

AVAILABLE



FORMER FRED MEYER | EVERETT WASHINGTON

8530 Evergreen Way
Everett, WA 98208



EXECUTIVE SUMMARY

8530 Evergreen Way
Everett, WA 98208

This former Fred Meyer Grocery Store is located at the intersection of Evergreen Way and East Casino Rd. in Everett Washington and is currently available for sublease or other proposals. Everett is in Snohomish County, approximately 30 miles north of Seattle and is considered part of the Seattle metropolitan area. The City of Everett has a population of approximately 111,500 residents. Its economy is anchored by the Boeing Company's ten million square foot aircraft manufacturing facility, as well as technology, healthcare, and maritime sectors. Everett is home to the Port of Everett which supports shipping and naval operations. This opportunity includes 14 acres, a 180,472 SF building with 2 dock doors, a 4,735 SF garden center and 563 shared surface parking stalls.



PROPERTY INFORMATION

8530 Evergreen Way
Everett, WA 98208

Contact Broker for Details

Existing Lease Term:

05/01/2021 thru 04/30/2046

Lease Option Periods:

12 / 5 Yrs Each

Building SF: 180,472 SF

Garden Center: 4,735 SF

Dock High Doors: 2

Parking: 563 Stalls

Year Built: 1975

Lot Size:

626,393 SF (14.38 AC)

Snohomish County APN:

28041300100801

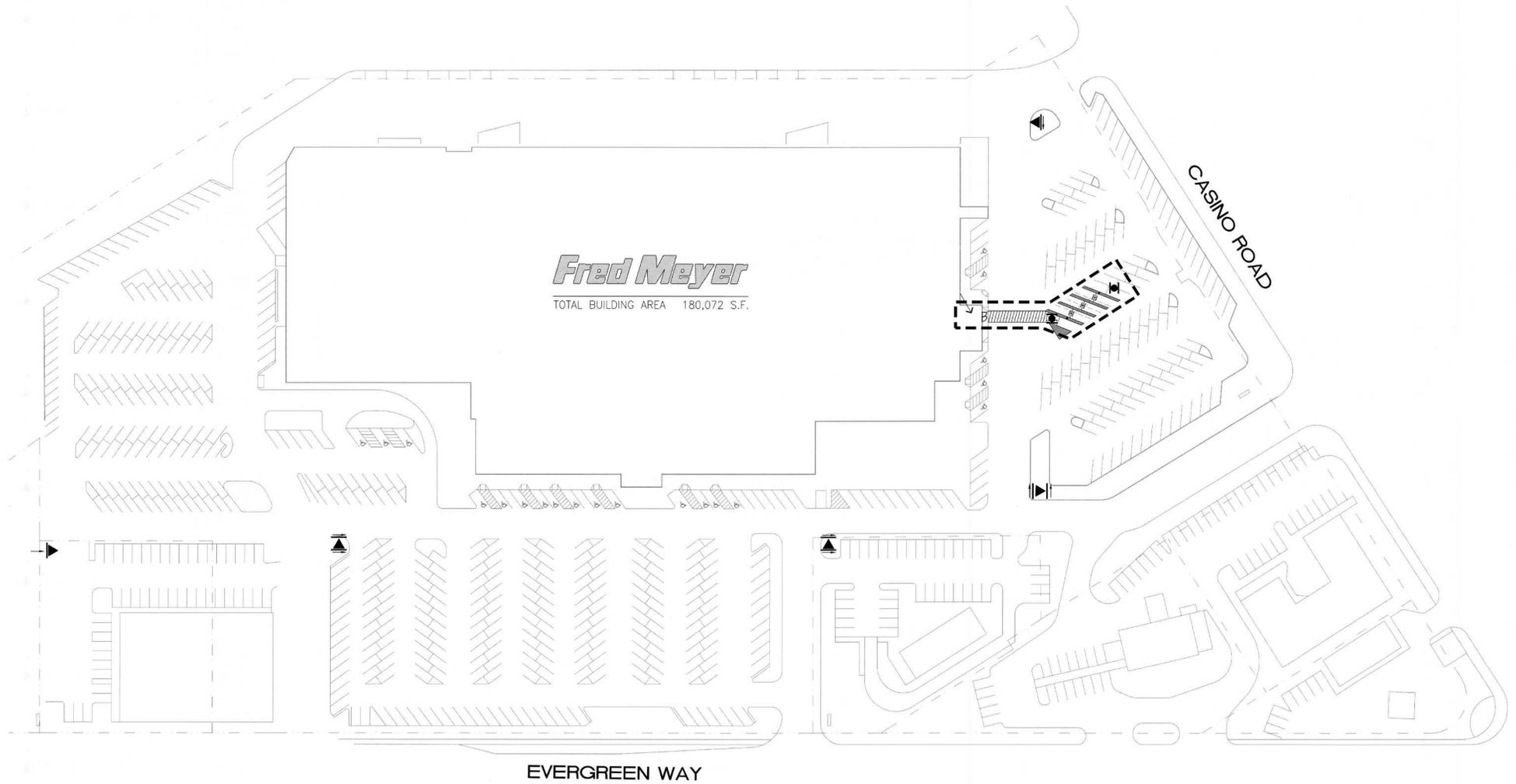
Zoning: Mixed Use (MU)

