



FOR LEASE

228 5th Avenue S
Edmonds, Washington 98020



THE EDMONDS BARN
Steve Erickson | Brennan McClurg

First Western Properties, Inc. | 425.822.5522 | fwp-inc.com
11621 97th Lane NE, Kirkland, Washington 98034



Population



Average HH Income



Daytime Population

Regis - 2024

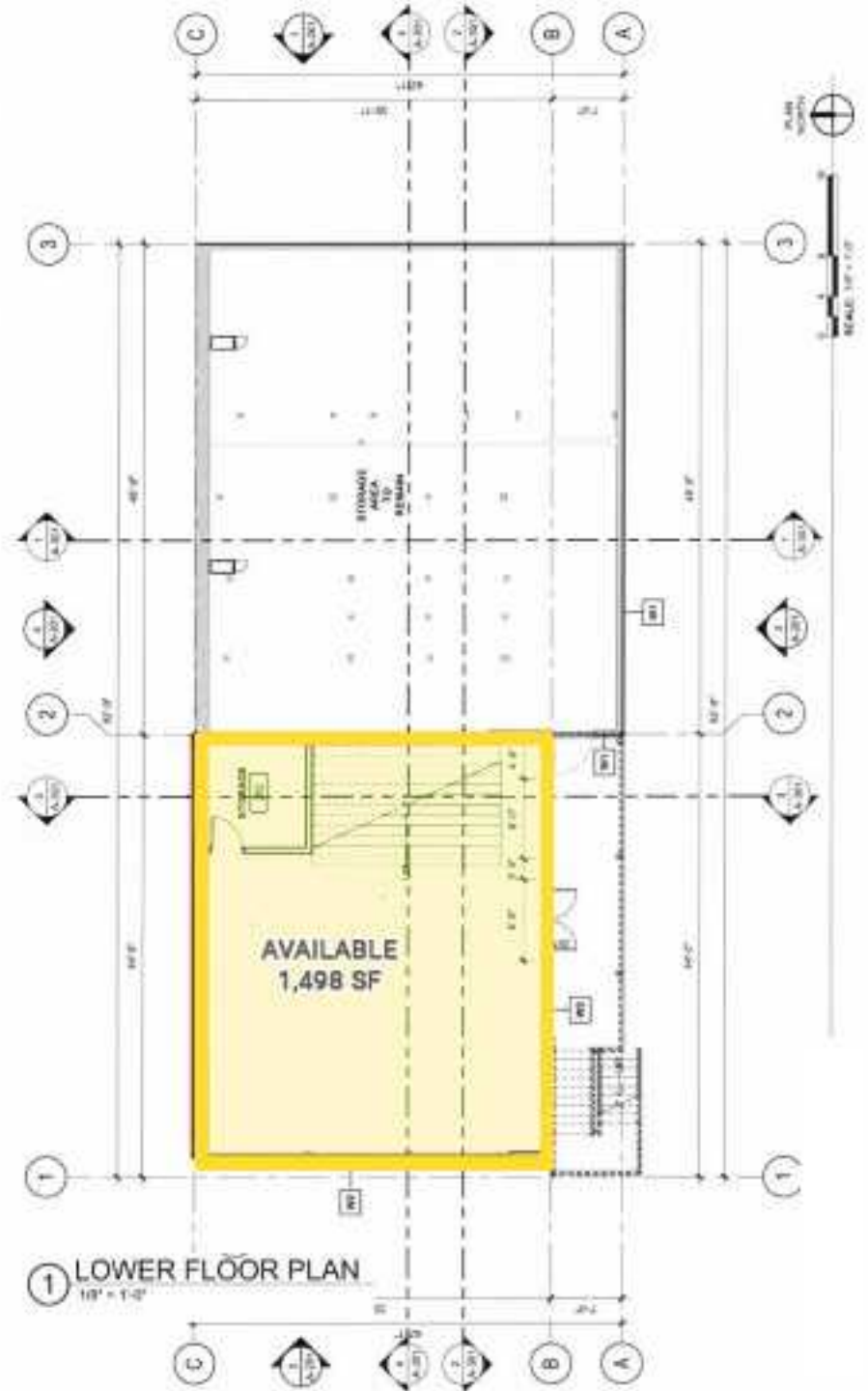
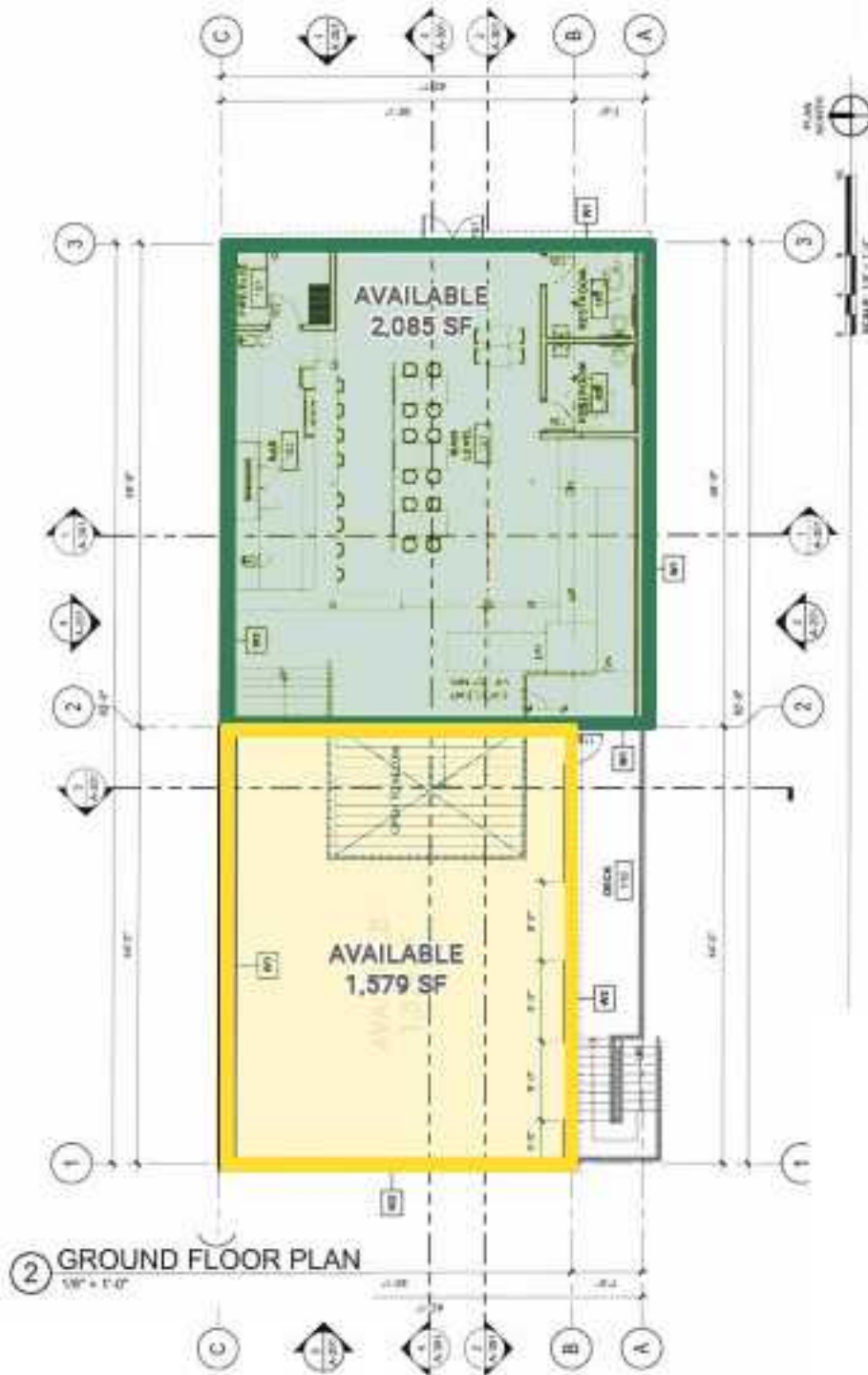
	Population	Average HH Income	Daytime Population
Mile 1	9,779	\$174,638	6,485
Mile 3	65,747	\$177,007	26,306
Mile 5	171,937	\$149,731	60,054

