EVERGREEN CENTERFORMER RITE AID & PAD OPPORTUNITY

4920 EVERGREEN WAY, EVERETT, WA 98203



KEEGAN UDERITZ (206) 641-9500 kuderitz@lockehouse.com



DAVID MERISKO (206) 641-9500 dmerisko@lockehouse.com

ABOUTEVERGREEN CENTER





SUMMARY

ADDRESS 4920 Evergreen Way, Everett, WA 98203

COUNTY Snohomish County

RENT | Call for Rates

SIZE ±20,077 SF | ±30,000 SF Pad Site

ZONING Commercial Mixed-Use

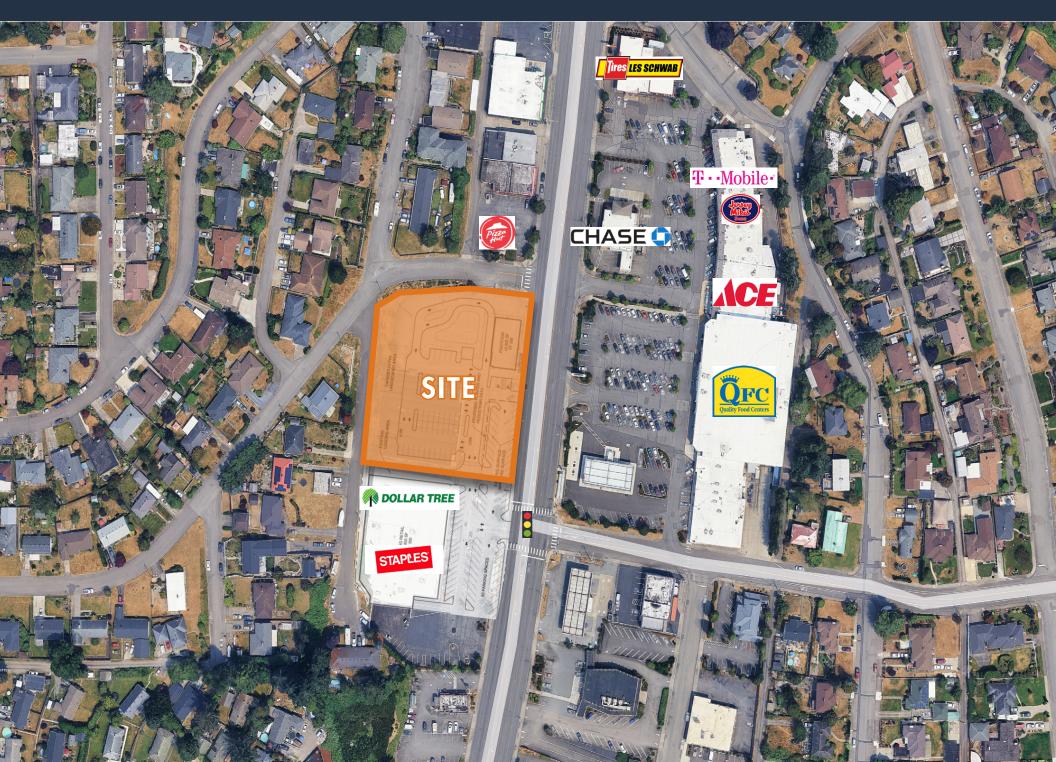
HIGHLIGHTS

- Unparalleled visibility at fully lit intersection
- Densely populated residential with high traffic counts in front of site
- Flexible commercial zoning
- 20,077 SF box space/available drive thru pad(s)

