



**SITE**

**BUILD-TO-SUIT OPPORTUNITY  
FOR SALE OR GROUND LEASE**

3615 Broadway Avenue  
Everett, WA 98201



11621 97th Lane NE, Kirkland, WA 98034  
425.822.5522 | fwp-inc.com

# 3615 BROADWAY AVENUE

Steve Erickson | Jake Thurber | Dale Goong

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### AVAILABLE

- 0.22 Acres (9,600 SF + )
- \$814,555 Sale Price
- Call for information on build-to-suit opportunity or ground lease rates

### FEATURES

- Zoned Broadway Mixed-Use
- Adjacent to busy Starbucks with drive-thru
- Near Memorial Stadium and Funko Field, home of the Everett Aquasox
- 29,632 ADT on Broadway Ave.

### DEMOGRAPHICS

	Population	Average HH Income	Daytime Population
Mile 1	19,622	\$74,082	27,464
Mile 3	41,521	\$83,731	35,671
Mile 5	116,868	\$95,304	58,431

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### CONTACTS

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