

For Lease PACIFIC PLAZA

22315 Hwy 99, Edmonds, WA 98026

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MAPLE LEAF REAL ESTATE

Executive Summary

Edmonds, Washington, located in Snohomish County, is a city with a rich history and a strong connection to Puget Sound.

- **Location and Accessibility:** Situated approximately 15 miles north of Seattle and 18 miles southwest of Everett, Edmonds is part of the Seattle metropolitan area. It's easily accessible via three major highways (SR-99, SR-104, and SR-524), the state ferry system (with a route to Kingston on the Kitsap Peninsula), and the Sounder commuter train which connects it to Everett and Seattle.
- **Economy and Demographics:** The city's economy is diverse, encompassing industries like technology, aerospace, retail, healthcare, and tourism. The service sector dominates the employment base, with retail and education also contributing significantly.
- **Arts and Culture:** Edmonds is a major center for the arts in Snohomish County. It boasts a dozen galleries and art facilities, a public arts program with outdoor installations and flower pole structures, and the Edmonds Center for the Arts which hosts performances and concerts. The annual Edmonds Arts Festival is a major event, drawing 75,000 visitors and featuring 200 artists. Edmonds was recognized as Washington's first creative district in 2018.
- **Education:** The Edmonds School District serves Edmonds and surrounding communities like Lynnwood, Mountlake Terrace, and Woodway. It has 34 schools, including elementary, middle, and high schools, as well as alternative programs. Edmonds College offers a variety of educational programs, including cutting-edge AI and Data Science programs, featuring a dedicated lab with high-power computing and VR/AR technology. The college aims to provide accessible and high-quality education aligned with industry needs.

Pacific Plaza Summary

LEASE INFORMATION

Location 22315 Hwy 99, Edmonds, WA 98026

County Snohomish

SF Available ± 1,375 - 6,500

Lease Type NNN

Lease Rate

PROPERTY HIGHLIGHTS

- **Modern, Newly Renovated Building on Highway 99**
- **Convenient Access – Just Minutes from I-5**
- **Build-to-Suit Options for Single-Tenant Occupancy**
- **Move-In Ready – Previously a Chiropractic Office**
- **Brand-New Monument Sign Coming Spring 2024 (see pg. 3)**
- **90 Surface Parking Stalls Available**
- **Tenant Improvement Packages Offered for Qualified Tenants**

CURRENT TENANTS

- **Kocochi**
- **YGF Malatang**
- **KidStrong**
- **Kestrel Veterinary Hospital**
- **Prime Emergency Dental**

Pacific Plaza Premier Retail Center



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Availability

Suite B: 1375 sq ft - \$35 psf + NNN

- Turnkey space, previously used as a chiropractic office
- Excellent street visibility

Suite E/F: 6500 sq ft - \$32 psf + NNN

- Prime unit
- Expansive glass frontage with windows on two sides

Premier Retail Center

Pacific Plaza is a premier retail center located directly on the heavily traveled Highway 99 in Edmonds, Washington. With over 39,000 cars passing by daily, this dynamic retail hub is quickly emerging as a go-to destination for shopping, dining, and services.