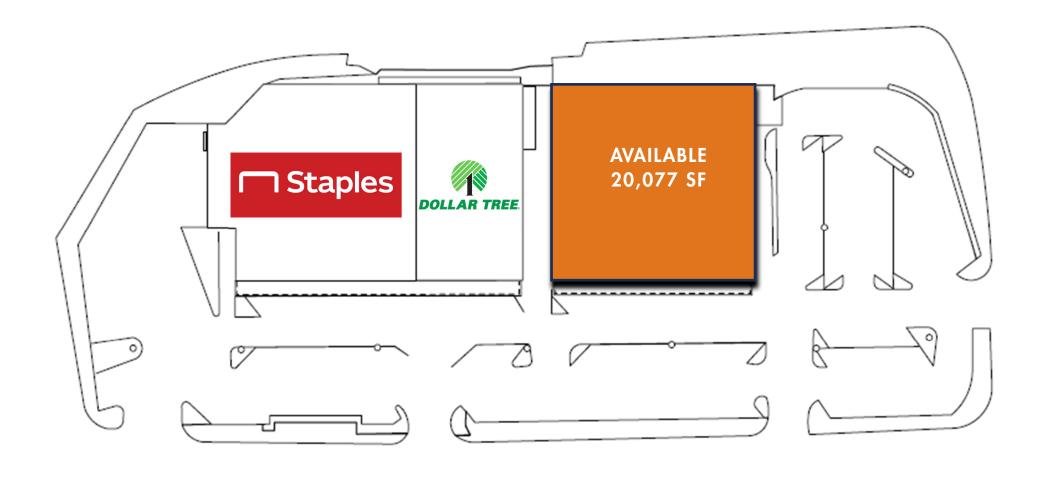
4920 EVERGREEN WAY, EVERETT, WA 98203

AERIAL VIEW





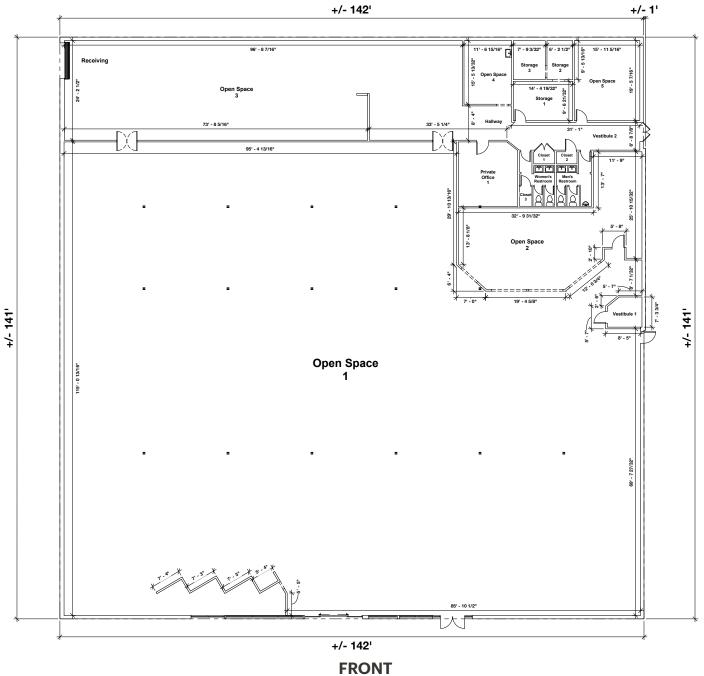




FORMER RITE AID FLOOR PLAN

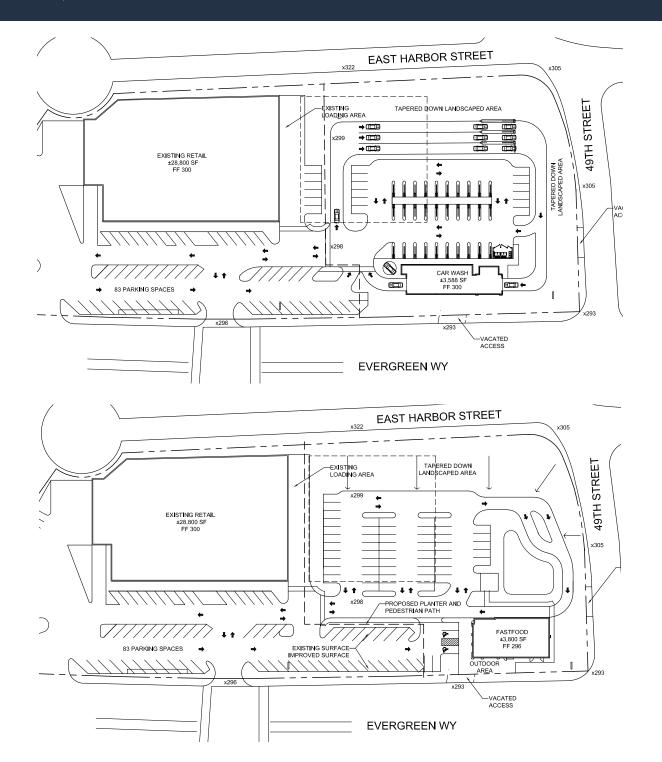






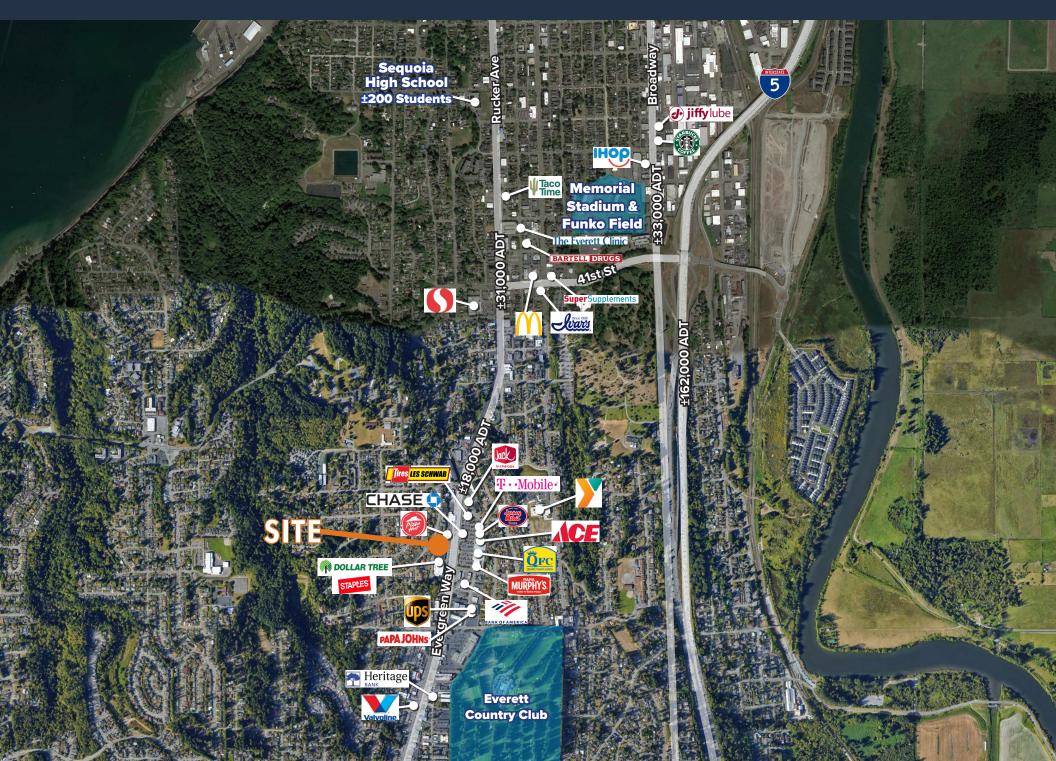
CAR WASH & QSR PAD OPTIONS





MARKET AERIAL





DEMOGRAPHICS



(9)



POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 13,115 | 78,584 | 171,381 |



ESTIMATED HOUSEHOLDS

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 5,199 | 32,519 | 68,563 |



ESTIMATED AVERAGE HOUSEHOLD INCOME

| 1 MILE | 3 MILES | 5 MILES |
