



FRED MEYER OUTPARCEL DRIVE-THRU OPPORTUNITY

8500 Evergreen Way.
Everett, WA 98204

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First Western Properties—Tacoma Inc.
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

PROPERTY SUMMARY

Fred Meyer Outparcel
8500 Evergreen Way, Everett WA 98204

5 Mile Radius

EVERGREEN WAY OUTPARCEL

8500 Evergreen Way is positioned as an outparcel to a 165,000 SF Fred Meyer grocer with frontage on Evergreen Way which benefits from over 25,780 cars per day. This former Bank of America building has four access points including two curb cuts on Evergreen Way and lighted access through Fred Meyer's parking lot. New development in the area includes a recently built Panda Express with Wing Stop immediately across Evergreen Way from the subject location which makes this a great opportunity for any fast food operator to occupy a dense retail node with drive-thru already complete.

- Available Space: 3,192 SF (plus 2,052 SF basement with full height ceilings)
- Rental Rate: \$18.00 - \$22.00 PSF, NNN (Rent calculated on 3,192 SF)
- .81 acres (35,284 SF) of land
- For lease - Call for details



POPULATION
245,988



DAYTIME POPULATION
91,838



HOUSEHOLDS
95,599

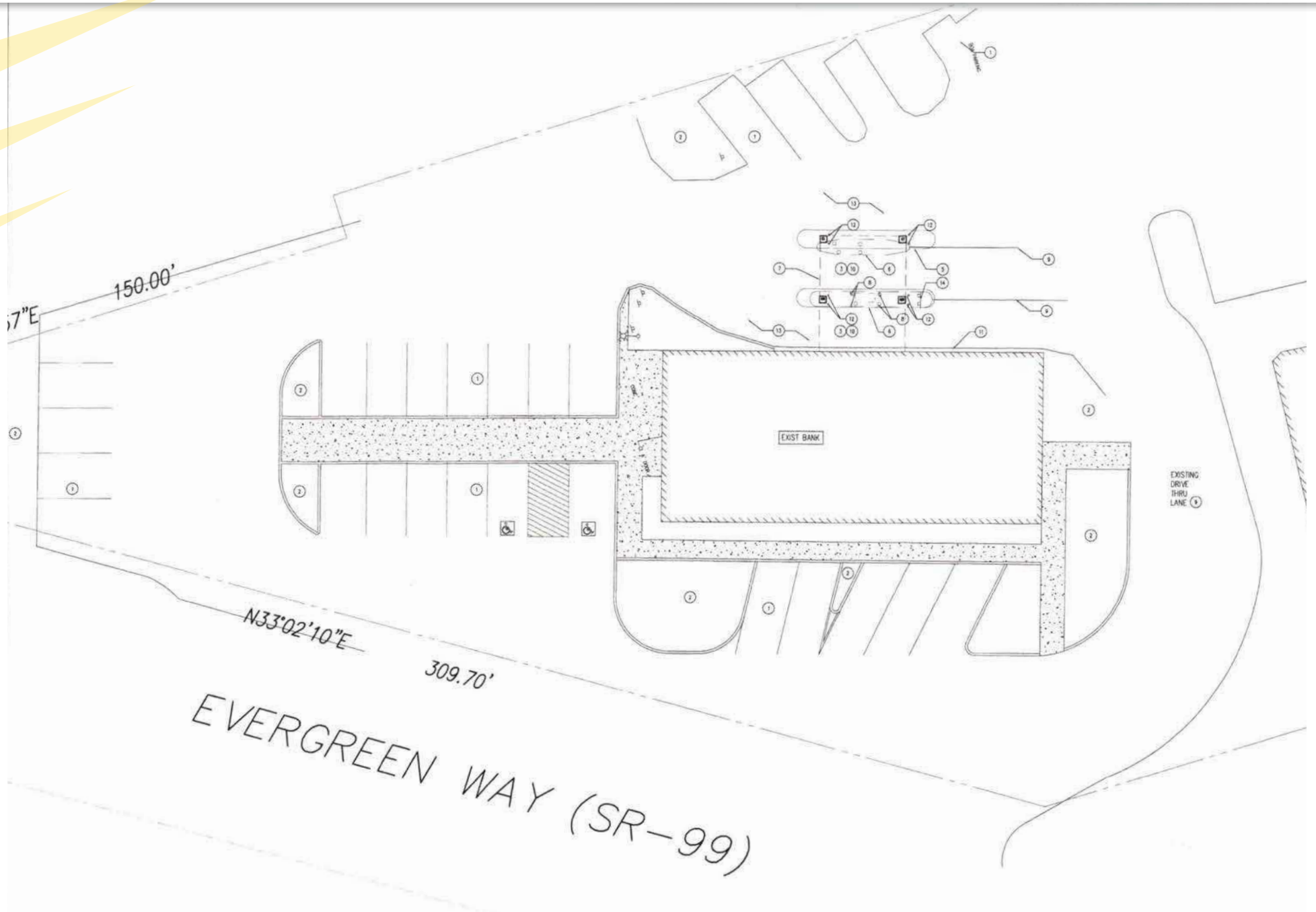


AVERAGE
HOUSEHOLD INCOME
\$130,075

PROPERTY SUMMARY

SITE PLAN

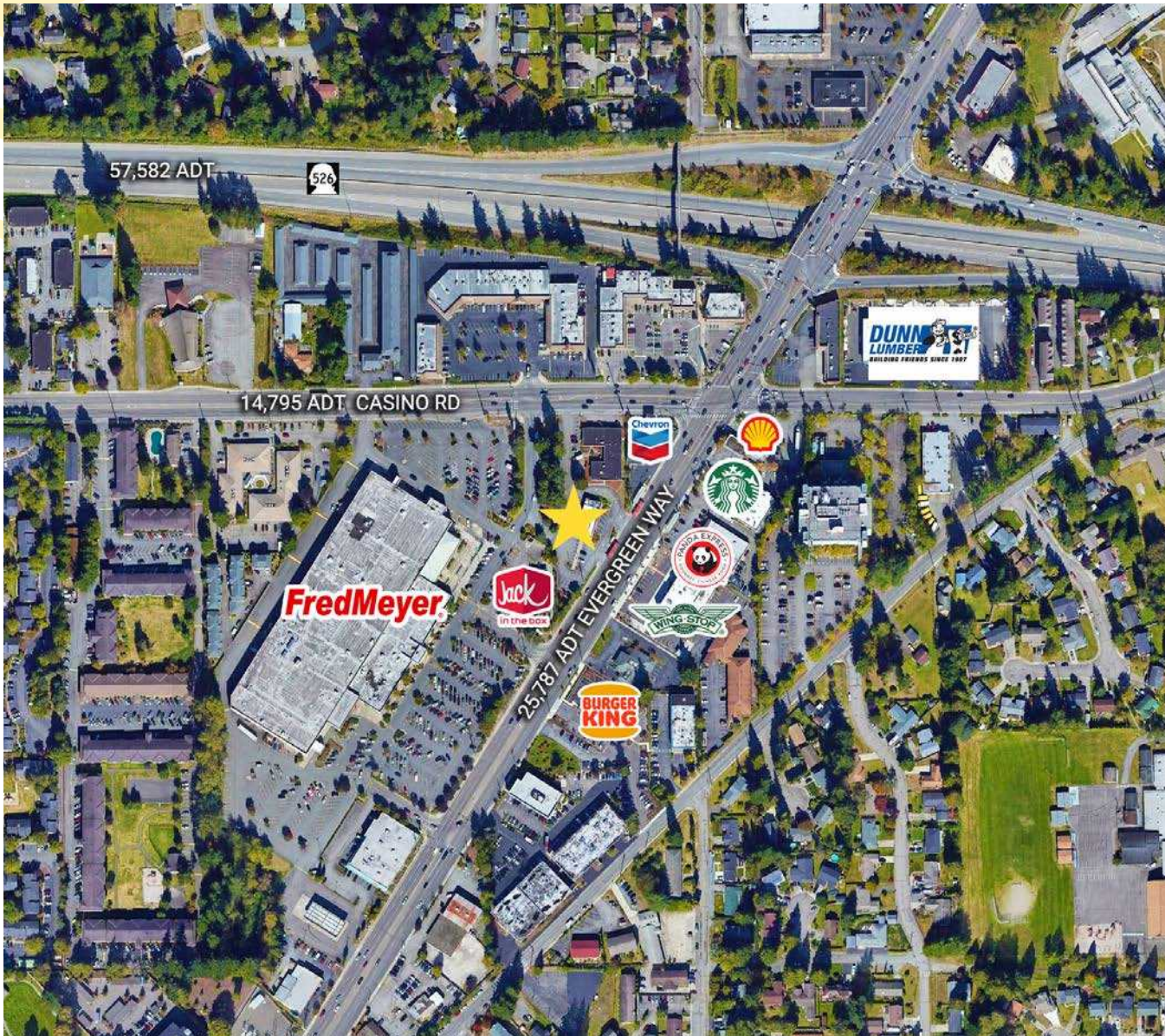
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PROPERTY SUMMARY

