

# Everett Restaurant / Retail / Office

RETAIL FOR LEASE

3003 Colby Avenue  
Everett WA 98201

a development by

touchstone

COURTYARD<sup>®</sup>  
Marriott



## EVERETT COURTYARD BY MARRIOTT RESTAURANT / RETAIL / OFFICE

The Everett Marriott Courtyard, opened in late 2016, is prominently located in the heart of Downtown Everett's business and retail core on the SE corner of the lighted intersection of Colby Avenue and Wall Street. The project offers rare corner-oriented first generation street level commercial space that can be configured to a variety of uses including full service restaurant, general retail or office to occupy all (4,311 SF) or a portion (2,885 SF VS. 1,426 SF) of the highly visible space. The north end cap will provide a first generation opportunity for a full service restaurant to occupy all or a portion of the highly visible space.

The site is located in a growing and dynamic downtown commercial core. From the well-loved Imagine Children's Museum and Schack Art Center, to half-a-dozen new mixed-use apartment developments that have recently opened, both are adding to the growth of the downtown population, currently boasting a combined total of almost **38,500 employees and residents** within a one mile radius. Everett has grown from a primarily industrial mill town to an active, diverse and vibrant metropolitan area that provides residents with a reason to stay and visitors a reason to come. For those seeking an active urban lifestyle within Snohomish County, it's all in Downtown Everett.



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# WCCR

West Coast Commercial Realty

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## Highly Visible Restaurant / Retail / Office Opportunity

The 156 room Courtyard by Marriott hosts over 200 people per night on average, totaling more than **78,000 guests** per year. The 156 room count is part of the existing 556 rooms already in existence in the immediate Everett area, providing rooms for business travelers, naval families, Angel of the Winds Arena performers, staff and guests, and tourists.

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## LOCATION

The City of Everett is the governmental and financial county seat for Snohomish County, and is the largest city in Snohomish County.

Everett is home to **the largest public marina on the West Coast** with the Port of Everett and the Everett Naval Station contributing and accounting for nearly 6,000 sailors and civil service personnel.

Boeing's Everett production site is the largest manufacturing building in the world, employing 38,500 workers that produce the popular 787 and 777 airplane models.

2.5 blocks to Angel of the Winds Arena, adjacent to the City of Everett and Snohomish County Governmental administrative offices and Snohomish County Superior Court.

Down the street from Funko's new Bus headquarters which has 300+ daytime employees.



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## DEMOGRAPHICS

### AVERAGE HOUSEHOLD INCOME

2-Mile: \$69,178  
5-Mile: \$79,856  
10-Mile: \$96,516



### TOTAL POPULATION

2-Mile: 35,870  
5-Mile: 116,410  
10-Mile: 449,895



### DAYTIME EMPLOYEES

2-Mile: 37,797  
5-Mile: 70,576  
10-Mile: 145,471



## 5 MILE TRADE AREA

- ▶ The current 5 mile population is 116,410. By 2023, the expected 5 mile population will exceed 120,000. The current five mile residential household population is spending approximately **\$163 million** on food and beverages consumed outside of the home.
- ▶ Just about half of the trade area population is between the ages of 35–64.
- ▶ The average household income is approximately \$80,000 with 35% of the total population in excess of \$75,000.
- ▶ Over 60% of the trade area population has some college or higher, and Everett boasts an unemployment percentage that is below the state average.



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## DOWNTOWN EVERETT BY THE NUMBERS

Nearly **16,000** residents **live** within a one mile radius from the Courtyard at Marriott site. Over half of the downtown resident population is between the ages of 25–54, 60% have some college education or higher, and the average income of the downtown resident is projected to grow by over 16% by 2023. The current one mile residential household population is spending approximately **\$21 million** on food and beverages consumed outside of the home.

The average daytime population within one mile is over **48,600**.

On average, over **370** new residents are added to the downtown core each year.

**233,155** Visitors to the Imagine Children's Museum in 2015 — *just one block from the Courtyard at Marriott site.* Together with the Schack Arts Center, the Village Theater and the Everett Public Library, these four bring in over **one million** visitors annually. All are walkable and *within 1–3 blocks* from the Courtyard at Marriott site.

