

FOR LEASE

8630 Evergreen Way,
Everett, Washington 98208

SITE →

Fred Meyer

FRED MEYER FUEL

526

526

CASINO ROAD

EVERGREEN WAY

DUNN LUMBER

Wang BAKERY OUTLET

COMING SOON

COMING SOON

EMERSON ELEMENTARY SCHOOL



FRED MEYER PAD BUILDING

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

FRED MEYER PAD BUILDING is a 0.96 acre parcel in front of the busy Fred Meyer along Evergreen Way (Hwy 99). The building consists of 15,330 SF and is currently demised for four tenants. However, the Landlord is willing to demise the space to 1,200 SF for qualified tenants. Centrally located in Everett's main retail core, this location also is minutes from Boeing Field, Paine Field, and Interstate 5. National restaurants Panda Express and Burger King are coming soon across Evergreen Way, reflecting the strong and growing consumer demand in the area.



8630 EVERGREEN WAY:

4,178 SF \$21-\$26 PSF PLUS NNN

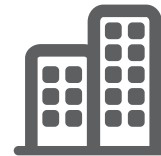
- Space Can be Demised to 1,200 SF
- Located on Fred Meyer Outparcel
- Excellent Visibility & Access from Evergreen Way
- Join: Comfy Furniture, K.N. Barber, & Yummy Deli



Population



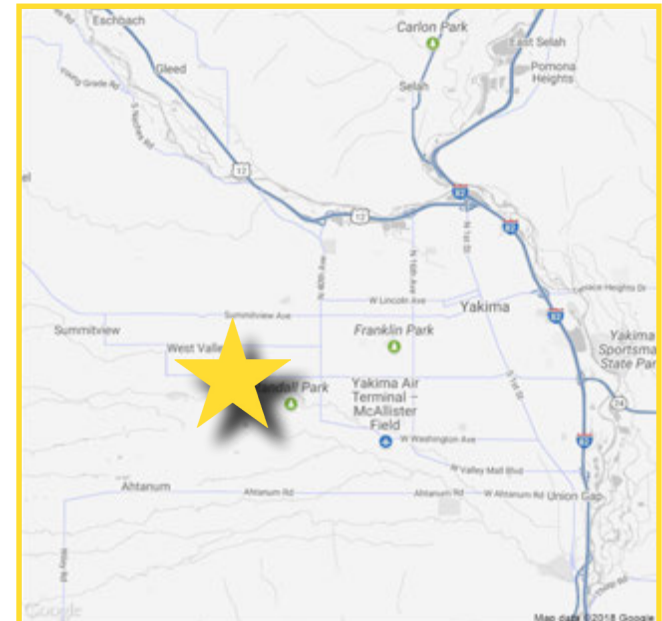
Average HH Income



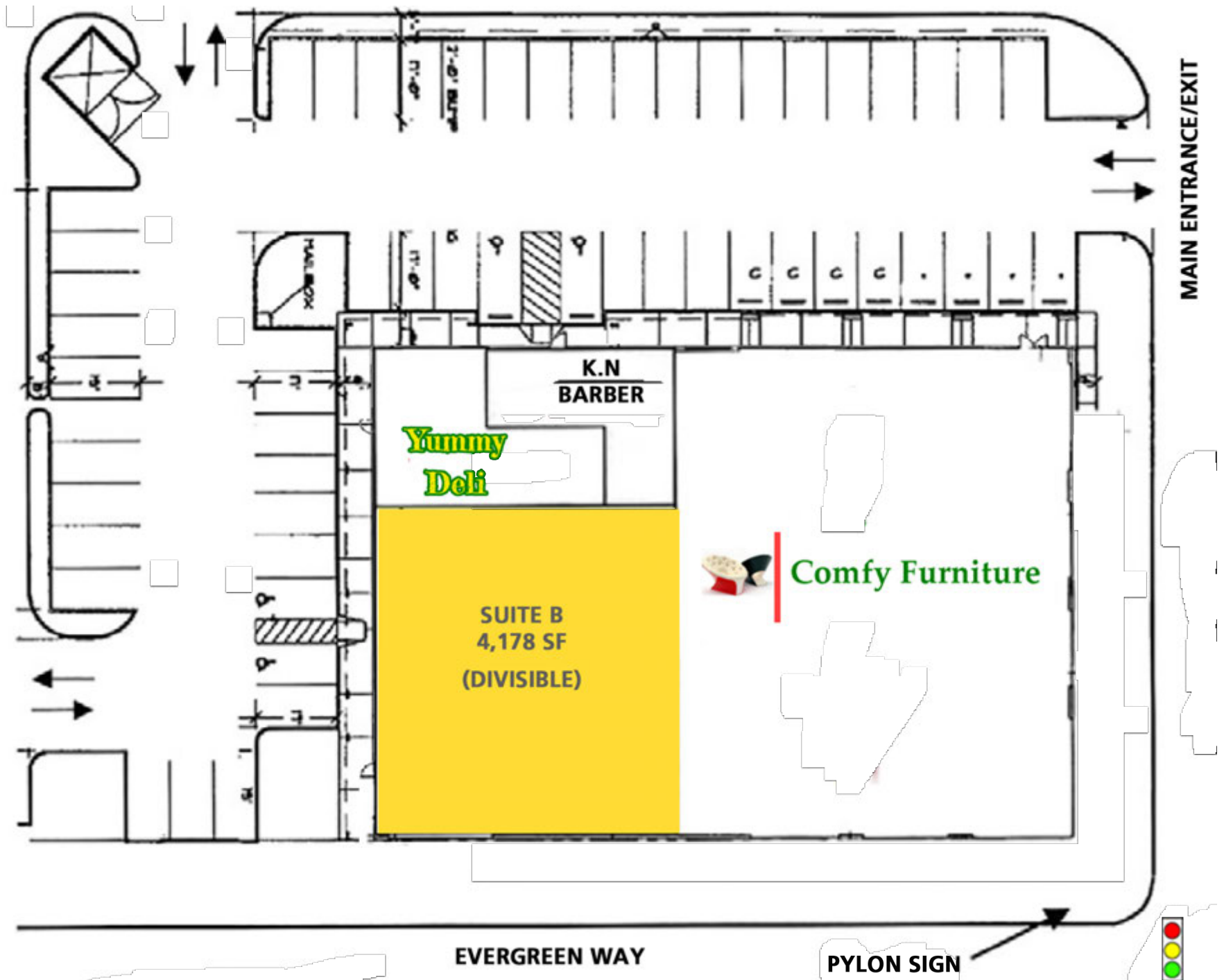
Daytime Population

Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	20,175	\$68,760	7,488
Mile 3	115,820	\$84,322	39,126
Mile 5	243,581	\$96,809	88,661



SITE PLAN





Located Near
Boeing & Paine Field



Located on Hwy 99 &
Minutes from SR 525 & I-5



35,206 ADT
Evergreen Way



Paine Field
22 Flights Daily



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



RETAIL FOCUSED. RESULTS DRIVEN.

LARRY COCKS

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11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

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