CONFIDENTIAL OFFERING MEMORANDUM

Everett Jewel Box & Secured Yard

3,000 SF JEWEL BOX OFFICE ON 1.07 AC WITH EXPANSIVE 30,000+ SF YARD

118 SE Everett Mall Way, Everett, WA 98204

Northmarq

Northmarq

OFFERED EXCLUSIVELY BY

RJ VARA
Senior Vice President
206.584.6195
rvara@northmarq.com
License: WA 135292

JOHN MARKS
Associate Vice President
425.299.8048
jmarks@northmarq.com
License: WA 139009

JACK HINCHCLIFFE
Associate
206.743.6999
jhinchcliffe@northmarq.com
License: WA 24028466

KEVIN ADATTO
License: WA 21038208

DEBT & EQUITY

STUART OSWALD
Managing Director
425.974.1005
soswald@northmarq.com

JACK BELL
Associate Producer
425.974.1058
jbell@northmarq.com

Northmarq
130 Nickerson St, Suite 200
Seattle, WA 98109

northmarq.com

CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

This Confidential Offering Memorandum ("COM") is provided by Northmarq, solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of Northmarq.

This COM does not constitute or pertain to an offer of a security or an offer of any investment contract. This COM contains descriptive materials, financial information and other data compiled by Northmarq for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. Northmarq has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon Northmarq.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS COM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from Northmarq relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to Northmarq, all or any part of this COM or the Information; (3) upon request by Northmarq at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless Northmarq all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; (5) you will not provide this COM or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that Northmarq shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

TABLE OF

CONTENTS

Investment Overview

The "Everett Jewel Box & Secured Yard" offers a unique operational and investment opportunity at 118 SE Everett Mall Way, featuring a move-in-ready 3,000 SF building on a substantial 46,611 SF lot. This boutique asset is distinguished by its high-end interior finishes and an expansive 30,860 SF storage yard, a highly functional combination that is increasingly rare in the Everett market. Located along a high-traffic corridor with immediate access to Interstate 5, the property provides exceptional visibility and logistical advantages for businesses seeking a turnkey headquarters with significant outdoor storage capacity.

The offering's flexible layout and ample parking (5.33 stalls per 1,000 rentable SF) supports a wide range of commercial uses, ensuring long-term marketability and minimal operational friction. Whether acquired for immediate business use or as a strategic addition to a portfolio, this asset represents a versatile and high-quality facility in a dynamic Pacific Northwest submarket.

SALE PRICE: $2,950,000

LEASE RATE: $13,000/month + NNN

BUILDING SIZE: 3,000 SF

STORAGE YARD: 30,860 SF

TOTAL LAND AREA: 46,611 SF (1.07 Acres)

AVAILABILITY: 60 Days Notice


FLYING SQUIRREL
THE WORLD'S LARGEST INDOOR TRAMPOLINE PARKS
Walmart Supercenter
urban Air ADVENTURE PARK
ULTA BEAUTY
REGAL
SPORTSMAN'S WAREHOUSE
HomeGoods
TRADER JOE'S
TJ·maxx
EVERETT MALL MINI STORAGE
TARGET
Chick-fil-A
Panera BREAD
usbank
jamba
Everett Jewel Box
& SECURED YARD
99
Albright FAMILY DENTAL
1ST DR SE
CHASE
SR-99 / SE EVERETT MALL WAY
32,032 VPD

Investment Highlights

EXCEPTIONAL LOT COVERAGE

Rare 10% building to yard ratio featuring 30,860 SF of secured outdoor storage on a 1.07-acre site.

TURNKEY CONDITION

High-end "jewel box" interior finishes provide an immediate, move-in-ready solution with zero required capital expenditures.

LOGISTICAL CONNECTIVITY

Premier regional access situated 1.1 miles from the interchange of SR-99 & Interstate 5.

Investment Highlights

AEROSPACE HUB PROXIMITY

Strategic location within minutes of the Boeing Everett Factory and the Paine Field (KPAE) aerospace cluster.

HIGH-VISIBILITY EXPOSURE

Prominent frontage along the SE Everett Mall Way commercial corridor with over 32,000 vehicles passing per day.

