

EVERETT RESTUARANT

1629 Center Road, Everett, WA 98204

**CENTURY 21
COMMERCIAL®**

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PROPERTY INFORMATION

PURCHASE PRICE

\$2,750,000

PROPERTY ADDRESS

*1629 Center Road
Everett, WA 98204*

YEAR BUILT

1980/2015

PROPERTY SIZE

57,662 Sq. Ft.

LAND SIZE

1.31 Acres

1629 Center Road
Everett, WA 98204

Company Disclaimer

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..

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PROPERTY OVERVIEW

Prime Location, Highway 99 near Paine Field Airport & Boeing, is an ideal spot for redevelopment. With over 35,000 cars passing the location daily, it is a prime spot for businesses to capitalize on the high traffic. The area is surrounded by a variety of amenities, including restaurants, shopping centers, and entertainment venues. Additionally, the proximity to Paine Field Airport and Boeing make it an ideal spot for businesses that cater to travelers and aviation enthusiasts. The area is also close to major highways and public transportation, making it easily accessible for customers.



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PROPERTY DETAILS

The city of Everett, Washington is a bustling hub of activity, and the recent redevelopment of the area around Boeing and Paine Field Airport is a testament to that. With over 35,000 cars passing through the area each day, the potential for restaurants and apartments/condos is immense.

The city of Everett has seen a surge in development in recent years, with new restaurants, shops, and businesses popping up all over the area. The redevelopment of the area around Boeing and Paine Field Airport has been particularly impressive, with new restaurants and apartments/condos being built to accommodate the influx of people. The area is now home to a variety of different restaurants, ranging from fast food to fine dining. There are also several apartment complexes and condos that have been built in the area, providing residents with a variety of housing options.

The redevelopment of the area around Boeing and Paine Field Airport has been beneficial for both businesses and residents alike. For businesses, it has provided them with an opportunity to expand their operations and reach more customers. For residents, it has provided them with more housing options and access to amenities such as restaurants and shops. The area is also conveniently located near major highways, making it easy for people to get around.

The redevelopment of the area around Boeing and Paine Field Airport has been a great success for the city of Everett. It has provided businesses with an opportunity to expand their operations and reach more customers, while providing residents with more housing options and access to amenities such as restaurants and shops. With over 35,000 cars passing through the area each day, the potential for restaurants and apartments/condos is immense. The city of Everett is sure to continue to benefit from this redevelopment for years to come.

