



**SITE**



**REDEVELOPMENT!**  
210 128th Street SE,  
Everett, Washington 98201



**GROUND LEASE | BUILD-TO-SUIT**

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

# GROUND LEASE | BUILD-TO-SUIT OPPORTUNITY!

The subject property is located just minutes off of Interstate-5 and accessed via 128th St SE from the west and 3rd ave SE from the east, north and south at the lighted intersection. Fronting busy 128th Street SE (SR 96), this 0.88 Acre property is prime for redevelopment. The location serves freeway traffic along with surrounding business's such as Swedish Hospital, Columbia Athletic, Fred Meyer, Walgreens, Albertsons, Sprouts, Arena Sports along with numerous food outlets, daycares and surrounding residential areas. Zoned Planned Community Business (PCB) which allows for many uses. Several proposed use site plans have been developed. Please contact Broker for additional details and pricing.

## 210 128TH STREET SE:

### PROPOSED SITE PLANS:

- Multi-Tenant with Drive Thru End Cap: 5,000 SF, 25 Parking Stalls
- Single Building Retail | Office: 3,000 SF, 24 Parking Stalls
- Daycare | Preschool: 2 Story Building 12,000 SF, 5,200 SF Outdoor Play Area, 31 Parking Stalls
- Two Buildings Bank plus Office | Retail: 3,250 SF Bank, Drive Thru ATM, 2,800 SF Commercial Building, 14 Parking Stalls



