# **EVERGREEN CENTER**FORMER RITE AID & PAD OPPORTUNITY

4920 EVERGREEN WAY, EVERETT, WA 98203





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## **ABOUT**EVERGREEN 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

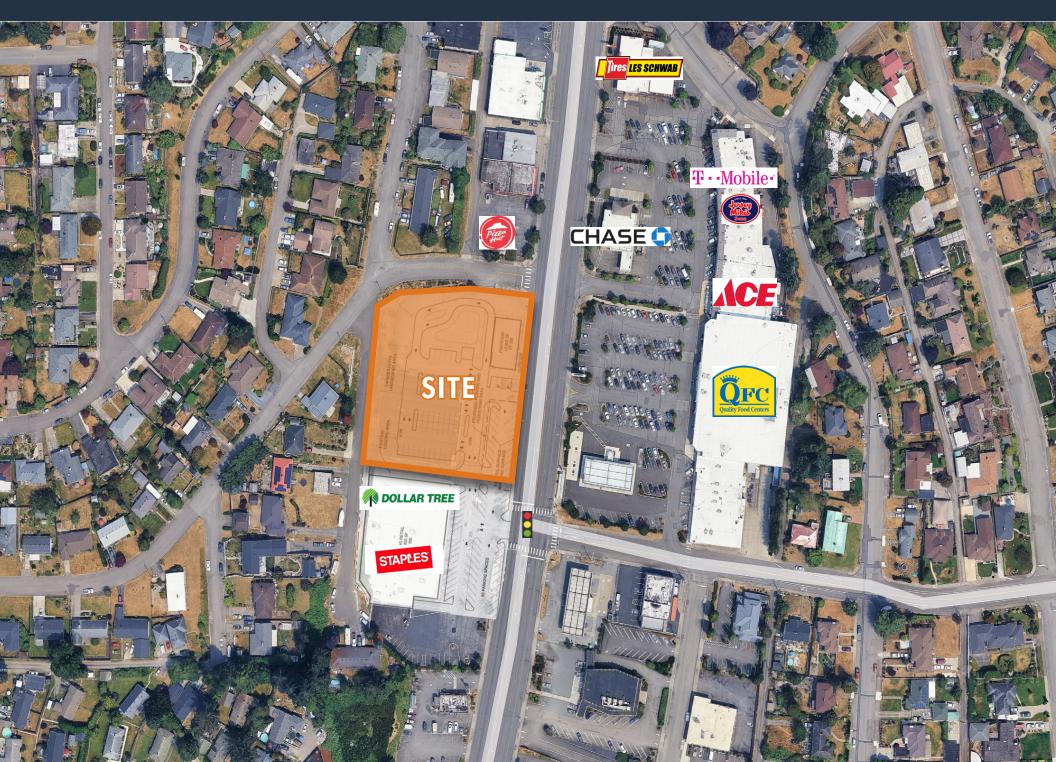
#### **HIGHLIGHTS**

- 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)

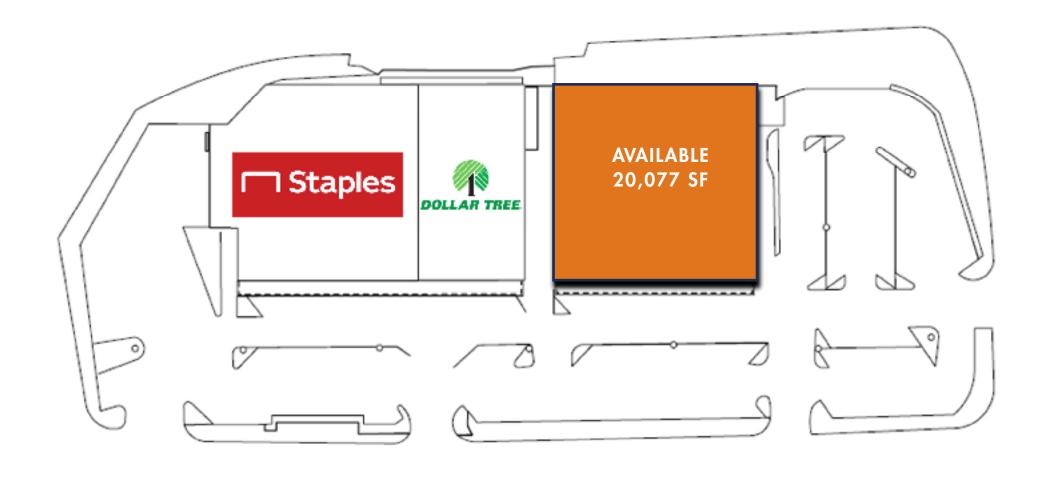
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## **AERIAL VIEW**