[Click To Access Everett Zoning Code](#)

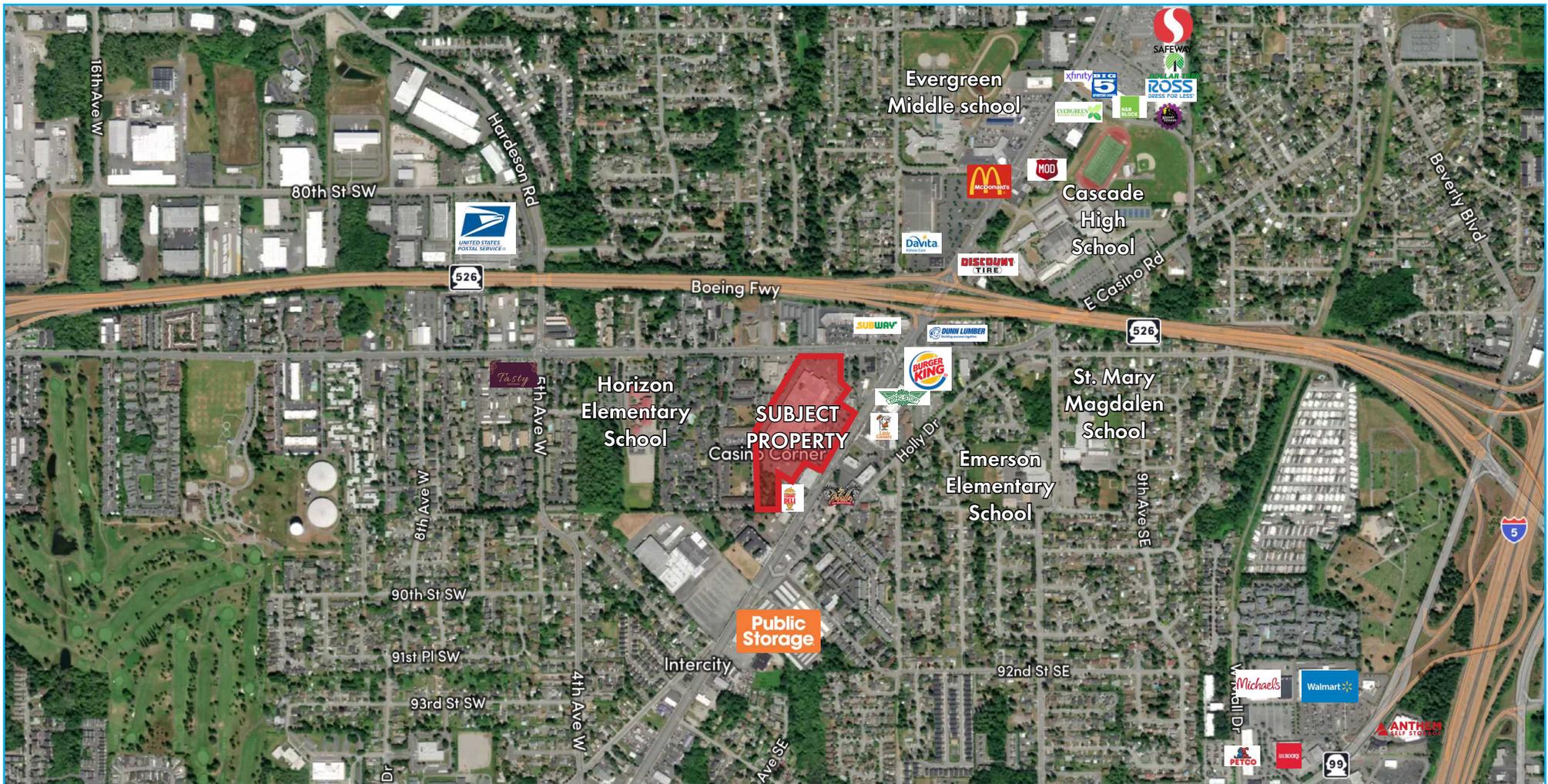


SITE PLAN

8530 Evergreen Way
Everett, WA 98208



NORTH
SITE PLAN
SCALE: 1" = 40'