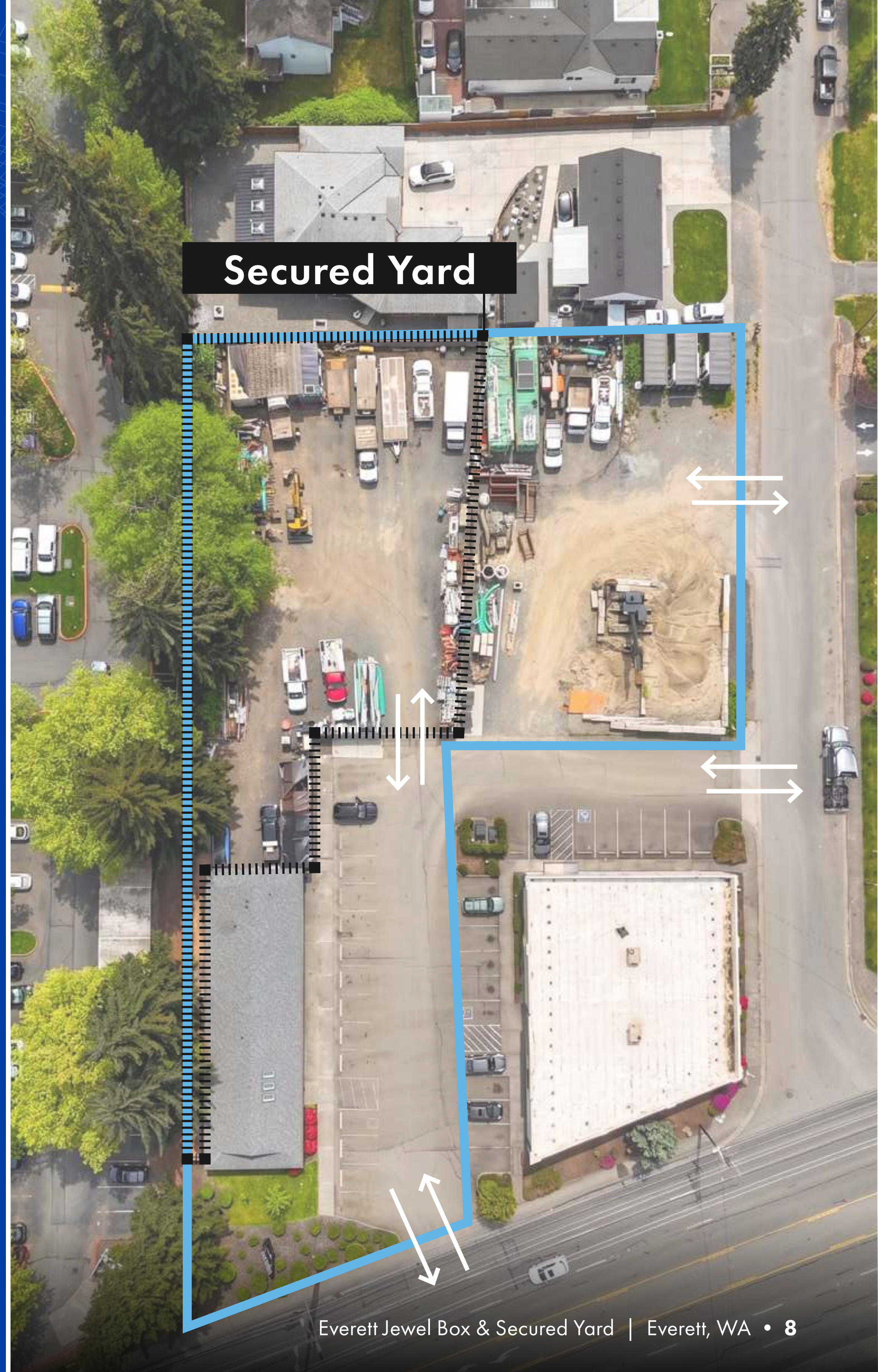
ROBUST DEMOGRAPHICS

Situated in a high-growth Snohomish County submarket with a 5-mile population exceeding 286,000.

Property Overview

118 SE Everett Mall Way
Everett, WA 98208

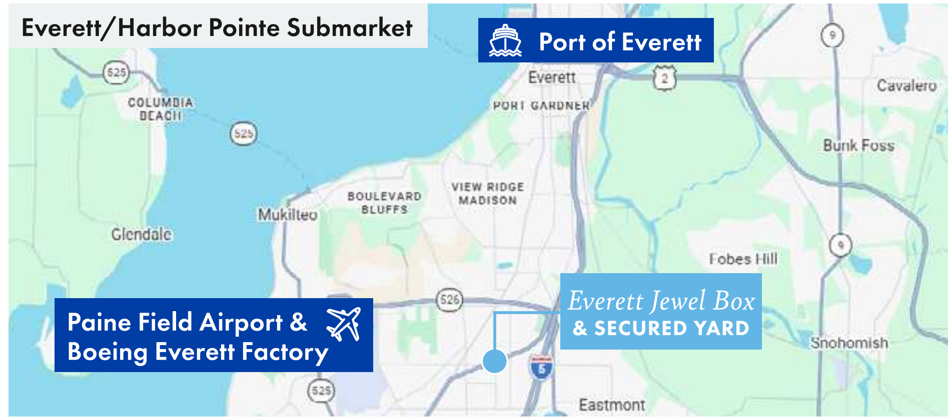
Parcel Numbers	00396900000100 00396900000400 00396900000500
Year Built / Renovated	1982 / 2021
Building SF	3,000 SF
Lot Size	46,611 SF (1.07 Acres)
Zoning	MU-15 (Mixed-Use - 15 Floors)
Construction	Wood Frame
Parking	16 Stalls (5.33/ 1,000 SF)



