

For Lease

Rare Hwy 99 Lease Opportunity

13000 HWY 99 EVERETT, WA 98204



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Property Highlights

ADDRESS	13000 Hwy 99 Everett, WA 98204
TOTAL SF	2,379 SF
LOT SIZE	16,000 SF paved yard
FRONTAGE	Hwy 99
ZONING	MUC (Mixed-Use Corridor/Center)
YEAR BUILT	2017
PARKING STALLS	8 (customer and employee)
TRAFFIC COUNT	Hwy 99: 36,000 AADT
ACCESS	Dual sided access from North and South off of Hwy 99
RATES	Call for rates


Rare Hwy 99 lease opportunity for quality automotive, RV, inventory-based retail, showroom, equipment, and contractor-oriented users seeking a high-image facility with strong visibility and branding potential. Built in 2017, this rare newer construction property offers paved yard area, quality showroom space, prominent digital signage exposure, and integrated operational supportive infrastructure such as paint booth and repair lift capabilities.





Premium High-Exposure Location

 36,000
VEHICLES PER DAY

 4.3 Miles
TO PAINE FIELD AIRPORT
10-MIN DRIVE

 2.6 Miles
TO I-5 ACCESS (EXIT 189)
6-MIN DRIVE



STRATEGICALLY POSITIONED

The Property is located within the City of Everett's MUC (Mixed-Use Corridor/Center) zoning, providing flexible zoning that accommodates a wide range of commercial and inventory-based uses including automotive sales and services, RV and equipment users, retail, showroom, contractor-oriented, warehouse, and service-based operations.

AUTOMOTIVE

- + Chevrolet / GMC
- + Nissan of Everett
- + Maple Grove RV
- + Les Schwab Tire Center
- + O'Reilly Auto Parts
- + AutoZone
- + Jiffy Lube

RETAIL

- + Costco Wholesale
- + Everett Mall
- + Walmart Supercenter
- + Home Depot
- + Lowe's
- + Safeway
- + Starbucks
- + Chick-Fil-A
- + Panda Express
- + McDonald's
- + Walgreens
- + CVS

EMPLOYMENT DRIVERS

- + Boeing
- + Amazon Fulfillment Center
- + Everett Community College
- + Providence Regional Medical Center

Optional Facilities



Double-sided 15' x 10' LED Signage with frontage to Hwy 99 with custom digital marketing capabilities and direct exposure to Hwy-99.



On-site optional use of paint booth and repair facility, both facilities have the ability to hold large vehicles, RV's, and Boats

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EXCLUSIVELY LISTED BY:

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