

FOR SALE

# Multi-Use Development Site

13311 HIGHWAY 99 S, EVERETT, WA 98204

RETAIL



## PROPERTY HIGHLIGHTS

Great development opportunity near the intersection of Highway 99 and Mukilteo Speedway in south Everett.

Parcel Number	00373300700501
Land Size	189,486 SF (4.35 Acres)
Existing Structure	8,960 SF Industrial Warehouse
Price	\$5,685,000.00
Zoning	Urban Center (UC)

### PROPERTY INFO

- + A highly visible location situated just a couple blocks north of the intersection of Highway 99 and Mukilteo Speedway
- + Strong traffic counts exceeding 30,000 vpd
- + Easy access to Interstate 5, Highway 99 and Highway 525
- + Located in the Mukilteo School District, with a growing young and affluent demographic population
- + Near Lake Stickney Park, a 24.5-acre park that contains open-water habitat for fish and wildlife and features walking trails, and a fully-fenced off-leash dog area
- + Potential ability to divide property into a master planned community of smaller parcels for sale, ground lease or build to suit
- + Flexible zoning allows the widest range of uses including auto, office, medical, retail, and multi-family
- + Nearby educational institutions include Everett Community College, the University of Washington and UW Bothell Branch Campus, Cascadia College, Edmonds Community College, Puget Sound Christian College and ITT Technical Institute and University Center at Everett Station which offers upper level classes from several state universities.
- + Documents available on request: Environmental Water Study, Alta Survey (2016)

FOR SALE

# Multi-Use Development Site

13311 HIGHWAY 99 S, EVERETT, WA 98204

RETAIL

## THE EVERETT TRADE AREA

Whether at work or play, Everett is a rich landscape of choices.

The fast-paced growth in Everett can be attributed to its robust job market, particularly in the aerospace, healthcare, and government industries.

### EMPLOYMENT

- + Boeing just 4.5 miles away (\*34,500 employees)
- + Providence Regional Medical Center (\*4,775 employees)
- + The Port of Everett, second largest in Washington state by economic output and the 5th largest on the West Coast by export value
- + Everett's Naval Station (\*2,987 employees)
- + Everett Clinic, with locations in Everett and elsewhere in Snohomish County (\*2,255 employees)
- + Everett School District has employees in Everett, Mill Creek and unincorporated Snohomish County (\*2,195 employees)
- + Top employers as noted in Snohomish County Economic Alliance, municipal CAFR reports\*

*\*Employee counts from surrounding cities, Fast Report Demographics*

### ENTERTAINMENT

- + Pro and minor league sports teams
- + Angel of the Winds Arena, a 10,000 seat entertainment arena
- + More than 1,600 acres of parks, trails and playgrounds
- + Nearly 50 miles of freshwater and saltwater shoreline
- + A cultural destination where life is celebrated to the fullest with a thriving arts community, free summer concerts along the waterfront and tons of entertainment options
- + The largest public marina on the West Coast, and the longest, warmest sandy beach in the Puget Sound

### Everett Employment Statistics

	Employees	Businesses	Population
Bothell	25,301	1,709	38,485
Edmonds	14,778	1,849	41,793
Everett	109,785	5,244	110,144
Lynnwood	30,813	2,617	37,176
Mill Creek	5,631	729	20,303
Mountlake Terrace	7,471	626	21,157
Mukilteo	11,885	912	21,864



FOR SALE

# Multi-Use Development Site

13311 HIGHWAY 99 S, EVERETT, WA 98204

RETAIL



## 2018 PROPERTY DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	19,757	139,381	310,144
Households	7,546	54,059	116,414
Average Household Income	\$75,907	\$91,227	\$97,876
Daytime Population	14,429	148,051	287,969
Average Value of Owner Occupied Housing Units	\$336,129	\$423,109	\$431,880

