

FOR SALE OR LEASE

# TURN-KEY BREWERY & RESTAURANT

*±6,748 SF Turn-Key Brewery and  
Restaurant Available Off of SR-204  
and SR-9*

8928 VERNON ROAD, LAKE STEVENS, WA



KIDDER.COM

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# TURN-KEY BREWERY & RESTAURANT

*±6,748 SF Space with Signage  
Opportunity in the Vibrant  
Economy of Lake Stevens*

25,265 SF lot size

GC zoning

New construction / commercial building

Commercial kitchen & cold storage

Brewery equipment available

2 stories with an accessible platform lift

Seating capacity: 150 inside and 20 outside

Ample parking (23 stalls on-site / 32 stalls off-site)

High visibility & easy access to SR-204 & Hwy-9

**\$24.50**

PSF/YEAR, NNN'S

**\$2.7M**

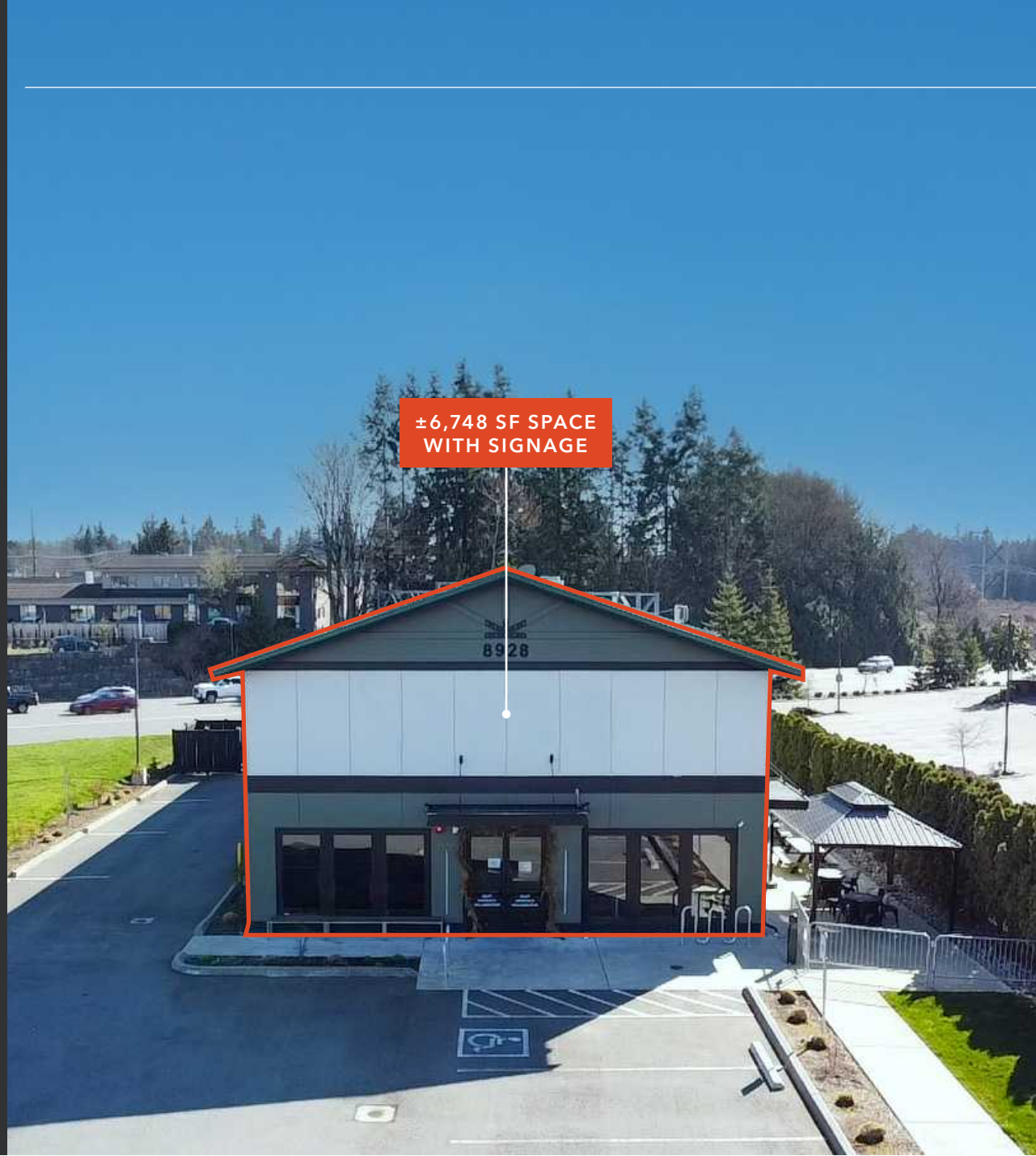
SALE PRICE