PROPERTY PHOTOS



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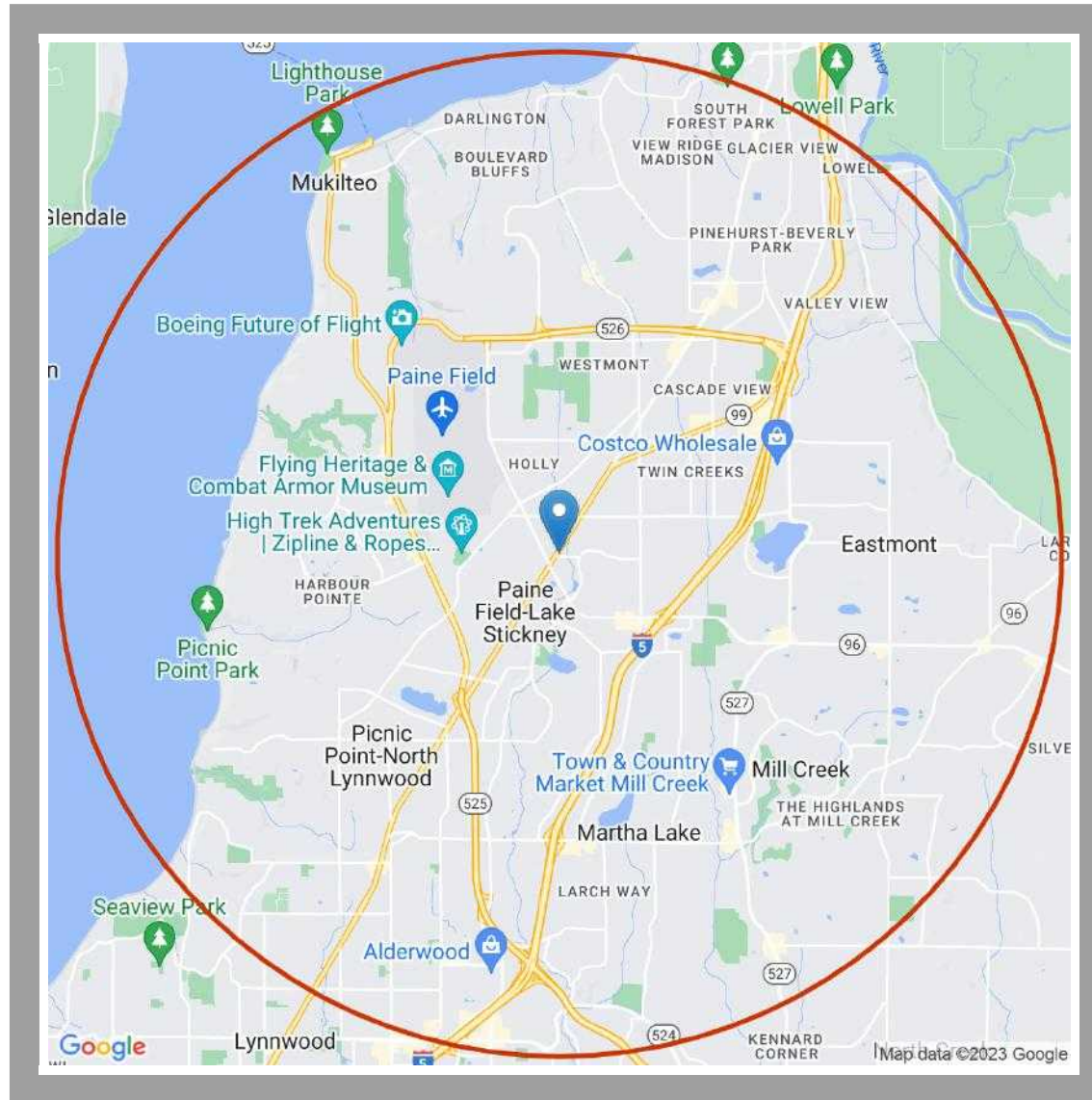
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LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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HOUSING PROFILE (RING: 5 MILE RADIUS)

Population		Households	
2010 Total Population	254,021	2023 Median Household Income	\$100,856
2020 Total Population	299,365	2028 Median Household Income	\$113,141
2023 Total Population	308,518	2023-2028 Annual Rate	2.33%
2028 Total Population	318,719		
2023-2028 Annual Rate	0.65%		

Housing Units by Occupancy Status and Tenure	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	102,626	100.0%	120,114	100.0%	123,925	100.0%
Occupied	96,964	94.5%	115,583	96.2%	119,743	96.6%
Owner	58,370	56.9%	70,178	58.4%	74,002	59.7%
Renter	38,594	37.6%	45,405	37.8%	45,741	36.9%
Vacant	5,662	5.5%	4,531	3.8%	4,182	3.4%

Owner Occupied Housing Units by Value	2023		2028	
	Number	Percent	Number	Percent
Total	70,177	100.0%	74,001	100.0%
<\$50,000	1,172	1.7%	418	0.6%
\$50,000-\$99,999	1,334	1.9%	367	0.5%
\$100,000-\$149,999	692	1.0%	97	0.1%
\$150,000-\$199,999	880	1.3%	59	0.1%
\$200,000-\$249,999	989	1.4%	189	0.3%
\$250,000-\$299,999	858	1.2%	302	0.4%
\$300,000-\$399,999	4,251	6.1%	2,756	3.7%
\$400,000-\$499,999	8,799	12.5%	5,982	8.1%
\$500,000-\$749,999	32,051	45.7%	28,971	39.1%
\$750,000-\$999,999	13,998	19.9%	22,399	30.3%
\$1,000,000-\$1,499,999	3,962	5.6%	9,959	13.5%
\$1,500,000-\$1,999,999	607	0.9%	1,507	2.0%
\$2,000,000+	584	0.8%	995	1.3%
Median Value		\$625,686		\$731,529
Average Value		\$653,841		\$795,574

