FOR LEASE

Westgate - Edmonds Way (SR 104)
Edmonds, Washington

FIRST WESTERN PROPERTIES

VILLAGE AT WESTGATE

Steve Erickson | Brennan McClurg

First Western Properties,Inc. | 425.822.5522 | fwp-inc.com
11621 97th Lane NE, Kirkland, Washington 98034

VILLAGE AT WESTGATE is an exciting new mixed-use project now available for occupancy at the main retail intersection in Edmonds, directly across from QFC, PCC, and adjacent to Bartell Drugs and other retail. Great visibility and access directly from Highway 104, with abundant surface and garage parking for retail customers. One retail space remains below 91 well appointed residential units.

WESTGATE - EDMONDS WAY:

2,277 SF **$34.00 PSF** **PLUS NNN**

- NNN: $9.00 PSF
- Surface Parking Available
- Large Patios and Seating Areas
- Perfect for Service Oriented Retail

Regis - 2019	Population	Average HH Income	Daytime Population
Mile 1	14,510	$134,471	2,068
Mile 3	91,799	$117,122	37,893
Mile 5	209,425	$110,493	71,792

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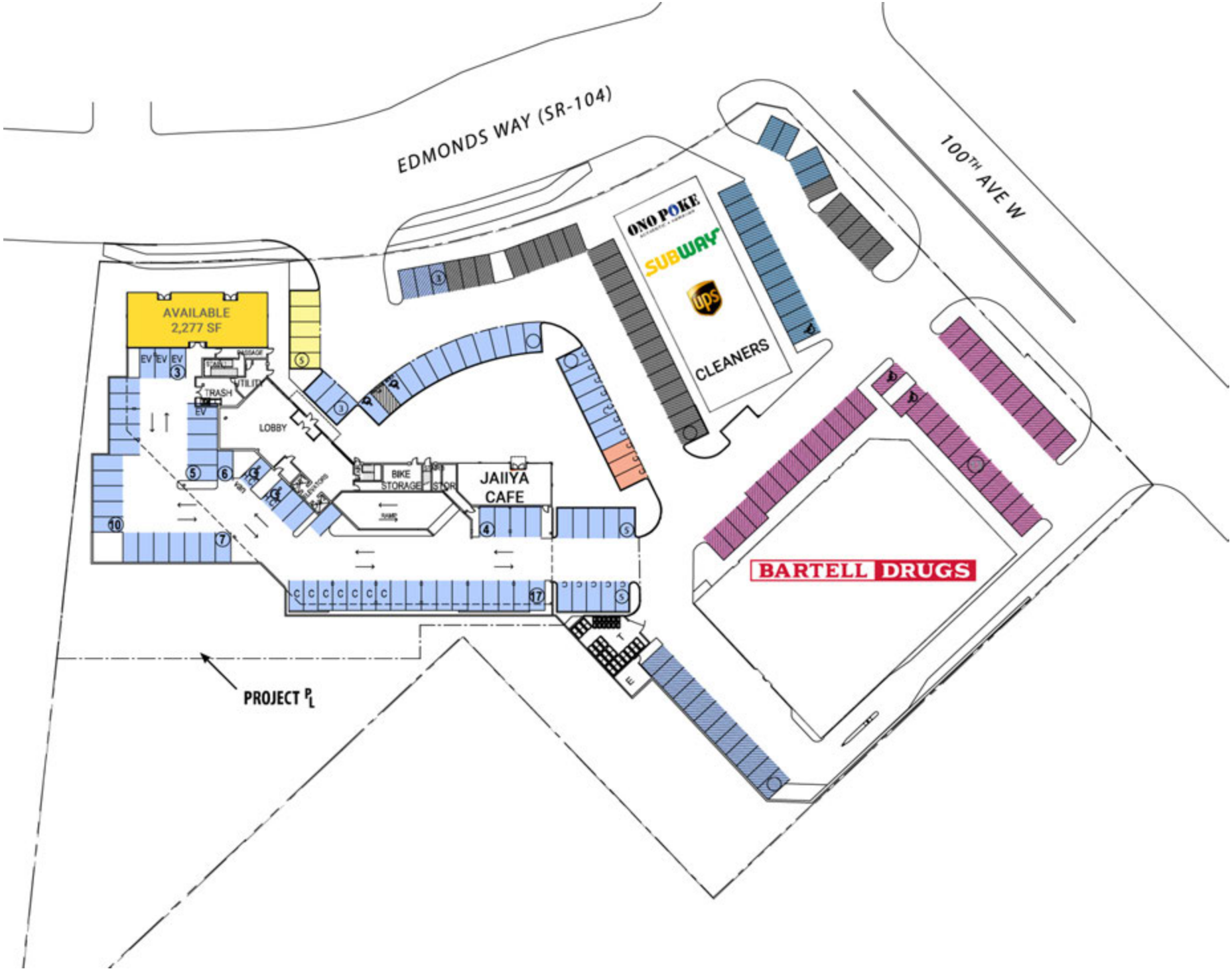
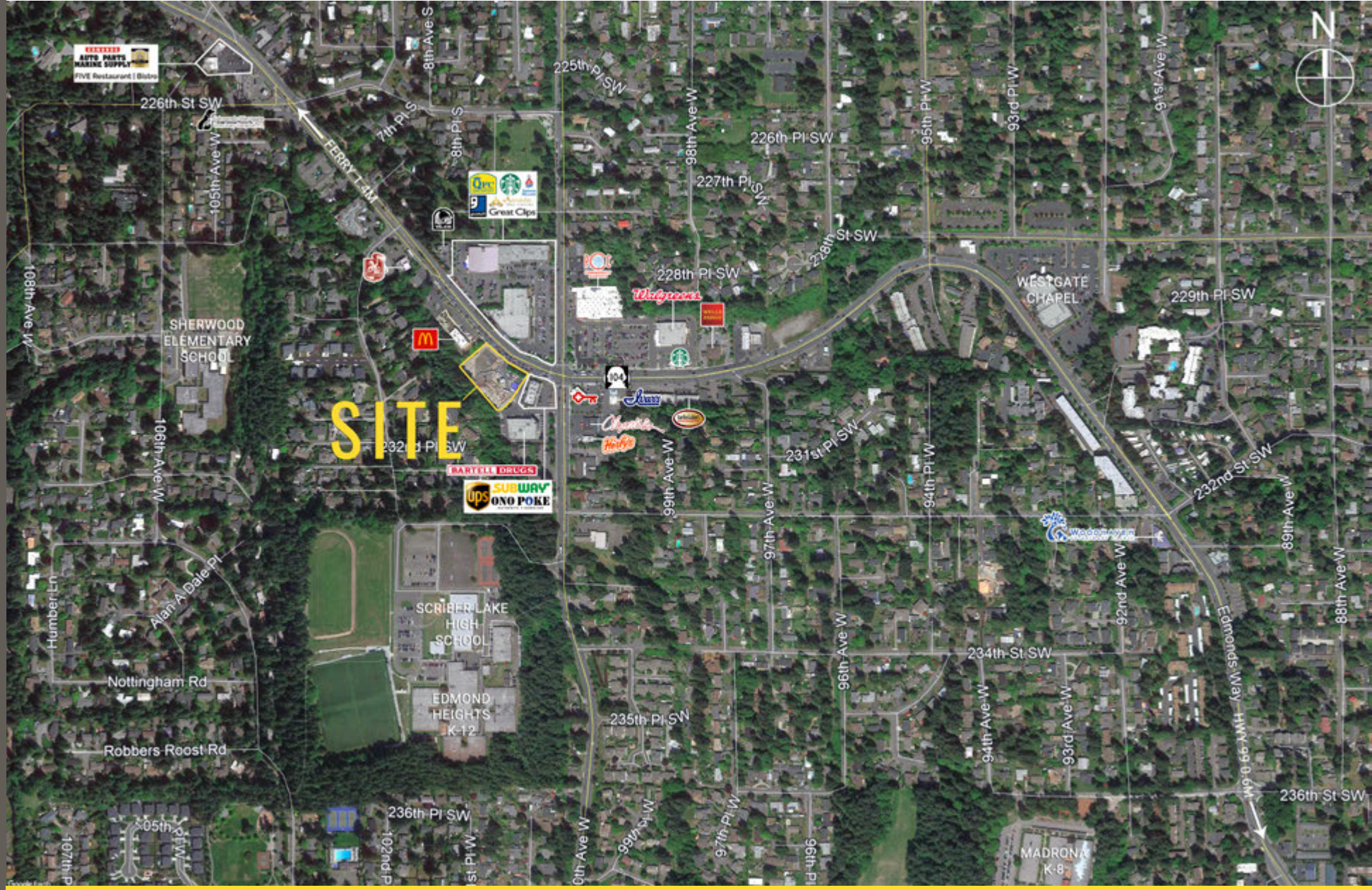
OVERALL SITE PLAN