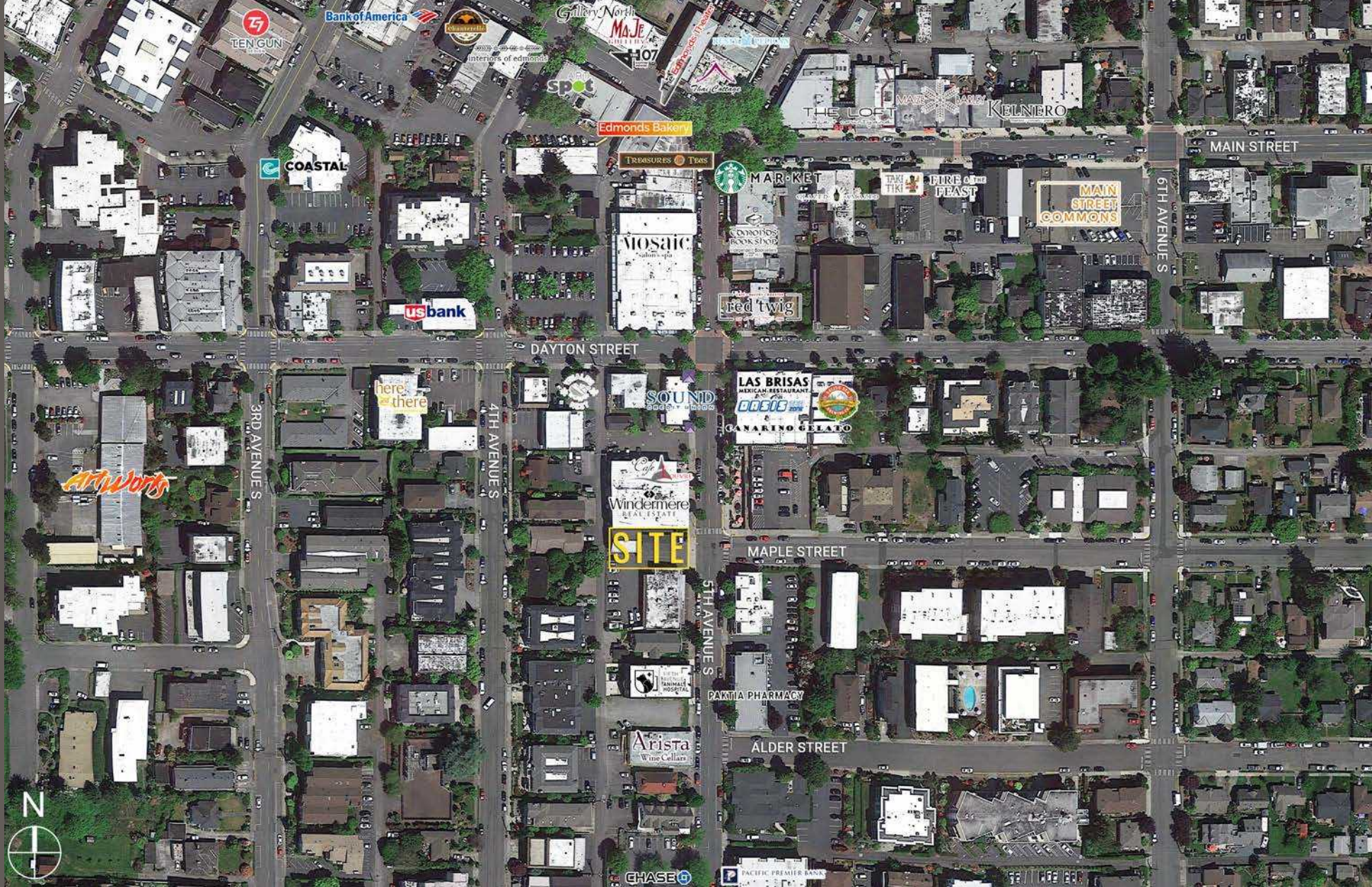
228 5TH AVENUE S:

\$34.00 PSF PLUS NNN

- Available: 3,600-5,100 SF
- Complete Rehab/Remodel Planned
- Potential for Outdoor Decks and Patios
- Excellent Opportunity for Restaurant, Bar, Brewery, Event Space, Etc.

OVERALL SITE PLAN





Rehab | Remodel
Planned



171,937 Households
5 Mile Radius



3,976 ADT
5th Avenue S



En Route to Ferry
4.1M+ Riders Annually



EDMONDS, WA is a vibrant city located just 15 miles north of Seattle and 18 miles south of Everett. A charming waterfront town, celebrated as an arts community, Edmonds offers a vibrant waterfront, sandy beaches, stunning views, and a full calendar of exciting events. The third largest city in Snohomish County, Edmonds has many characteristics: a growing economic base, diverse marketplace, excellent school system, and outstanding quality of life that make it an excellent location to locate, start or grow a business.

~ Information Provided by the City of Edmonds

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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