**+4,426**

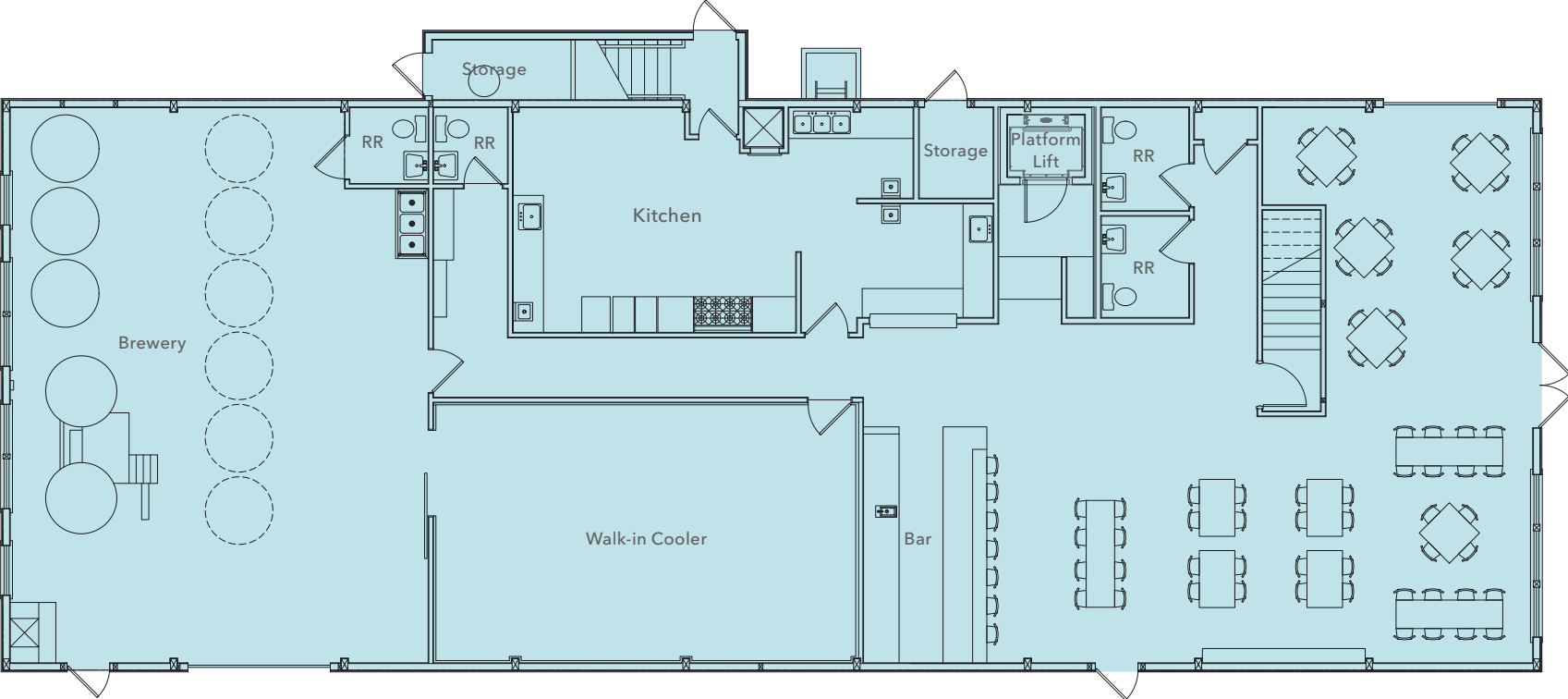
MAIN FLOOR SF

**+2,322**

2ND FLOOR SF

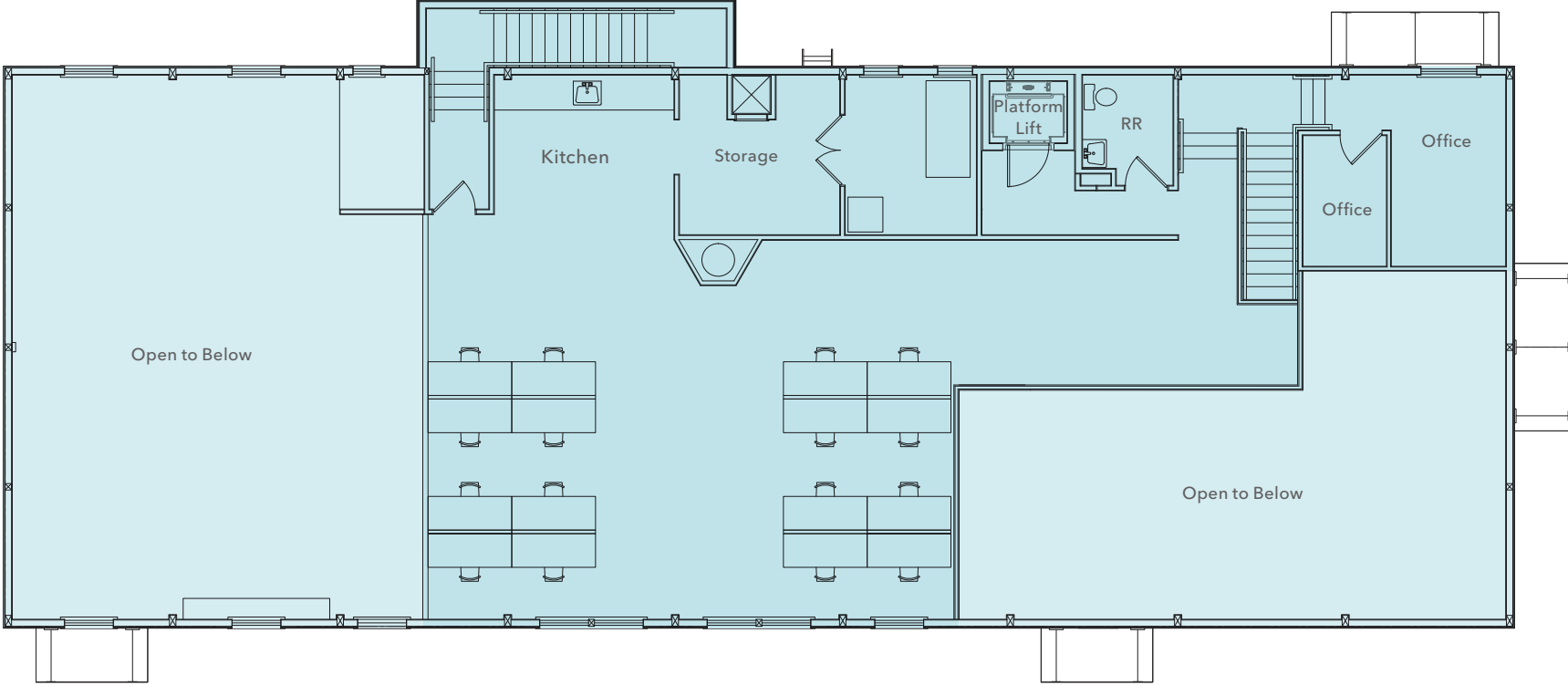


# FIRST FLOOR PLAN





# SECOND FLOOR PLAN





# TURN-KEY BREWERY & RESTAURANT





# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2023 ESTIMATED	12,063	55,612	121,576
2028 PROJECTED	13,368	61,424	131,457
PROJECTED ANNUAL GROWTH	2.2%	2.1%	1.6%
2020 CENSUS	11,566	52,824	116,671