Census 2010 Housing Units	Number	Percent
Total	102,626	100.0%
In Urbanized Areas	102,600	100.0%
In Urban Clusters	0	0.0%
Rural Housing Units	26	0.0%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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HOUSING PROFILE (RING: 5 MILE RADIUS)

Census 2010 Owner Occupied Housing Units by Mortgage Status			Number	Percent
Total			58,370	100.0%
Owned with a Mortgage/Loan			48,205	82.6%
Owned Free and Clear			10,165	17.4%

Census 2010 Vacant Housing Units by Status			Number	Percent
Total			5,665	100.0%
For Rent			2,544	44.9%
Rented- Not Occupied			156	2.8%
For Sale Only			1,470	25.9%
Sold - Not Occupied			215	3.8%
Seasonal/Recreational/Occasional Use			339	6.0%
For Migrant Workers			0	0.0%
Other Vacant			941	16.6%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership				
	Occupied Units	Owner Occupied Units		
		Number	% of Occupied	
Total	96,966	58,371	60.2%	
15-24	5,106	623	12.2%	
25-34	18,217	7,228	39.7%	
35-44	19,965	11,917	59.7%	
45-54	22,226	15,271	68.7%	
55-64	16,574	12,473	75.3%	
65-74	8,275	6,475	78.2%	
75-84	4,498	3,261	72.5%	
85+	2,105	1,123	53.3%	

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership				
	Occupied Units	Owner Occupied Units		
		Number	% of Occupied	
Total	96,963	58,369	60.2%	
White Alone	74,735	46,492	62.2%	
Black/African American Alone	3,557	1,334	37.5%	
American Indian/Alaska Native	818	329	40.2%	
Asian Alone	11,285	7,827	69.4%	
Pacific Islander Alone	410	171	41.7%	
Other Race Alone	3,213	894	27.8%	
Two or More Races	2,945	1,322	44.9%	
Hispanic Origin	7,344	2,473	33.7%	

Census 2010 Occupied Housing Units by Size and Home Ownership				
	Occupied Units	Owner Occupied Units		
		Number	% of Occupied	
Total	96,963	58,369	60.2%	
1-Person	24,615	11,785	47.9%	
2-Person	31,310	20,378	65.1%	
3-Person	16,527	10,298	62.3%	
4-Person	14,356	9,714	67.7%	
5-Person	6,014	3,755	62.4%	
6-Person	2,387	1,446	60.6%	
7+ Person	1,754	993	56.6%	

2023 Housing Affordability	
Housing Affordability Index	65
Percent of Income for Mortgage	37.3%

Data Note: Persons of Hispanic Origin may be of any race.
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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TRAFFIC COUNT MAP - CLOSE-UP



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AREA LOCATION MAP



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AERIAL ANNOTATION MAP



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Floyd Taylor

Floyd Taylor is a strong professional commercial real estate broker. He has great experience in conducting all aspects of the Real Estate transaction. He has sold and leased properties throughout the greater northwest during his years at Century 21 North Homes Realty Commercial department. He has used his skills at marketing and negotiating to the benefit of his commercial clients – buyers, sellers and property owners.

He is a graduate of the University of Puget Sound with a degree in business, marketing, economics, and journalism. He has experience negotiating and managing multibillion-dollar contracts with aerospace business partners around the world internationally. Lastly Floyd is a proud father of two sons & a daughter and seven grandchildren.

CONTACT



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