MARKET AERIAL

Fred Meyer Outerparcel
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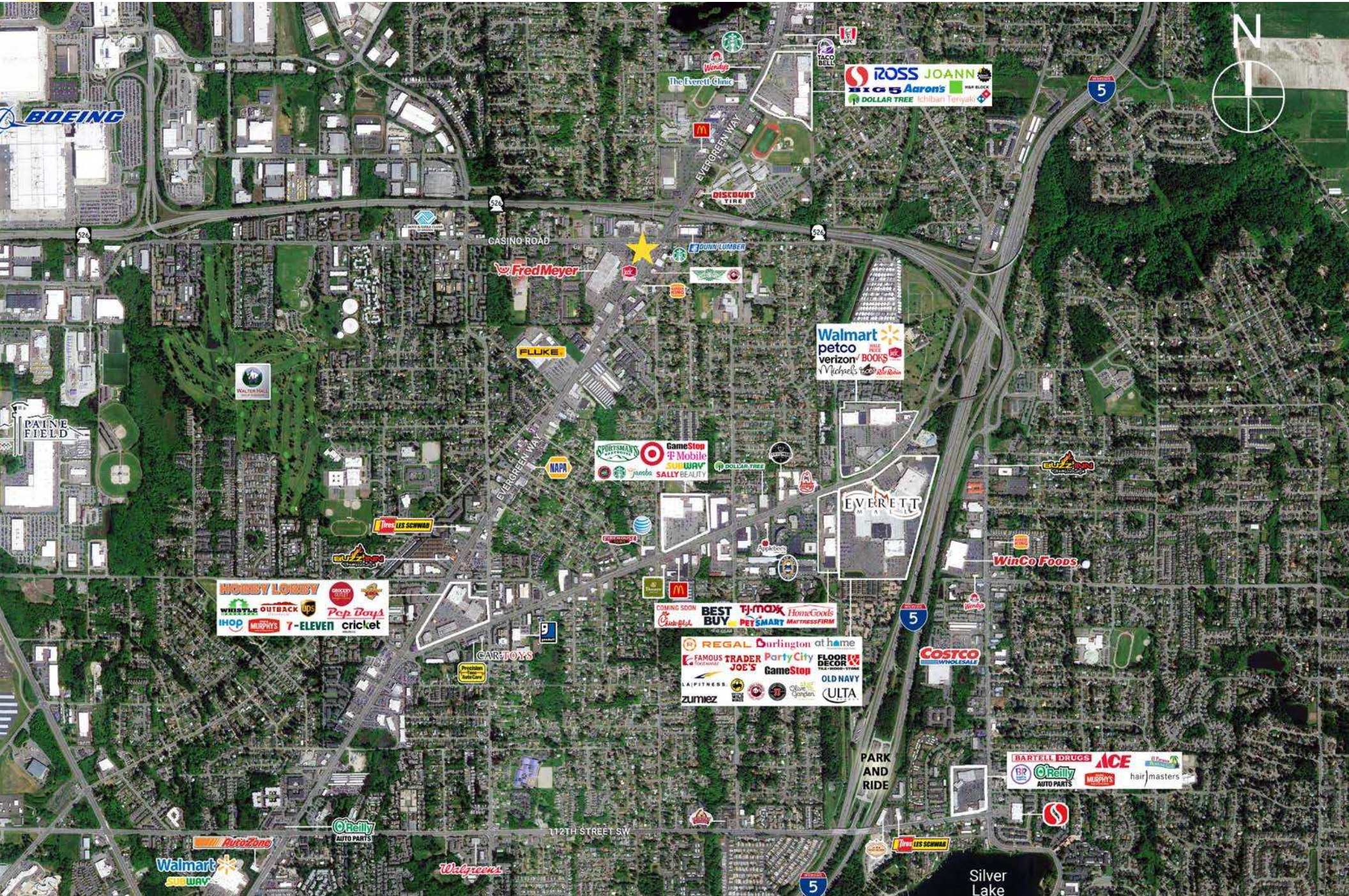
NEARBY TENANTS



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PROPERTY SUMMARY

CITY OVERVIEW

Fred Meyer Outerparcel
8500 Evergreen Way, Everett WA 98204



EVERETT, WA is located 25 miles north of Seattle on tranquil Port Gardner Bay. Everett is equal parts charming coastal hamlet & thriving commercial hub. Everett enjoys one of the most enviable locales in the Pacific Northwest & an outstanding quality of life. As the Snohomish county Seat, Everett is the County's largest city and the area's center for economic development. Companies locating to Everett have access to a variety of business incentives, from industry-specific tax breaks to location-based tax deferrals.

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