

FOR LEASE

10121 Evergreen Way
Everett, WA 98204



Owned & Operated by

**Perform
Properties**

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

First Western Properties, Inc. | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com



SOUTH POINT PLAZA

Justin Holmes | Josh Parnell | Jake Thurber | Chandler Williams



SOUTH POINT PLAZA offers excellent visibility and easy access for both local residents and commuters. The area is surrounded by a dense residential population and a mix of national retailers, drawing consistent foot and vehicle traffic throughout the day. With proximity to major arterials like I-5 and Highway 99, this location is ideal for businesses seeking strong exposure in a growing commercial district.

AVAILABLE

- » SUITE 10103: 8,346 SF
- » SUITE 10113: 20,036 SF

- **Anchored** by Grocery Outlet and Hobby Lobby.
- **Located** in a rapidly developing area with a growing population, providing a substantial customer base.
- **Situated** on a major retail corridor, offering high visibility and accessibility to a diverse customer base.

SUMMARY



Regis - 2025

Population



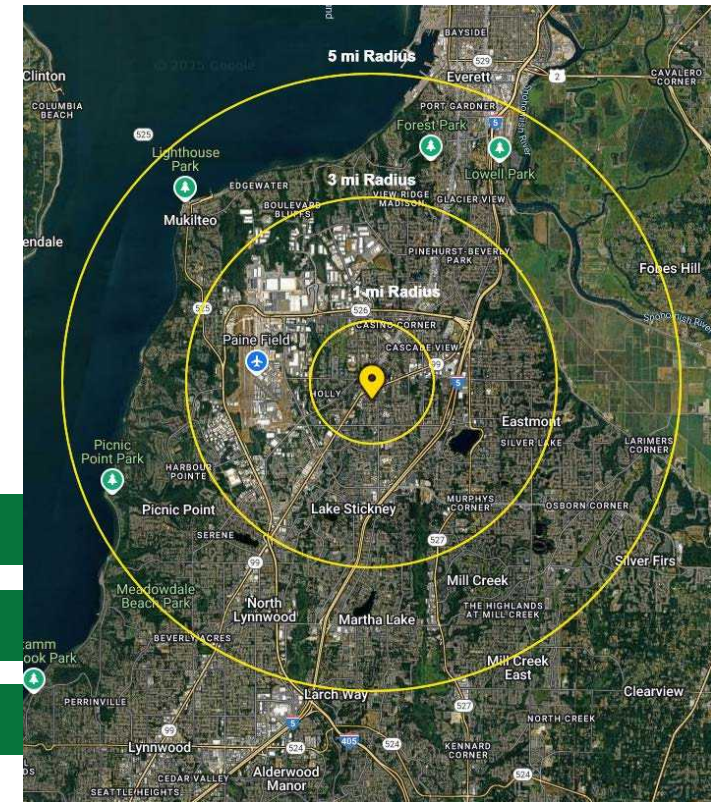
Average HH Income



Daytime Population

| | Population | Average HH Income | Daytime Population |
|--------|------------|-------------------|--------------------|
| Mile 1 | 26,673 | \$96,940 | 14,160 |
| Mile 3 | 138,252 | \$124,853 | 84,831 |
| Mile 5 | 281,448 | \$143,423 | 153,996 |

TENANTS



LOCATION DETAILS



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PHOTOS



SITE PLAN

| Suite | SF | Tenant |
|--------------|---------------|---------------------|
| 10111 | 55,443 | Hobby Lobby |
| 10115 | 30,561 | Grocery Outlet |
| 10113 | 20,036 | AVAILABLE |
| 10203 | 18,198 | Whistle Workwear |
| 10103A | 10,766 | Dollar Tree |
| 10103 | 8,346 | AVAILABLE |
| 16 | 6,501 | Outback Steakhouse |
| 30 | 6,000 | Mattress Firm |
| 10301 | 5,207 | IHOP |
| 15 | 4,200 | Kidstrong |
| 8 | 3,300 | Value Vet |
| 10117 | 3,000 | 7-Eleven |
| 1 | 2,400 | Soccer Post |
| A | 1,523 | Papa Murphy's |
| 10 | 1,423 | La Michoacana |
| 4 | 1,319 | Scrub A Dub Laundry |


| Suite | SF | Tenant |
|-------|-------|--------------------------|
| 5 | 1,300 | Ashway Pet Spa |
| 23 | 1,292 | Pizza Hut |
| 25 | 1,200 | The UPS Store |
| 24 | 1,200 | Miracle Ear |
| 6 | 1,200 | Paradise Threading & Spa |
| 21 | 1,200 | - |
| 11 | 1,200 | - |
| 22 | 1,108 | Great Clips |
| 3 | 981 | Cricket Wireless |
| LD | 912 | - |
| 401 | 144 | Bigfoot Java |



TACOMA | KIRKLAND | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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