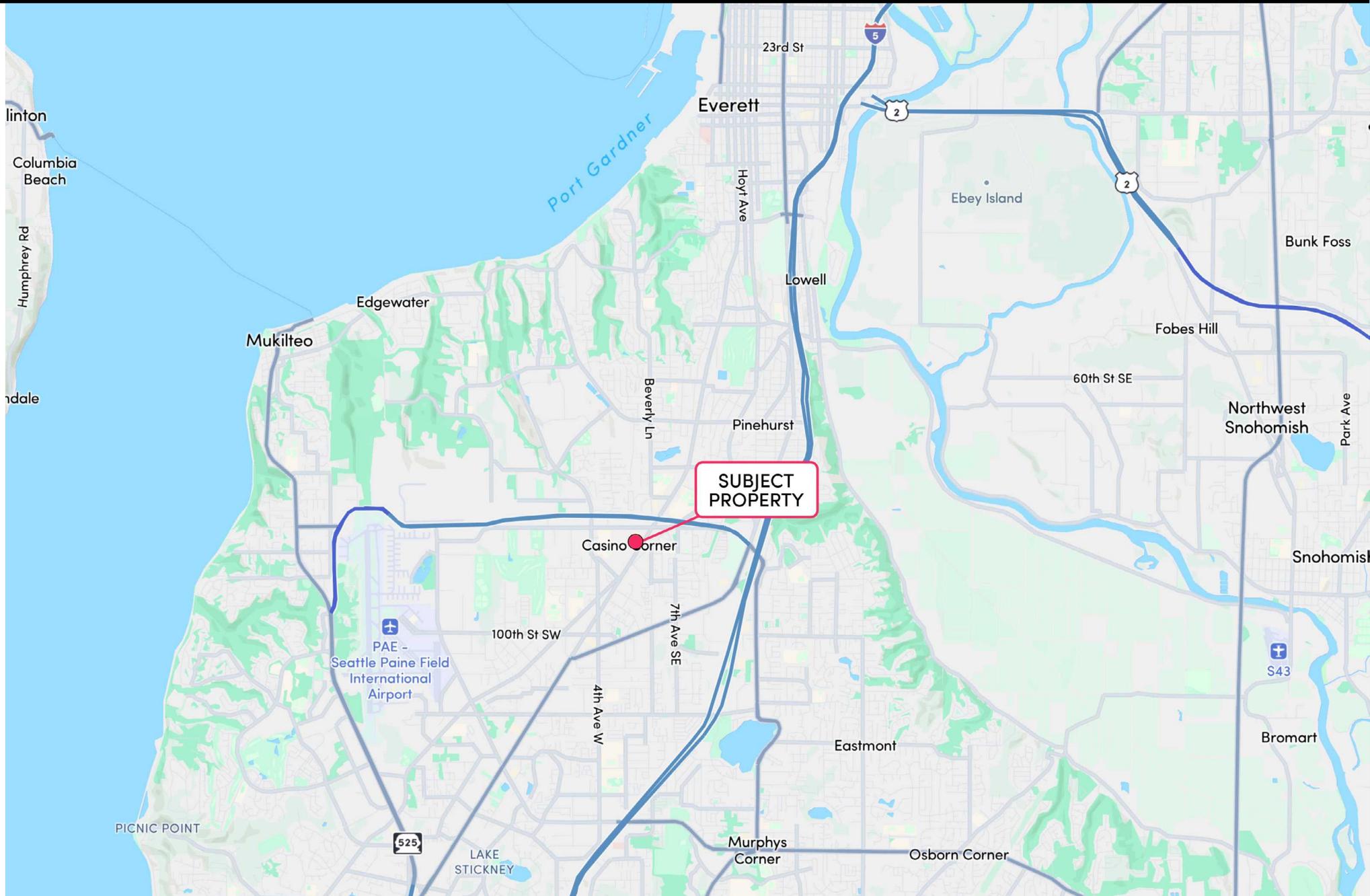


DEMOGRAPHICS

	Population	Daytime Population	Avg. HH Income	Median Age
1 Mile	22,479	22,288	\$85,500	37
3 Miles	118,547	104,188	\$109,00	38
5 Miles	239,307	212,732	\$131,200	39
10 Miles	622,340	470,153	\$147,600	40

AREA MAP

8530 Evergreen Way
Everett, WA 98208





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