The average attendance of an Angel of the Winds Arena event is 5,500 with a total annual average of over **700,000** visitors per year. "Disney on Ice" brought a record number of over 40,000 people to the Angel of the Winds Arena over a three-day period in November of 2015, plus over 70 performers, staff and crew who stayed, shopped and dined in downtown Everett for seven days. Also in 2015, the Arena hosted area graduation ceremonies totaling more than 60,000 guests. *The Arena is just three blocks from the Courtyard at Marriott site.*

**43,000** Utilized the Grand Everett Station in 2015 for travel.



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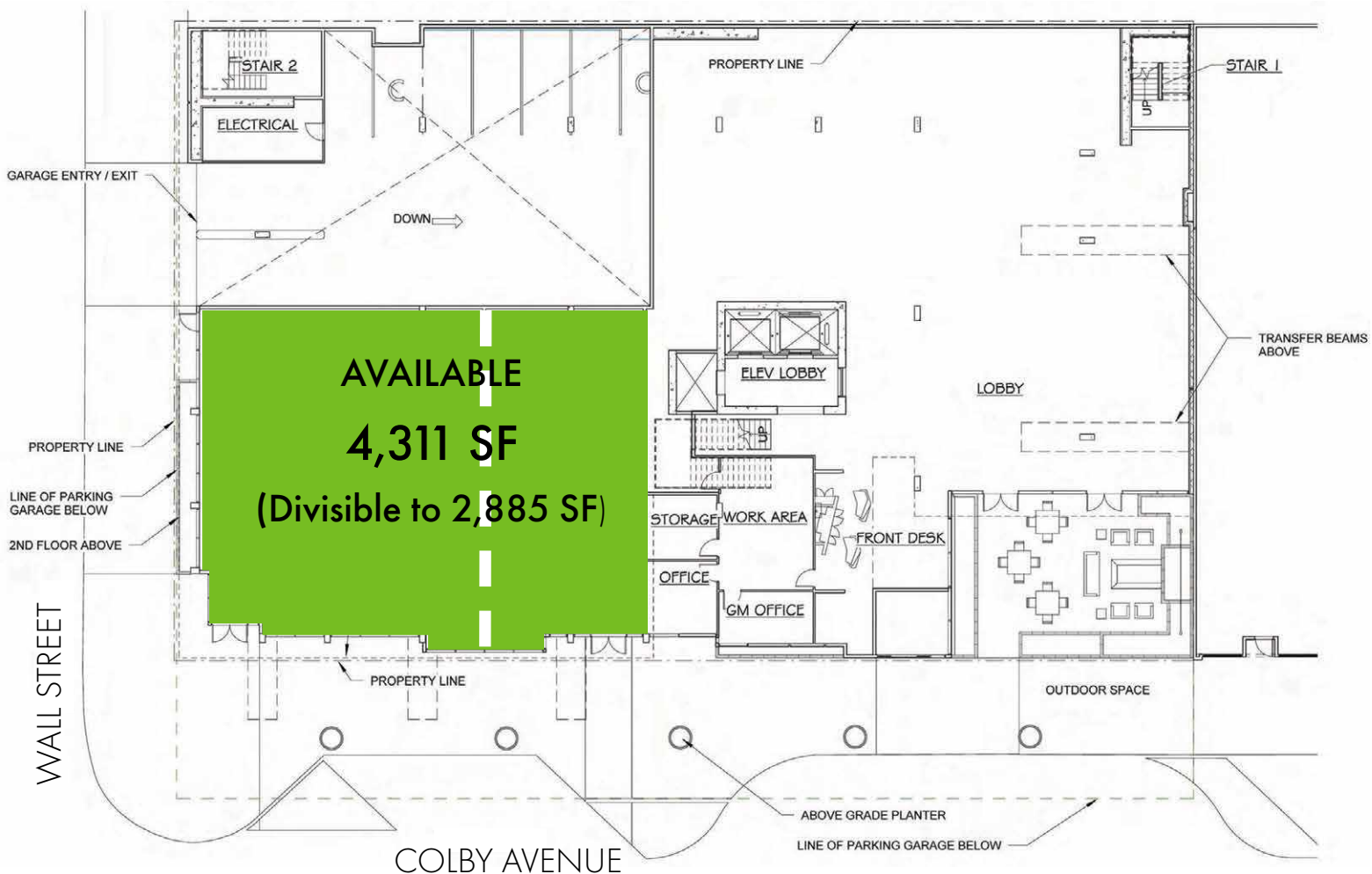
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## SITE PLAN

Highly visible 4,311 SF (divisible to 2,885 SF) street-level corner restaurant or retail space available on the SE corner of Colby Avenue and Wall Street.



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