Population



Average HH Income

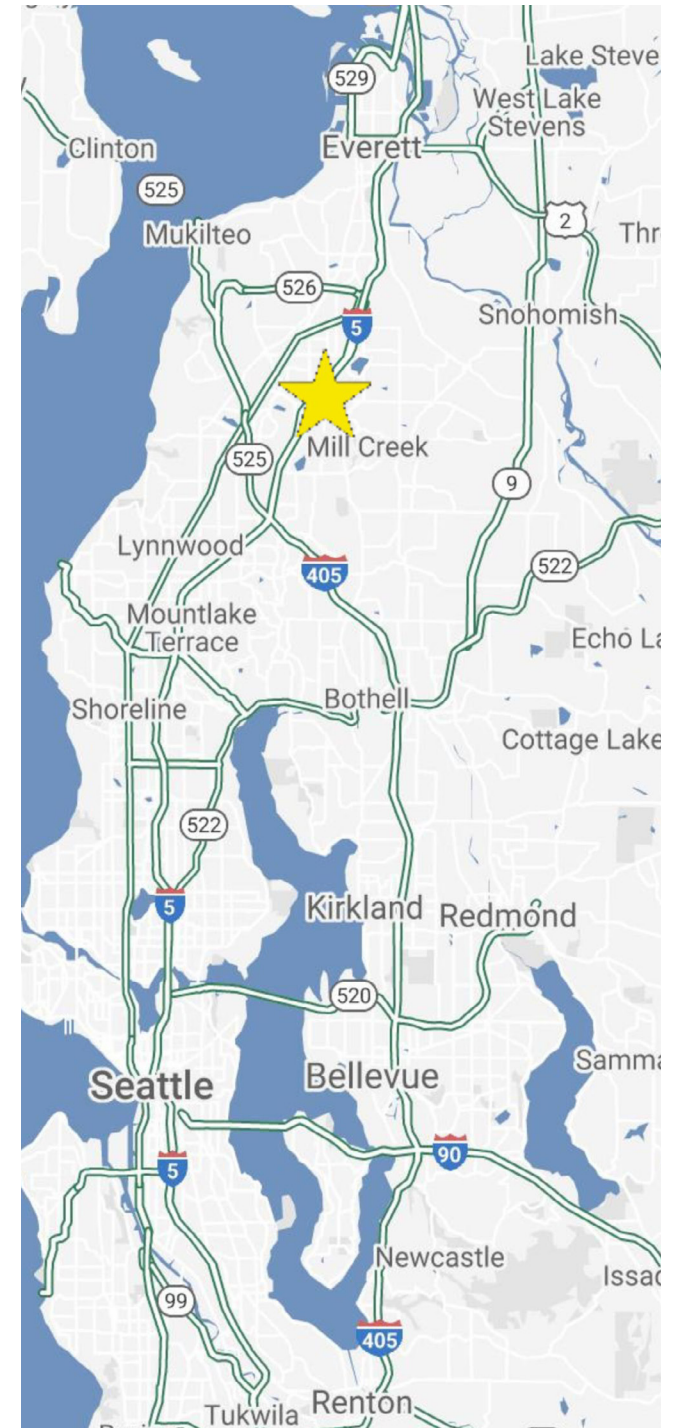


Daytime Population

Regis - 2020

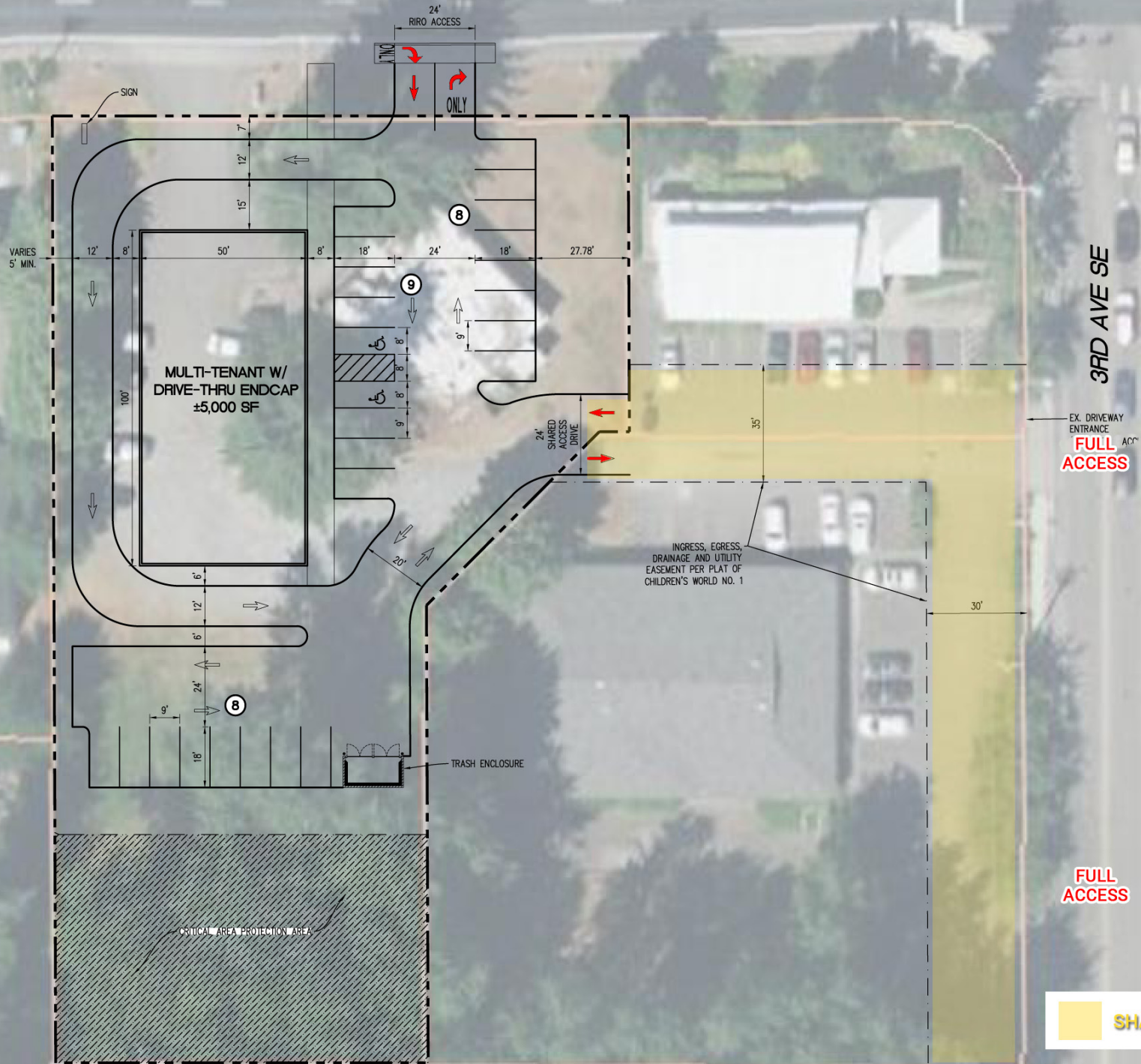
	Population	Average HH Income	Daytime Population
Mile 1	20,278	\$84,612	5,493
Mile 3	161,735	\$101,887	38,866
Mile 5	327,412	\$111,653	125,448