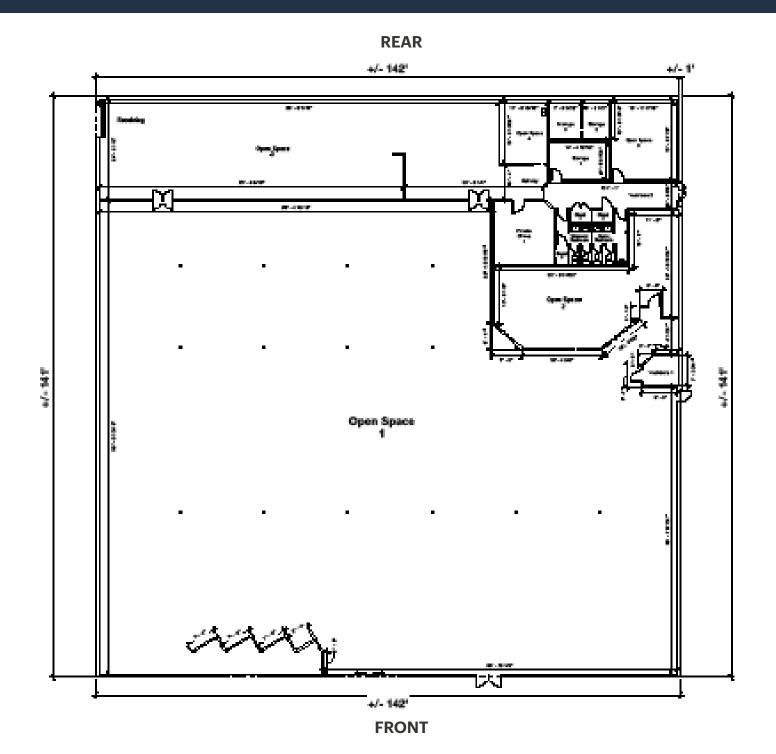






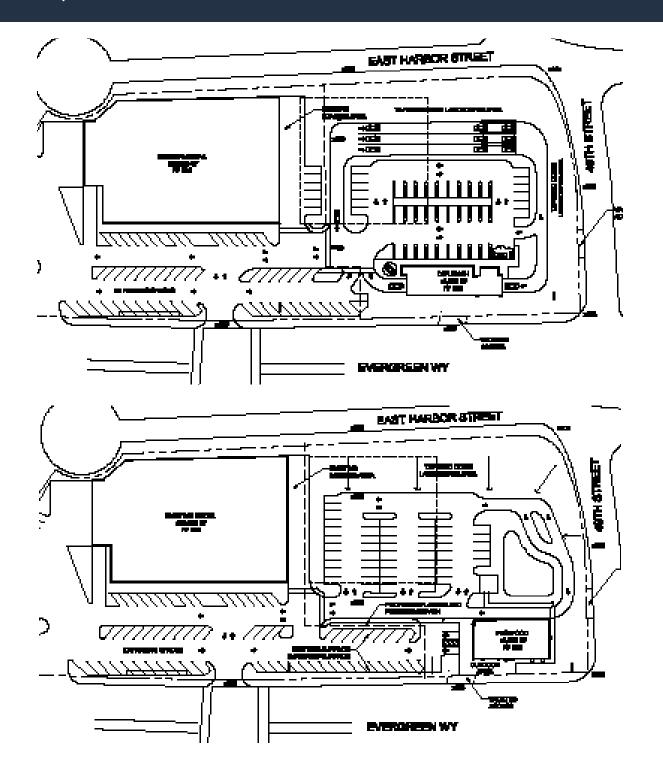
### FORMER RITE AID FLOOR PLAN





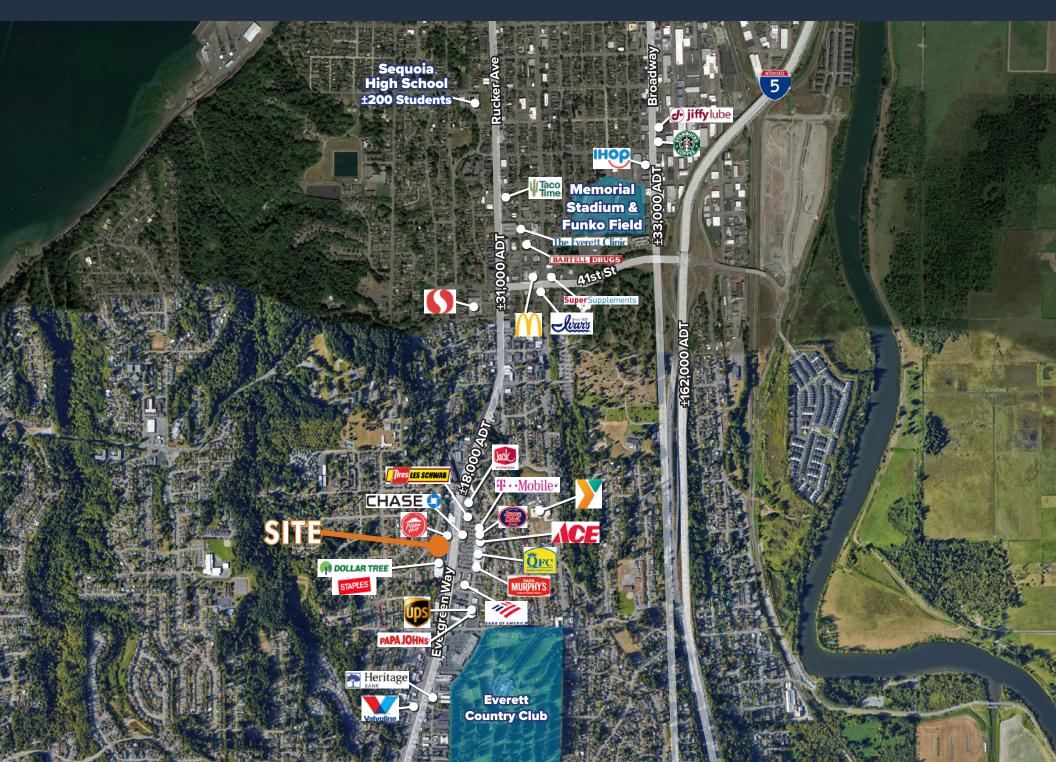
## **CAR WASH & QSR PAD OPTIONS**





#### **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



