

FOR LEASE

Pacific Plaza
22315 Hwy 99, Edmonds, WA 98026



PACIFIC BRIDGE

PACIFIC PLAZA

Location	22315 Hwy 99, Edmonds, WA 98026
County	Snohomish
Traffic Count	39,000+
Square Feet	1,375 - 6,500
Lease Type	NNN
Lease Rate	Contact Listing Agent

PROPERTY HIGHLIGHTS

- Modern and Newly Remodeled Located on Hwy 99
- Minutes From I-5
- Build to Suit Options Available for Single Tenant Use
- 39,000+ AADT Traffic Count
- New Monument Sign Coming Spring 2024 (pg 3)
- 90 Uncovered Parking Stalls
- TI Package sAvailable for Qualified Tenants

PROPERTY FEATURES

Building (SF)	19,372
Land (SF)	74,488
Land (ACRES)	1.71
Year Renovated	2022
Zoning Type	CG
Number of Stories	1
Number of Buildings	1
Corner Location	Yes
Number of Ingresses	2
Number of Egresses	2
HVAC	Yes



Pacific Plaza is a retail center on Highway 99 (39,000+ cars per day) in Edmonds, Washington. Pacific Plaza promotes sustainability and ease for both tenants and customers visiting the Center. It is a Green Building with a high level of efficiency that reduces consumption of energy, water and other resources minimizing its carbon footprint; benefiting the environment while providing occupants more affordable tenancy.

Exclusively Listed By:

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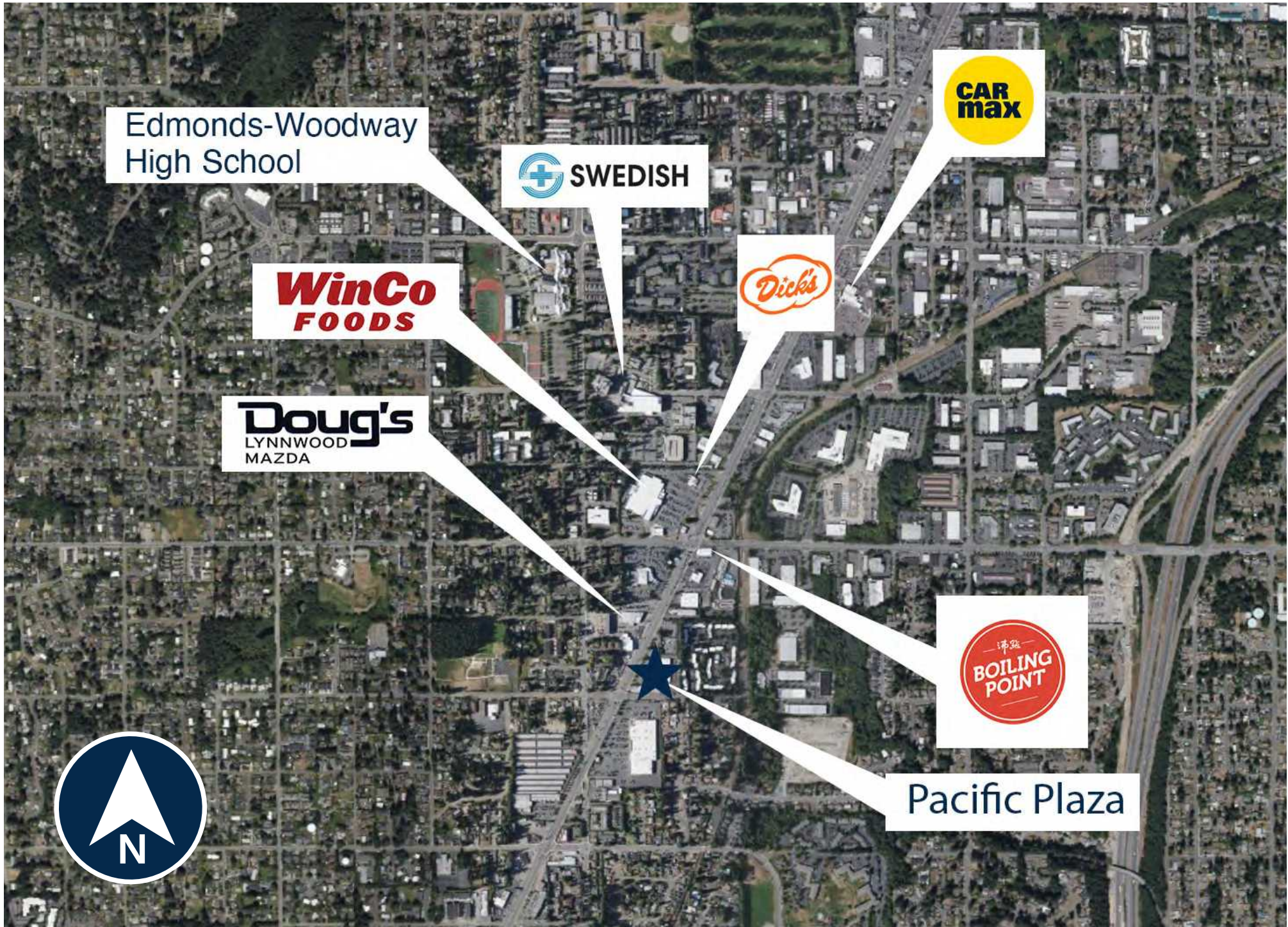