Market Overview: S. Everett / Harbor Pointe

THE STRATEGIC NORTH END INDUSTRIAL HUB

The South Everett/Harbor Pointe submarket continues to outperform the broader Seattle MSA, characterized by significantly lower vacancy rates and a complete lack of new supply. While the regional market adjusts to a wave of new deliveries, the Harbor Pointe submarket remains a bastion of stability for investors, boasting zero projects under construction and a disciplined 5.48% average rent growth.



Metric	S. Everett / Harbor Pt	Seattle WA Market
Vacancy Rate	6.40%	10.00%
Inventory	27M SF	370M SF
Under Construction	0 SF	2.4M SF
Avg. Rent Growth (5-Yr)	5.48%	6.08%

5.48%

Insulated from Over-Supply

With **0 SF** under construction in the submarket compared to 2.4M SF regionally, the subject property faces no immediate threat from new “shiny” competition, protecting your occupancy.

Proven Rental Resilience

A **5.48%** 5-year average rent growth demonstrates that even through various economic cycles, the Harbor Pointe area maintains strong tenant demand and pricing power.

Supply-Constrained Submarket

The 27M SF inventory is mature and land-locked. Lower vacancy (**6.40%** vs 10%) proves that tenants in this submarket stay put, leading to lower turnover costs and more predictable cash flow.

Major Nearby Developments

CATALYZING GROWTH IN THE SOUTH EVERETT CORRIDOR

EVERETT LINK EXTENSION: *REGIONAL CONNECTIVITY*

Investment Scope
A transformative $6.4B – $7.7B infrastructure project extending the light rail spine 16 miles.

Transit-Oriented Development (TOD)
Acts as a primary catalyst for high-density residential and commercial growth throughout Snohomish County.

Key Station (2037)
The SW Everett Industrial Center station is planned to serve the Boeing/Paine Field aerospace hub, directly increasing accessibility to the property's submarket.

Project Status
Currently in the environmental review phase, with the Draft EIS expected in Fall 2026.

THE HUB AT EVERETT: *AMENITY & LIFESTYLE EVOLUTION*

"De-Malling" Evolution
Brixton Capital is transforming the 67-acre site into a walkable, open-air lifestyle center.

Modern Design
Features exterior-facing storefronts and new drive-through access to maximize tenant visibility.

2026 Delivery
Construction is currently underway with a projected completion in Q2 2026.

Premier Anchors
High-traffic draws include Trader Joe's, Target, Burlington, and Regal Cinemas.

Strategic Access
Prime location at I-5 and Hwy 99, providing the workforce world-class amenities within minutes.

Logistical Connectivity & Drive Times

KEY DESTINATIONS

	Distance	Drive Time
SR-99 /I-5 Interchange	1.1 miles	5 mins
Paine Field Airport	2.2 miles	9 mins
Port of Everett	8.6 miles	20 mins
Port of Seattle	24.5 miles	35 mins

Local Demographics

IN A 5-MILE RADIUS

Population

2025 Total Population	286,236
2030 Projected Population	296,168

Age

15 - 24	11.8%
25 - 34	14.6%
35 - 44	15.9%
45 - 54	12.8%
55 - 64	11.6%
65 - 74	9.3%
75+	6.0%

Households

2025 Estimate	108,284
2030 Projected	112,229

Income By Household

$200,000+	20.3%
$150K-$200K	13.5%
$100K-$150K	19.6%
$75K-$100K	11.7%
$50K-$75K	13.5%
$35K-$50K	7.2%

$137,527
AVERAGE
HOUSEHOLD INCOME

$107,140
MEDIAN
HOUSEHOLD INCOME

Northmarq

OFFERED EXCLUSIVELY BY

RJ VARA
Senior Vice President
206.584.6195
rvara@northmarq.com
License: WA 135292

JOHN MARKS
Associate Vice President
425.299.8048
jmarks@northmarq.com
License: WA 139009

JACK HINCHCLIFFE
Associate
206.743.6999
jhinchcliffe@northmarq.com
License: WA 24028466

KEVIN ADATTO
License: WA 21038208

DEBT & EQUITY

STUART OSWALD
Managing Director
425.974.1005
soswald@northmarq.com

JACK BELL
Associate Producer
425.974.1058
jbell@northmarq.com

Northmarq
130 Nickerson St, Suite 200
Seattle, WA 98109

Commercial Real Estate
Debt + Equity | Investment Sales | Loan Servicing | Fund Management

northmarq.com