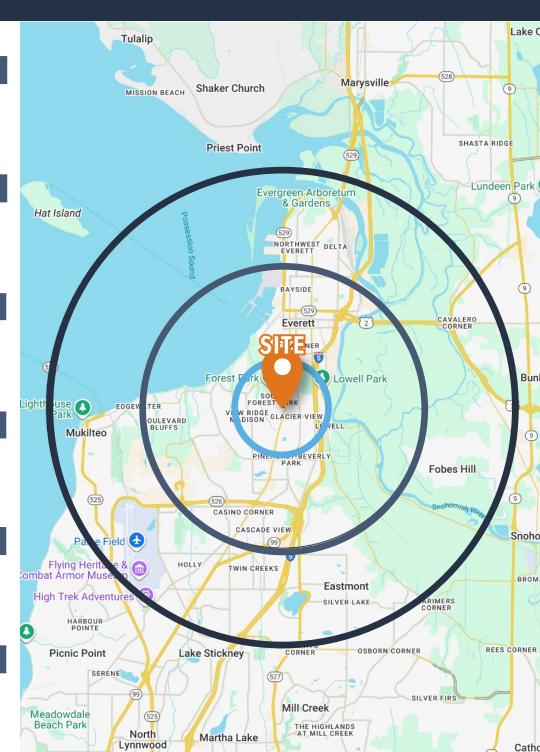
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

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







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