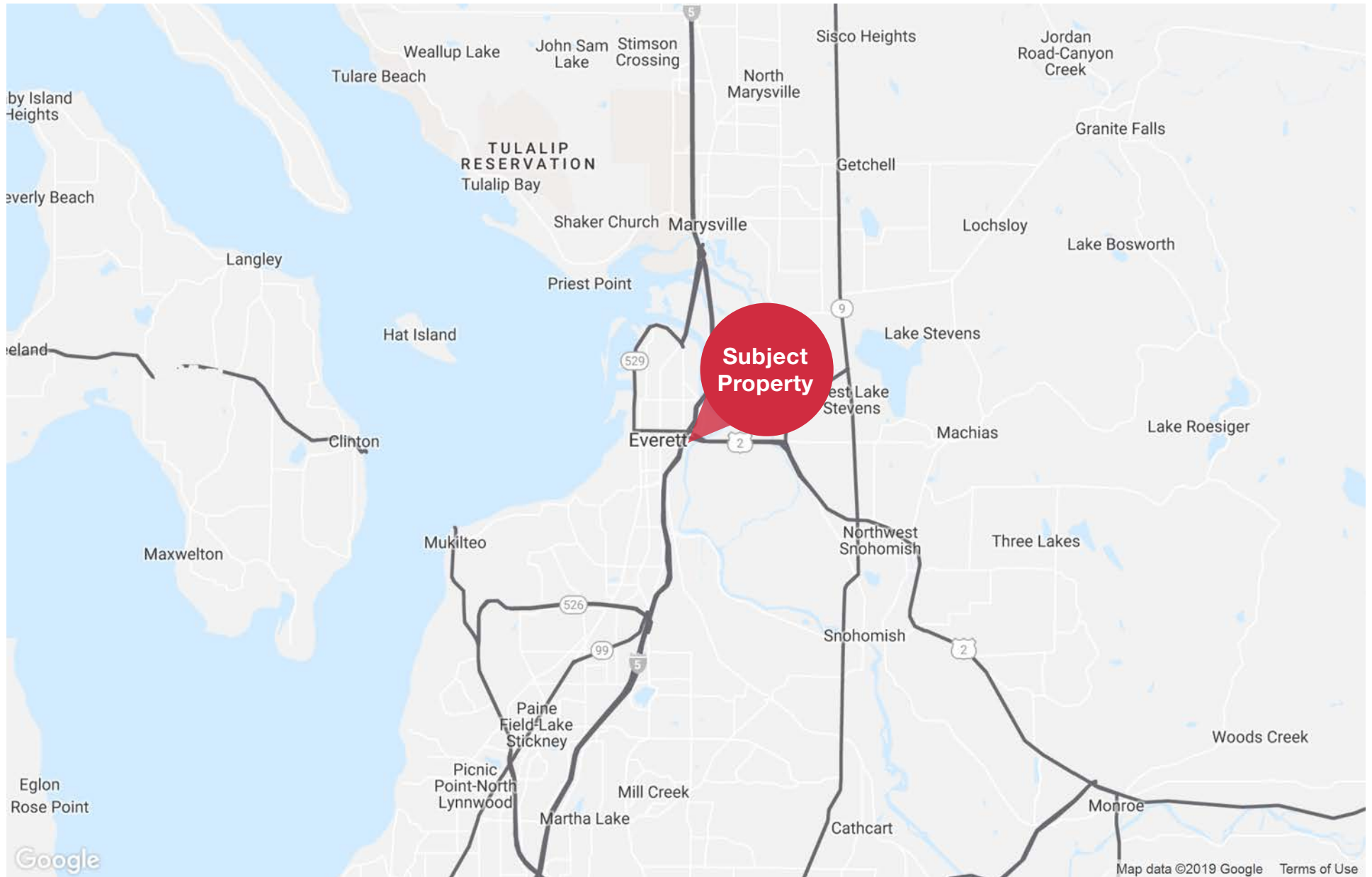


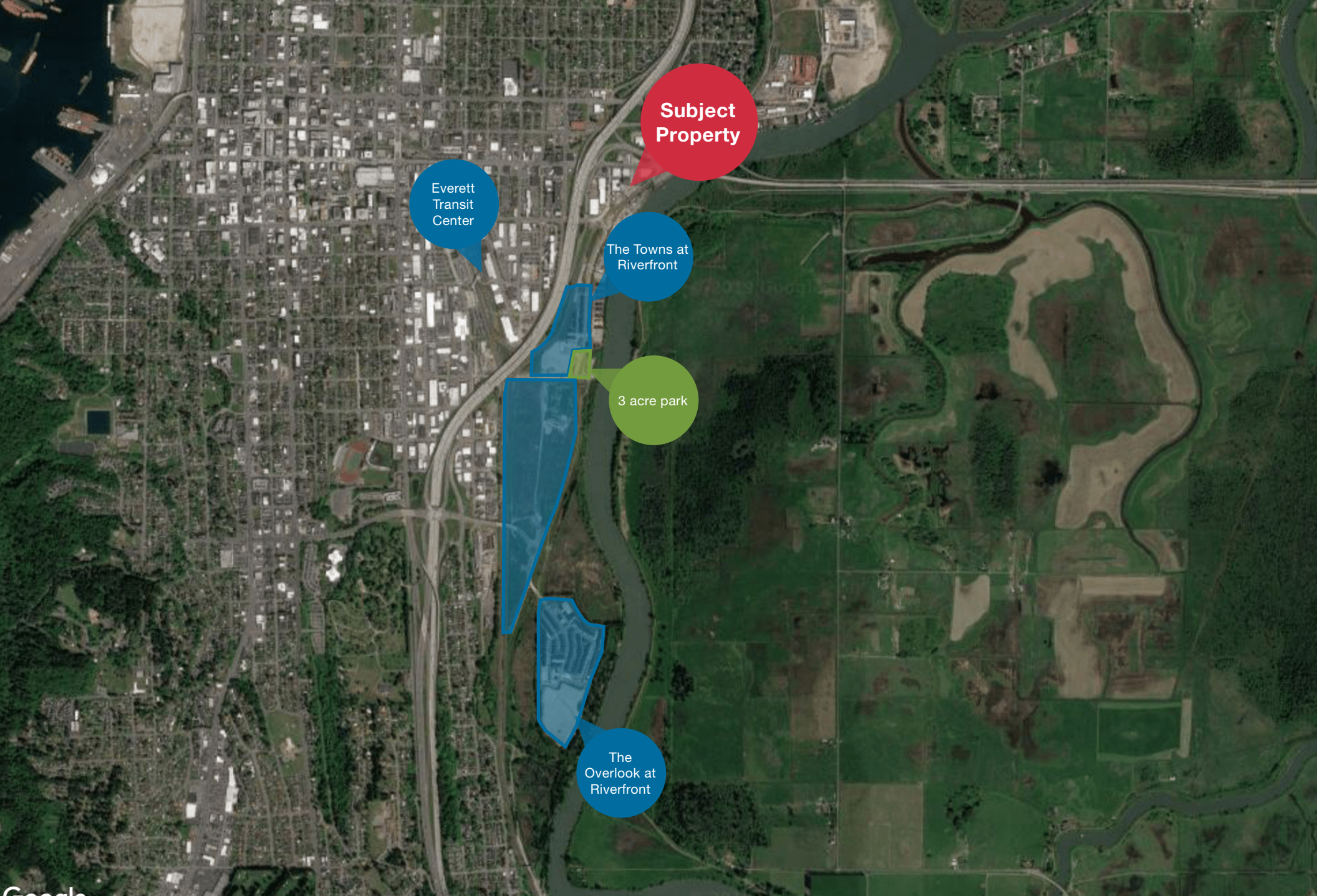


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Area Overview

Regional Map





Subject Property

Everett Transit Center

The Towns at Riverfront

3 acre park

The Overlook at Riverfront

Google

Imagery ©2019 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

Riverfront Project Plans and Photos

The Everett Riverfront Project is a new 1.75 million SF development located 1 mile from the subject property. This series of proposed mixed-use retail, residential and commercial buildings located at the riverfront is located off I-5 along the banks of the scenic Snohomish River.

The mixed-use lifestyle center will include 230,000 square feet of retail space, including a movie theater and specialty grocery store, 125,000 square feet of office space, 250 hotel rooms, and 1,250 condo or multi-family home units.

