

YOUR SIGN HERE

**4,000 - 13,925 SF RETAIL SPACE IN PAD BUILDING  
HIGHLY VISIBLE WITH PYLON SIGNAGE ON EVERGREEN WAY**

# RETAIL STRIP CENTER ON EVERGREEN WAY

8630 EVERGREEN WAY | EVERETT, WA 98208

REPRESENTED BY

Ron Waldbaum

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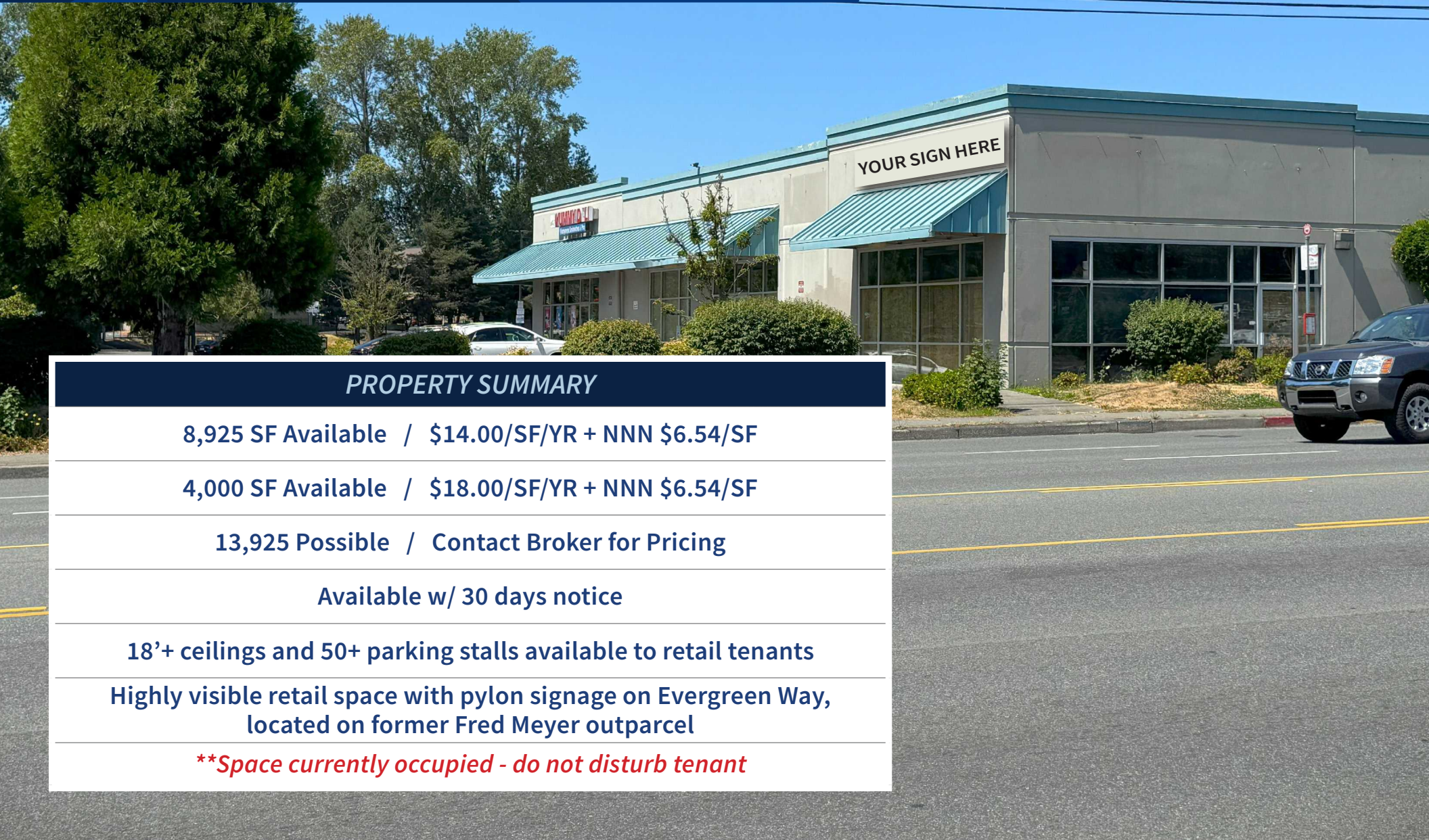


**Leibsohn  
& Company**

# RETAIL STRIP CENTER ON EVERGREEN WAY

8630 EVERGREEN WAY | EVERETT, WA 98208

PROPERTY INFORMATION



## PROPERTY SUMMARY

8,925 SF Available / \$14.00/SF/YR + NNN \$6.54/SF

4,000 SF Available / \$18.00/SF/YR + NNN \$6.54/SF

13,925 Possible / Contact Broker for Pricing

Available w/ 30 days notice

18'+ ceilings and 50+ parking stalls available to retail tenants

Highly visible retail space with pylon signage on Evergreen Way,  
located on former Fred Meyer outparcel