FIRST WESTERN PROPERTIES

RETAIL: 2,277 SF

FIRST WESTERN PROPERTIES



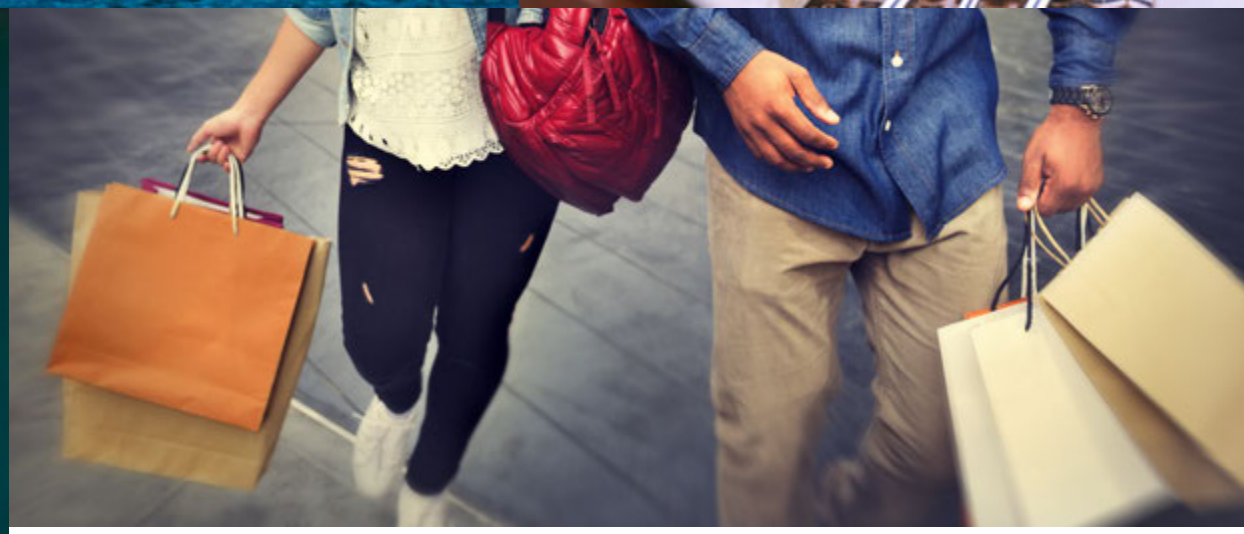
Located on SR 104 and
Minutes from Hwy 99 & I-5

86,658 Households
5 Mile Radius

22,824 ADT
Edmonds Way (SR 104)

En Route to Ferry
4M+ Riders Annually

FIRST WESTERN PROPERTIES



EDMONDS, WA is a vibrant city located just 15 miles north of Seattle and 18 miles south of Everett. A charming waterfront town, celebrated as an arts community, Edmonds offers a vibrant waterfront, sandy beaches, stunning views, and a full calendar of exciting events. The third largest city in Snohomish County, Edmonds has many characteristics: a growing economic base, diverse marketplace, excellent school system, and outstanding quality of life that make it an excellent location to locate, start or grow a business.

~ Information Provided by the City of Edmonds

FIRST WESTERN PROPERTIES

KIRKLAND | TACOMA | PORTLAND | SEATTLE

RETAIL FOCUSED. RESULTS DRIVEN.

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