## REGIONAL MAP



# PROPOSED SITE PLAN: MULTI-TENANT WITH DRIVE THRU

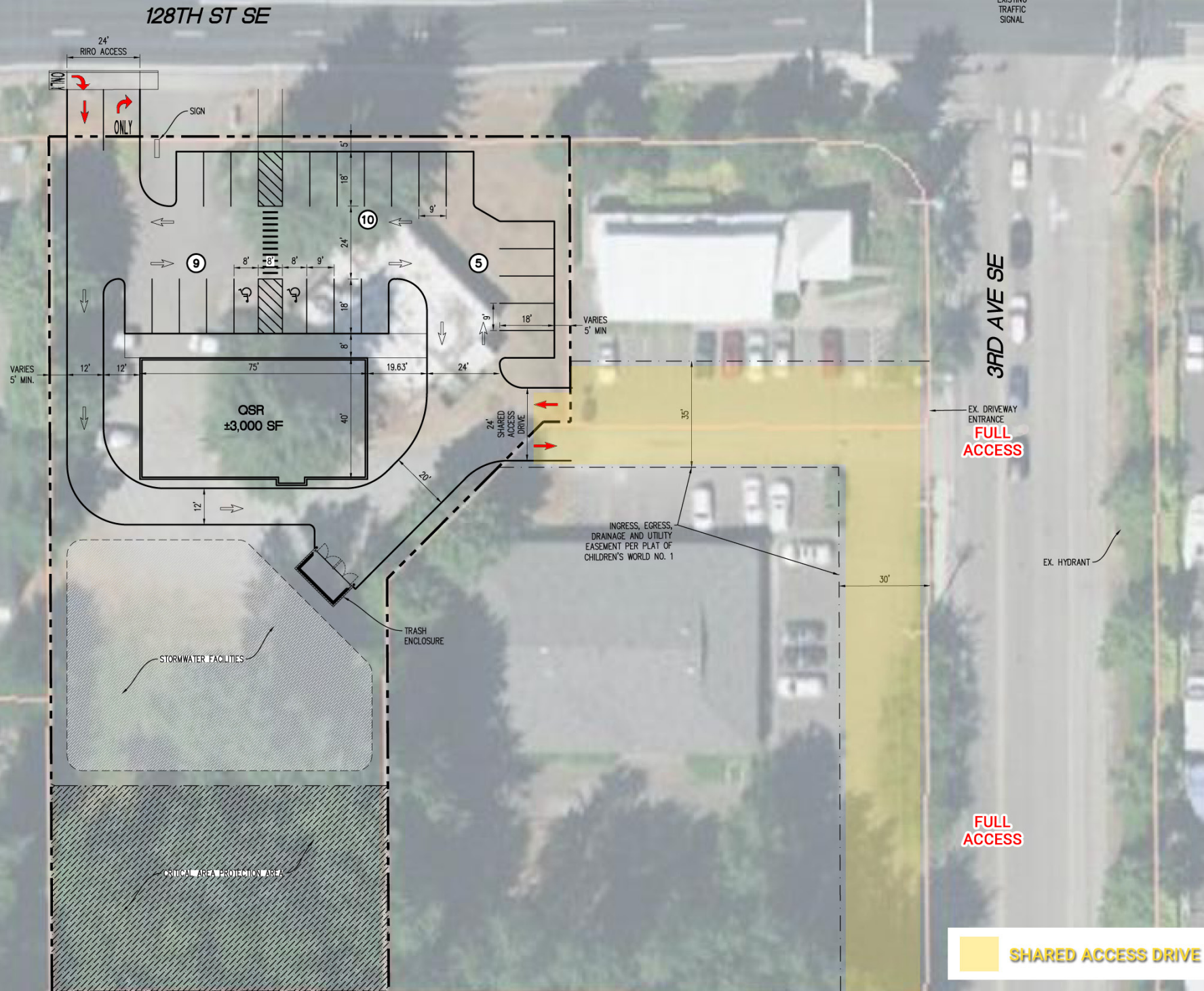
128TH ST SE



FULL ACCESS

SHARED ACCESS DRIVE

# PROPOSED SITE PLAN: SINGLE BUILDING RETAIL | OFFICE



# PROPOSED SITE PLAN: DAYCARE | PRESCHOOL



128TH ST SE



FULL ACCESS

EX. DRIVEWAY ENTRANCE  
FULL ACCESS

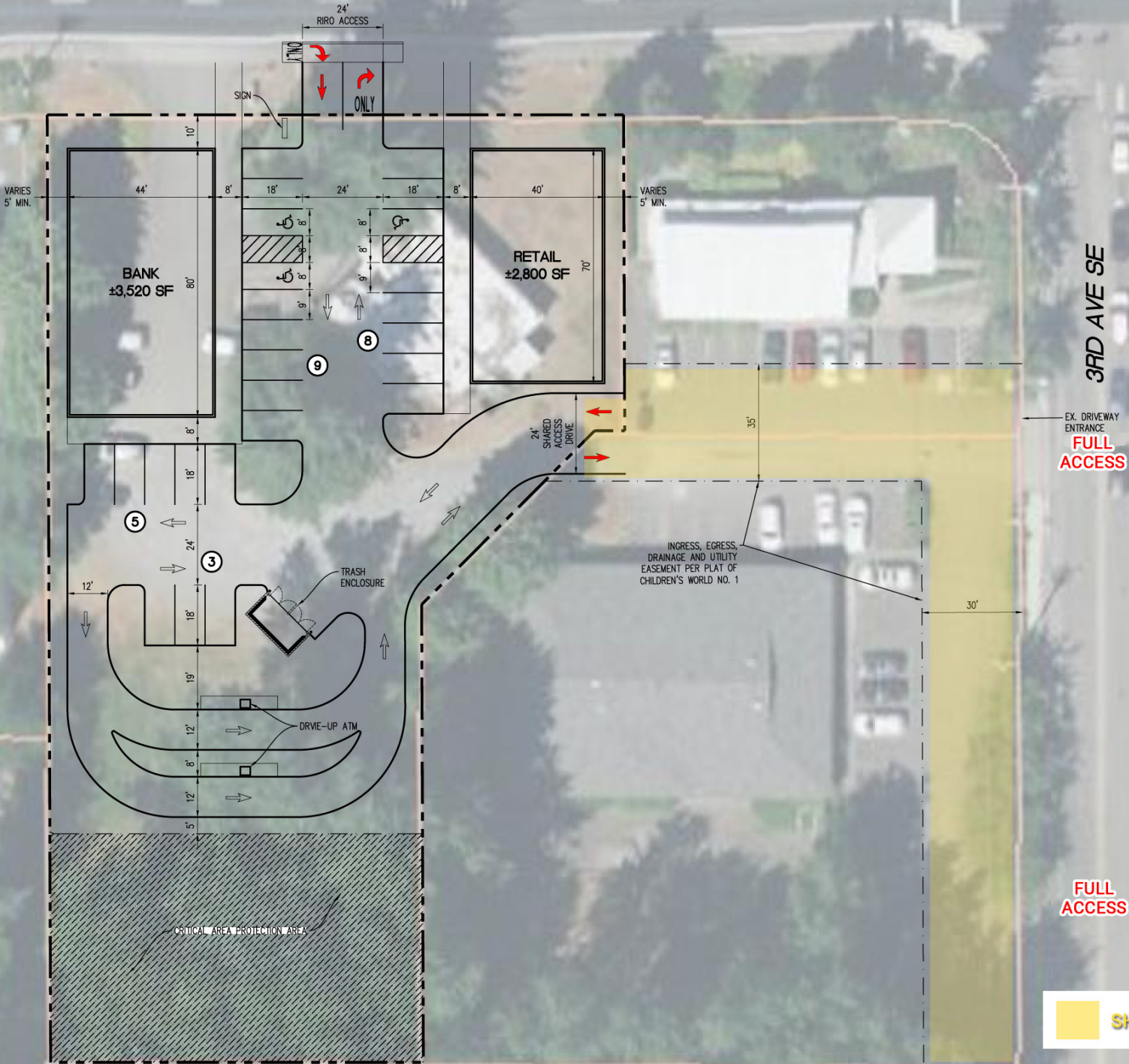
3RD AVE SE

SHARED ACCESS DRIVE

# PROPOSED SITE PLAN: 2 BUILDINGS BANK + OFFICE | RETAIL

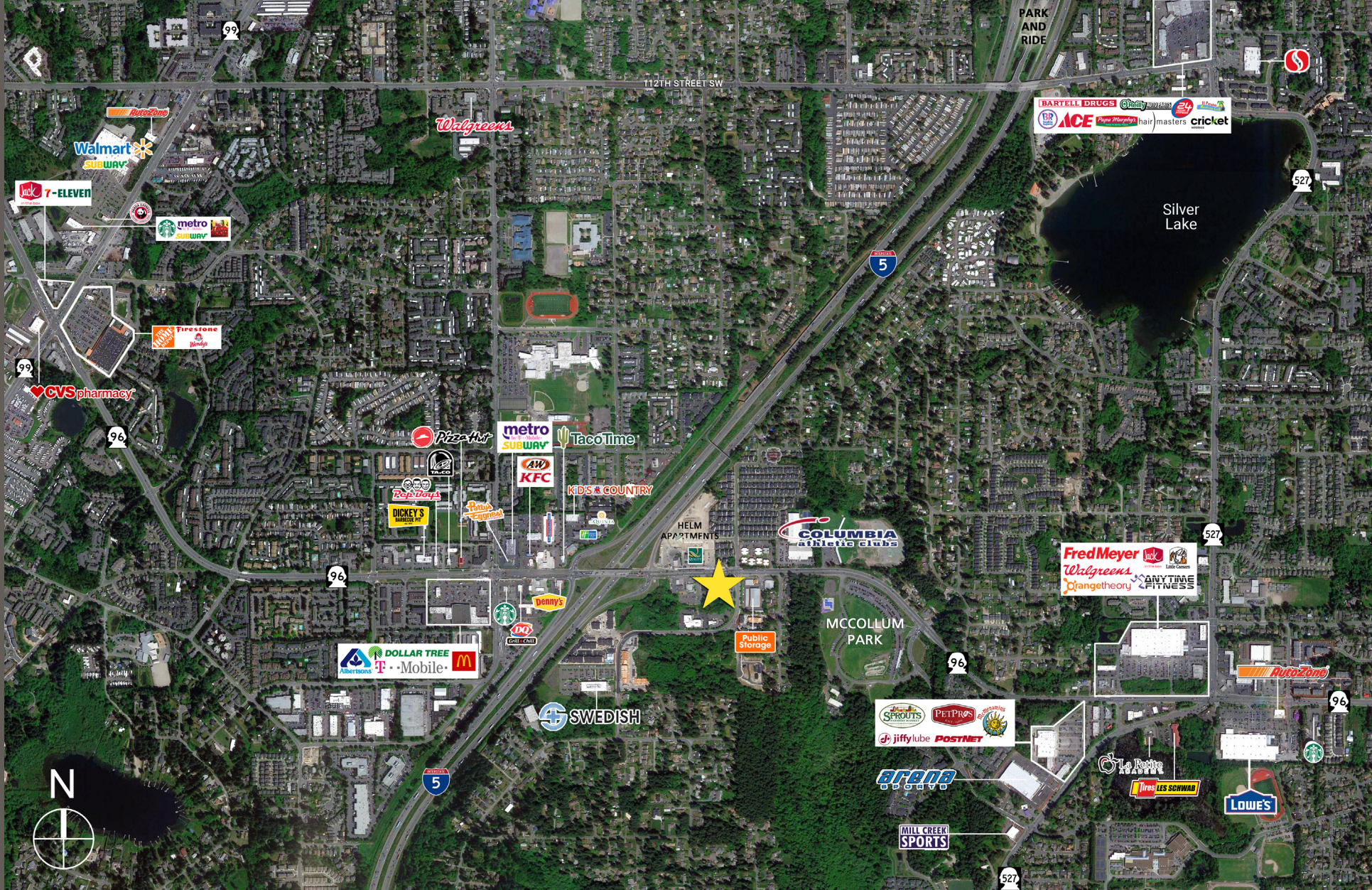


EXISTING TRAFFIC SIGNAL



FULL ACCESS

SHARED ACCESS DRIVE



Centrally Located Everett |  
Mill Creek | Snohomish



Located Moments from  
Interstate 5



48,816 ADT  
128th Street SW



128,668 HH  
Five Mile Radius



**EVERETT, WA** is located 25 miles north of Seattle on tranquil Port Gardner Bay. Everett is equal parts charming coastal hamlet & thriving commercial hub. Everett enjoys one of the most enviable locales in the Pacific Northwest & an outstanding quality of life. As the Snohomish county Seat, Everett is the County's largest city and the area's center for economic development. Companies locating to Everett have access to a variety of business incentives, from industry-specific tax breaks to location-based tax deferrals.



KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

  
**RYAN CORNISH**

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