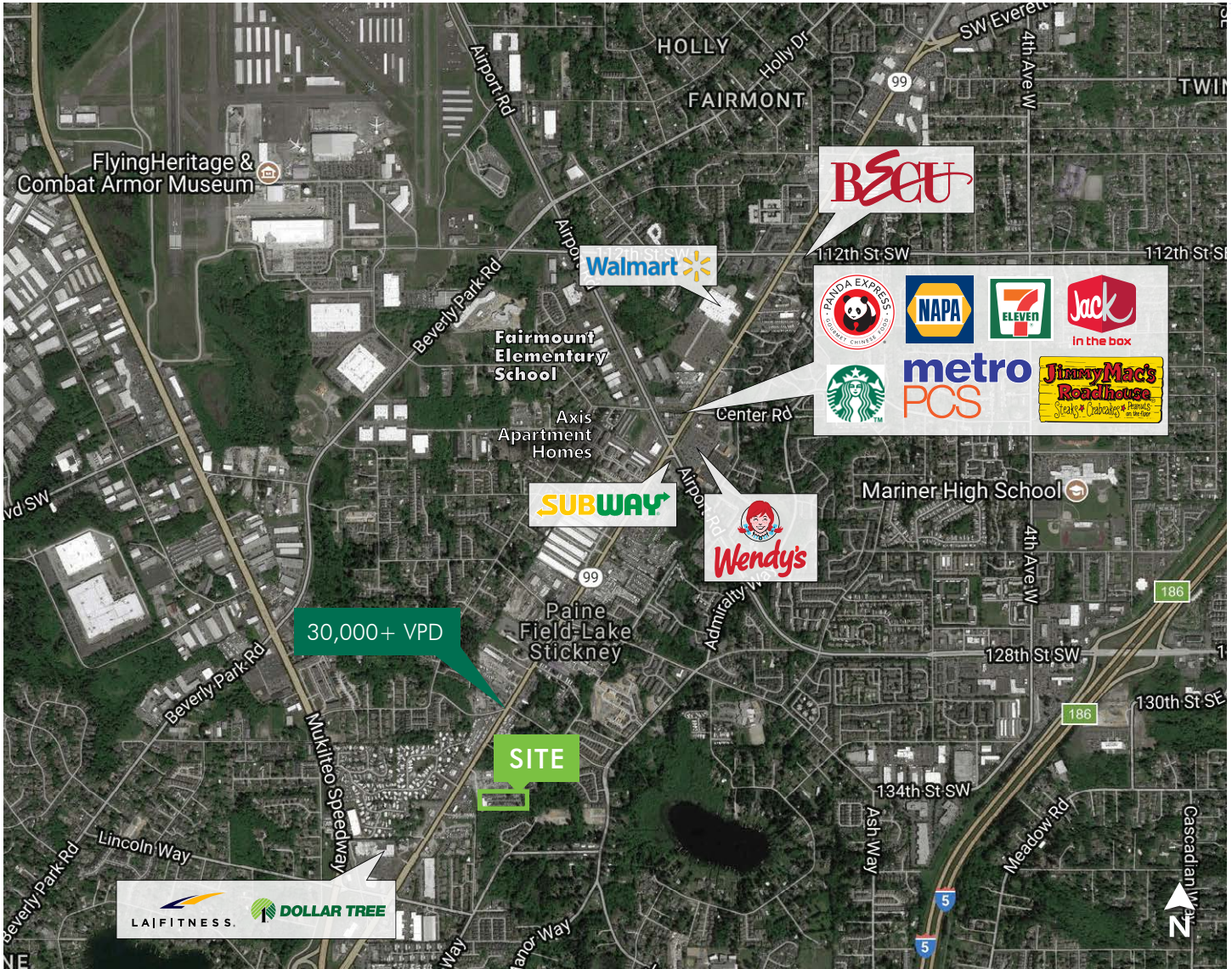


FOR SALE

# Multi-Use Development Site

13311 HIGHWAY 99 S, EVERETT, WA 98204

RETAIL



## CONTACT US

**Lourdes Valdesuso**

CBRE  
+1 206 618 7003  
lourdes.valdesuso@cbre.com

© 2019 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. AR 08.05.19

[www.cbre.us](http://www.cbre.us)

**CBRE**