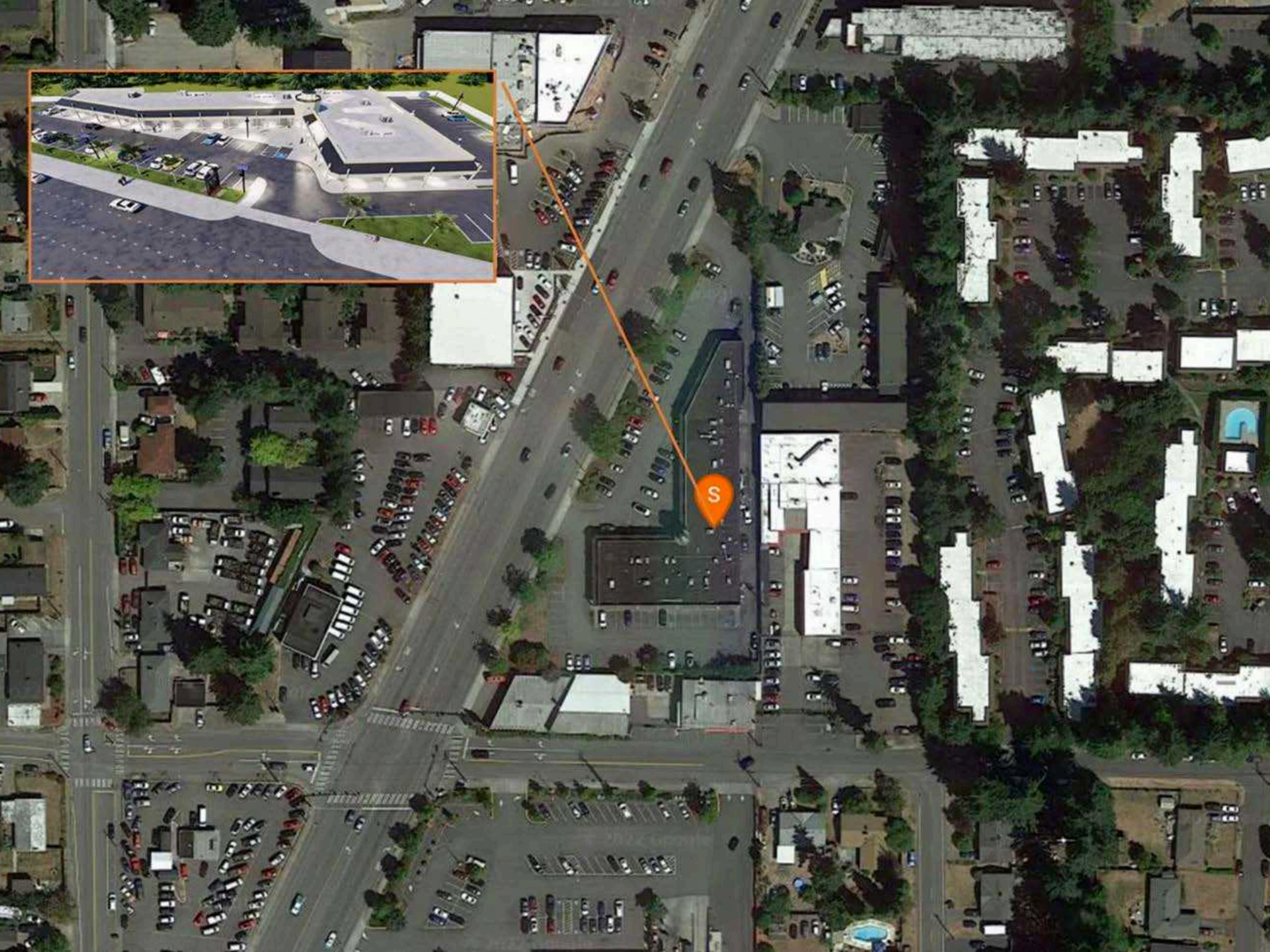
Sustainable Design

Pacific Plaza is a thoughtfully renovated Green Building, designed to reduce energy, water, and resource consumption. The property supports environmental responsibility while offering tenants the benefits of improved efficiency and lower utility costs.