**\*\*Space currently occupied - do not disturb tenant**

# RETAIL STRIP CENTER ON EVERGREEN WAY

LOCATION MAP

8630 EVERGREEN WAY | EVERETT, WA 98208



HWY 526 58,803 DAILY VEHICLES

E CASINO RD 15,426 DAILY VEHICLES

Anchor  
Coming Soon

SITE

EVERGREEN HWY 26,043 DAILY VEHICLES

Horizon  
Elementary  
School

FLUKE  
Manufacturing  
Facility



Evergreen  
Business  
Center

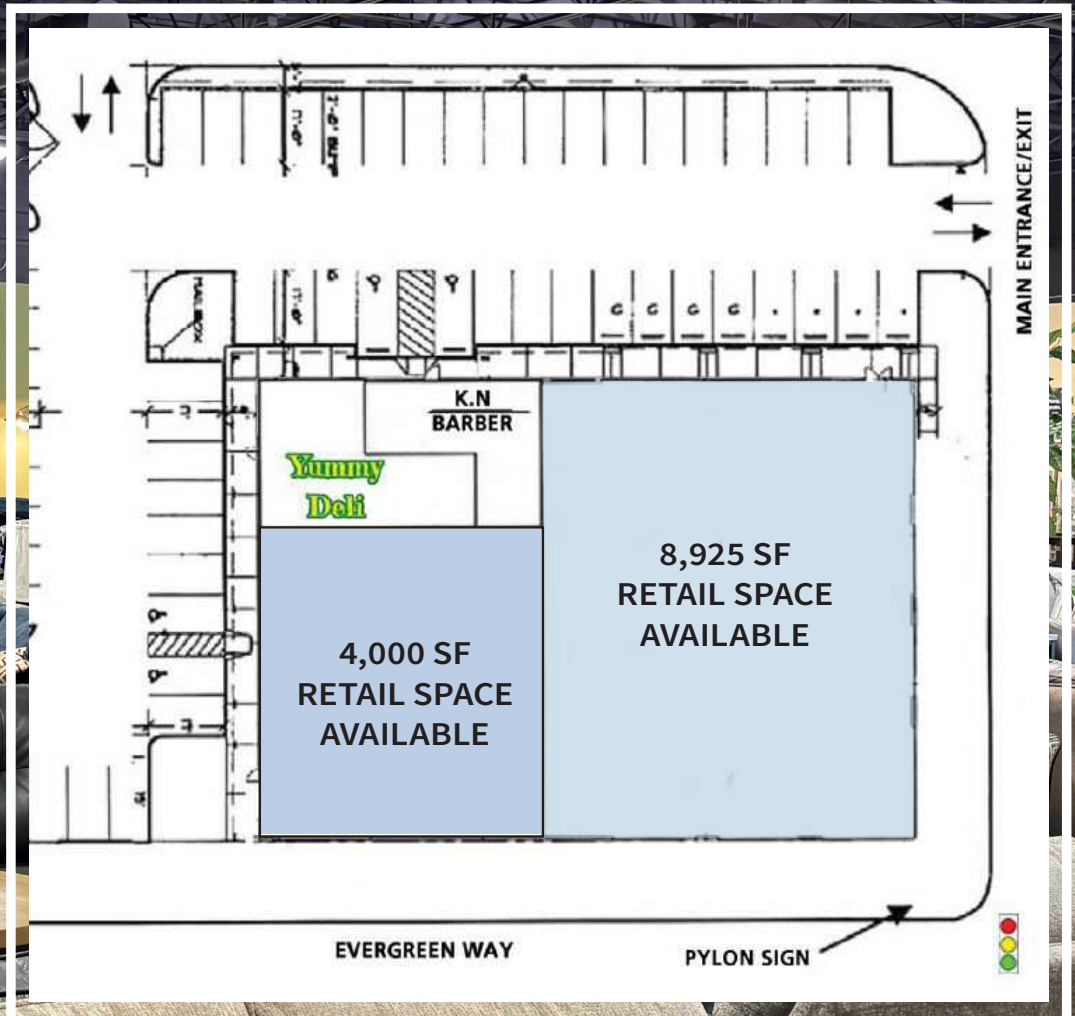
Emerson  
Elementary  
School

Cascade  
View Park

# RETAIL STRIP CENTER ON EVERGREEN WAY

SITE PLAN

8630 EVERGREEN WAY | EVERETT, WA 98208





## AREA DEMOGRAPHICS



**1**  
MILE  
RADIUS



**22,688**  
PEOPLE



**8,718**  
HOUSEHOLDS



**\$72,600**  
AVG. HH INCOME



**3**  
MILE  
RADIUS



**116,731**  
PEOPLE



**45,594**  
HOUSEHOLDS



**\$89,600**  
AVG. HH INCOME



**5**  
MILE  
RADIUS



**238,596**  
PEOPLE



**90,873**  
HOUSEHOLDS



**\$106,600**  
AVG. HH INCOME

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