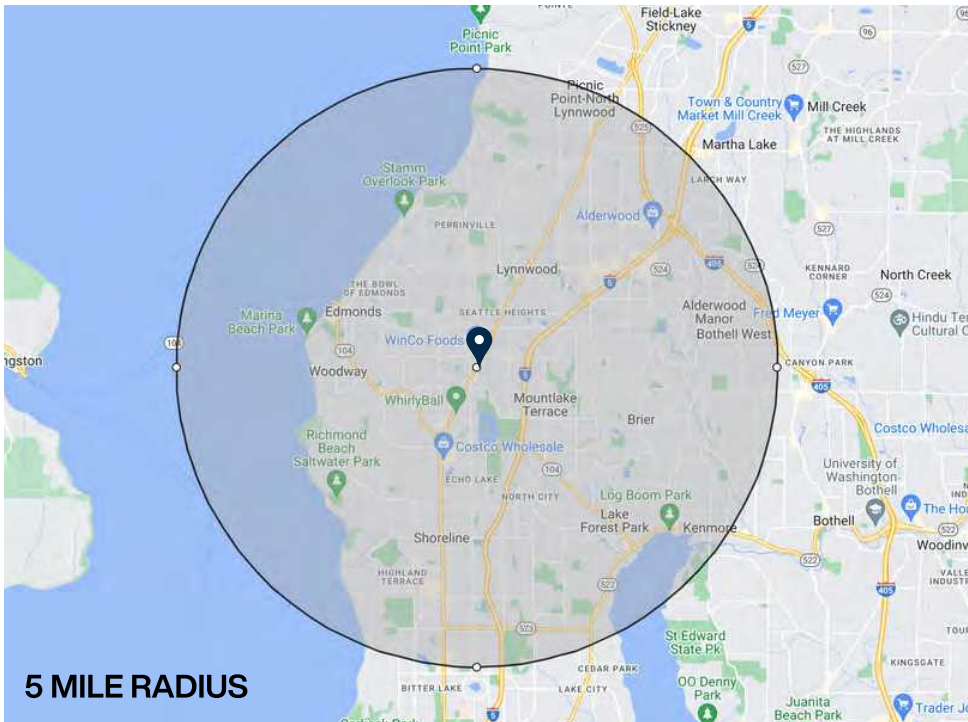
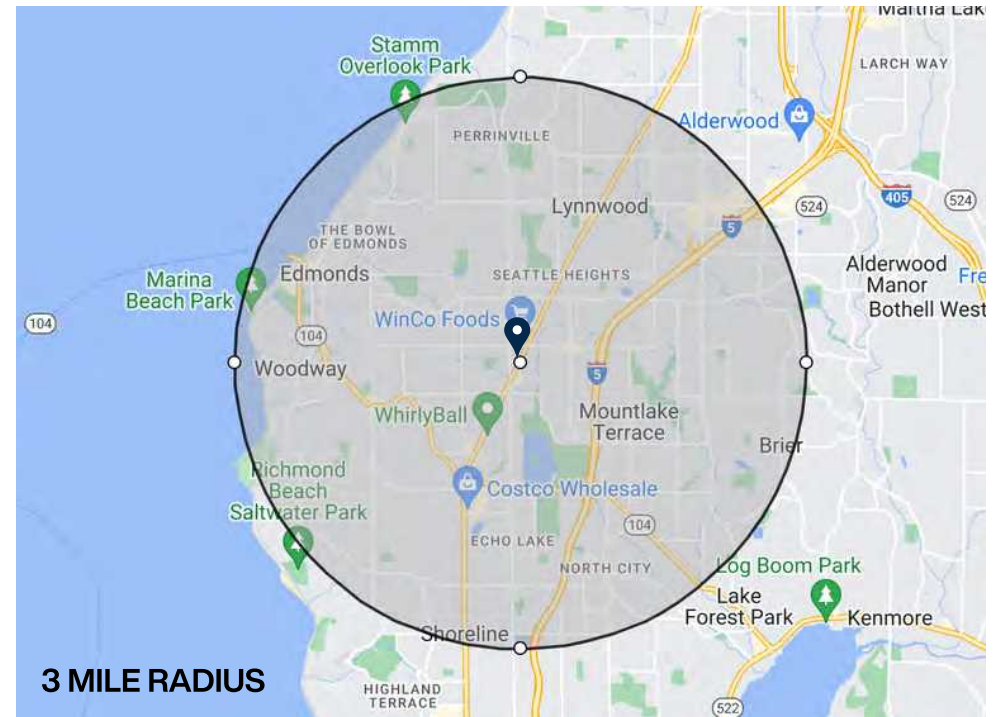
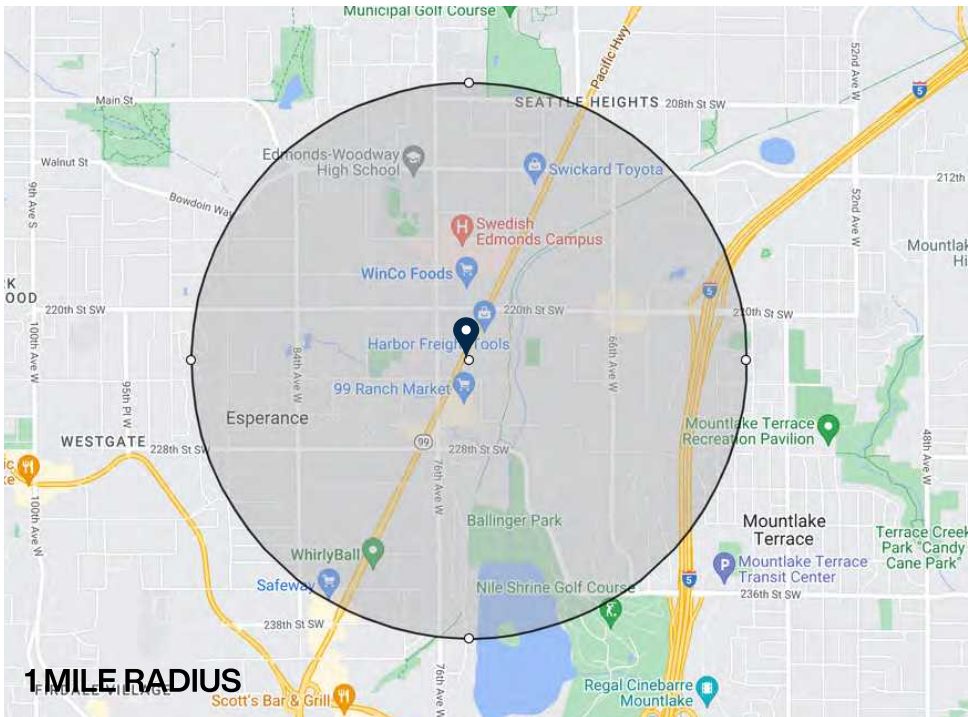
EFFICIENCY MATTERS

- LED Lighting Throughout
- LED Monument Sign
- Solar Parking Lighting
- Solar Landscape Lighting
- Smart Metered Interior/Exterior Lighting
- Smart Metered HVAC
- Smart Metered Landscape Watering
- Low Flow Toilets
- Low Flow Fixtures
- Low Flow Landscape Sprinklers
- Smart Metered Watering
- Low VOC Paints
- Low VOC Flooring
- Light Exterior Colors
- Light Roof Colors
- HEPA Air Filtration
- Native Landscaping
- Solar Arrays on Roof to Pre-Heat Water Heaters
- Cleaning/replacing floor mats regularly
- Motion Activated Security Lighting
- Motion Activated Video Monitoring
- Single Source Recycling

*The information above is a projection and is subject to change at the Ownership's discretion which may or may not effect the Green Certification.







POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
16,934	136,745	272,034

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$100,514	\$114,635	\$117,520

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
7,336	56,652	109,662

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