|-----------|-----------|-----------|
| \$133,258 | \$126,538 | \$127,511 |



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

| 1 MILE | 3 MILES | 5 MILES |
|----------|----------|----------|
| \$1.26 M | \$1.05 M | \$1.11 M |



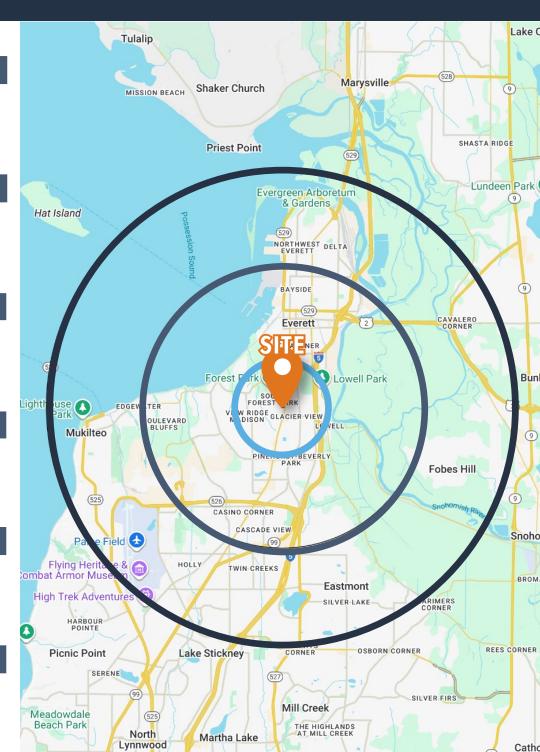
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 35.5% | 32.5% | 32.5% |



TOTAL RETAIL EXPENDITURES

| 1 MILE | 3 MILES | 5 MILES |
|-----------|----------|----------|
| \$293.3 M | \$1.74 B | \$3.76 B |





KEEGAN UDERITZ (206) 641-9500 kuderitz@lockehouse.com



DAVID MERISKO (206) 641-9500 dmerisko@lockehouse.com