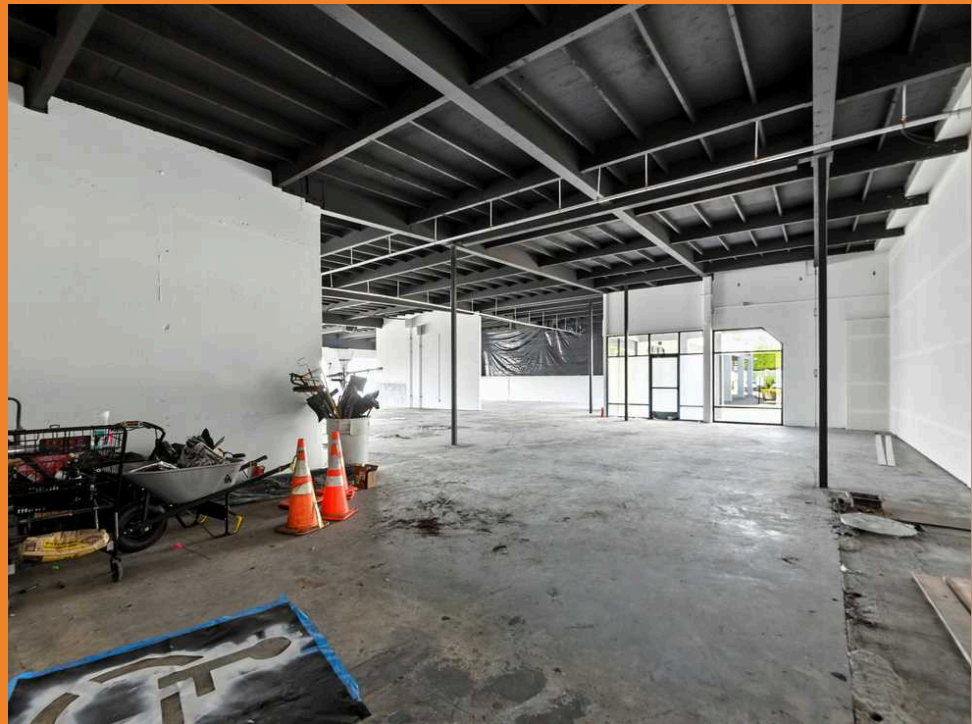
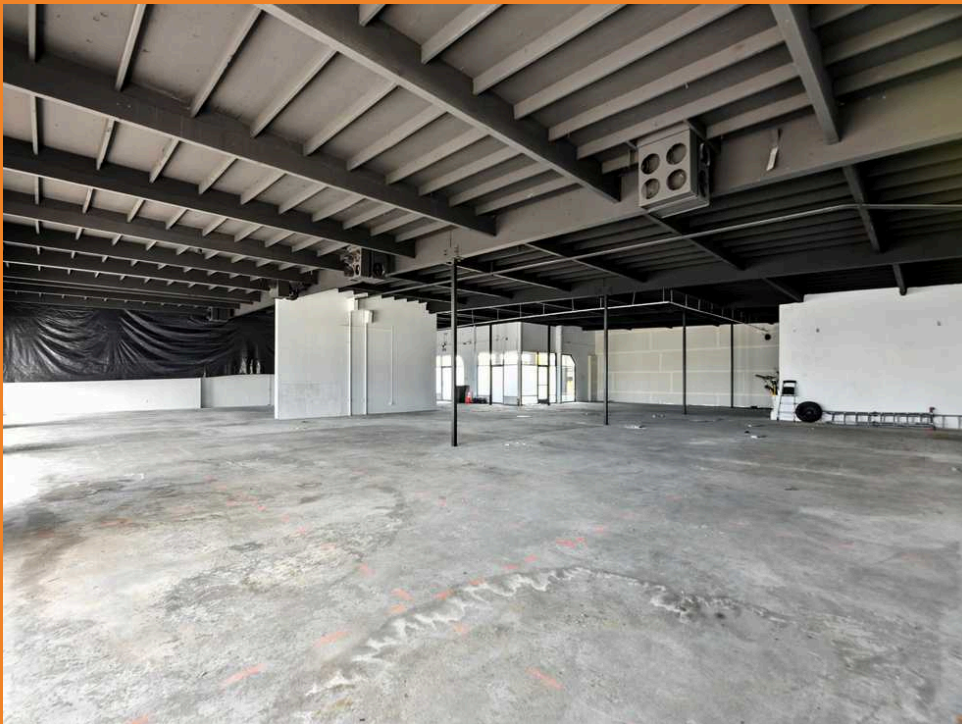
Visibility

- Daily traffic count exceeding 39,000 vehicles
- Excellent visibility and signage potential
- Positioned in a growing market with strong tenant mix
- Modern infrastructure in a walkable, accessible location
- 32,000 + AADT Traffic Count
- Large Monument Sign on Hwy 99
- Located on Hwy 99 minutes from I-5
- Population within 5-miles: 272,034

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PACIFIC PLAZA

Demographic Overview

Demographics 2025 Consensus

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<u>Population</u>	18,310	141,684	274,307
<u>Median Age</u>	40.2	42.6	41.5
<u>Median Home Value</u>	\$671,215	\$735,722	\$738,588
<u>Average Income</u>	\$109,777	\$121,632	\$127,200
<u>Median Household Income</u>	\$86,749	\$93,617	\$101,130
<u>Daytime Employment</u>	12,671	52,832	85,032
<u>Number of Business</u>	1,822	6,935	11,322

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Exclusively Listed By:

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