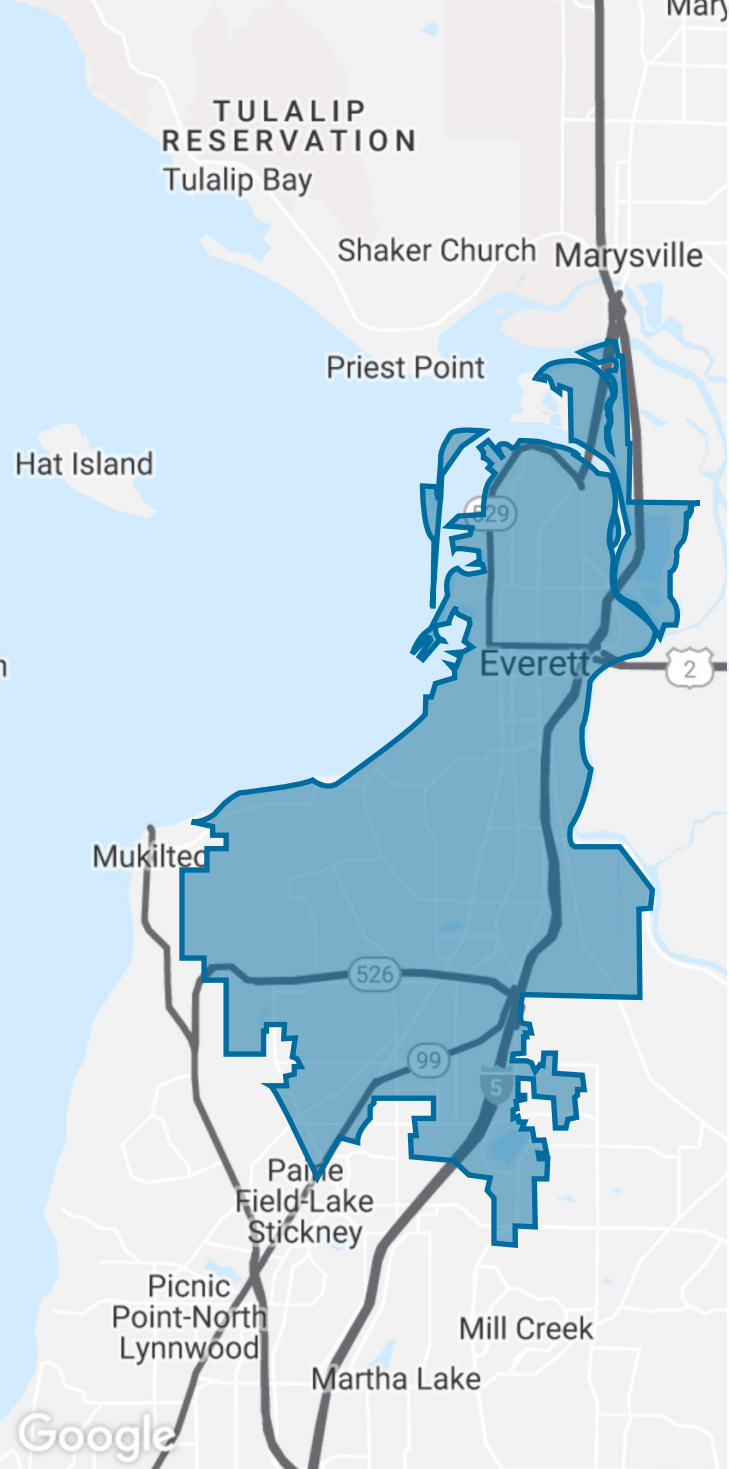
At the south end of the property is the Overlook at Riverfront with 3, 4, and 5 bedroom single-family homes ranging from 1,600 to 2,700 square feet, selling at around \$500,000. At the north end of the property is The Towns at Riverfront with 2, 3 and 4 bedroom townhomes ranging from 1,163 to 1,960 square feet, selling in the \$300,000-\$400,000 price range.



An aerial photograph of a city, likely Seattle, with a red overlay. The image shows a dense urban area with a mix of residential and commercial buildings, roads, and green spaces. The red overlay is semi-transparent, allowing the underlying city details to be visible.

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Market Overview



Everett CBD is **one of the busiest submarkets** in the northern part of the metro. It is world-renowned for being the home of Boeing Everett, the world's largest building in the world by volume. Around 30,000 employees work at this industrial facility, making up more than 40% of the total workforce in the city of Everett. The largest tenants in the submarket are in the manufacturing and maritime industries, since the area is home to the Port of Everett.

Like many downtown submarkets throughout the metro, most of the industrial inventory is made up of older warehouses. Panattoni Development recently completed the nearby 205,000-SF Glacier Peak Riverside project, which was able to secure a 103,000-SF lease with e-commerce giant Amazon.

 **1,165**
Retail Businesses

 **101,789**
Total Employees

 **394**
Food & Drink

 **104**
Misc. Store Retailers

 **79**
Bldg. Material/Supply Stores

 **93**
Food & Bev. Stores

 **79**
Clothing Stores

 **122**
Motor Vehicle/Parts Dealers

 **4,449**
Total Businesses

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Offering Terms

Offering Terms

Terms of Sale

The Property is being offered “as is,” “where is” and subject to all faults. Seller makes no representation or warranty with respect thereto. Buyer acknowledges that buyer is not relying on any representation or warranty of Seller or of any agent or representative of Seller. All information furnished regarding property for sale is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

No Contact with Seller

All contact with seller shall be conducted through listing agents.

Offering Procedure

NAI Puget Sound Properties hereby solicits offers to purchase 3210 & 3220 Hewitt Avenue, Everett, Washington. This transaction will be conducted through an offer process in accordance with the terms and provisions of this Offering Memorandum, which NAI Puget Sound Properties may, in its sole discretion, amend or update (provided that Seller has no obligation to amend or update the information included herein or otherwise made available to prospective purchasers). Inquiries concerning the procedures outlined in this Offering Memorandum may be directed to:

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