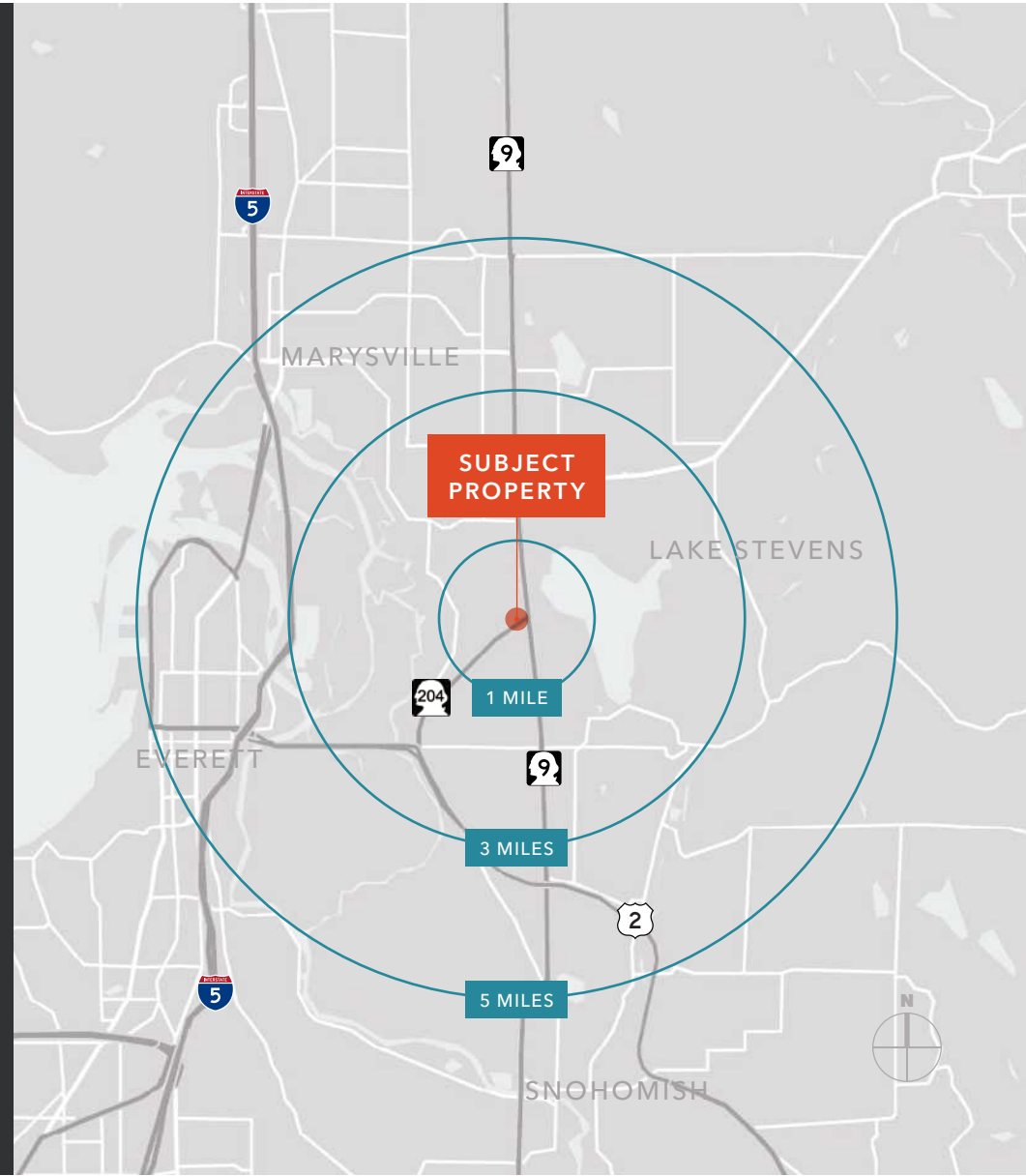
## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	34.7	35.3	37.1
% FEMALE	50.6%	49.5%	49.3%
% MALE	49.4%	50.5%	50.7%

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2023 MEDIAN	\$110,067	\$117,376	\$105,455
2028 MEDIAN PROJECTED	\$112,450	\$120,169	\$108,153
2023 AVERAGE	\$140,079	\$141,510	\$128,898
2028 AVERAGE PROJECTED	\$138,093	\$140,310	\$130,431

Data Source: ©2023, Sites USA





🚗 23,800+ VPD

🚗 1,600+ VPD

*Exclusively listed by*

**KELLY GADDIS**  
Kidder Mathews  
425.450.1136  
kelly.gaddis@kidder.com

**MIA PONCE**  
Kidder Mathews  
425.450.1137  
mia.ponce@kidder.com

**TALOR OKADA**  
Colliers  
425.492.5145  
talor.okada@colliers.com

**RICH SANDER**  
Colliers  
360.981.2543  
rich.sander@colliers.com

**KIDDER.COM**

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