



EVERETT MALL
PREMIER STAND-ALONE
BUILDING

1502 SE EVERETT MALL WAY | EVERETT, WA 98208
PACIFIC ASSET ADVISORS, INC.

SITE DETAILS

EXISTING BUILDING



THE OPPORTUNITY

1502 SE Everett Mall Way represents a rare opportunity to reposition a highly visible freestanding retail site within the ongoing transformation of Everett Mall into The Hub @ Everett.

As the center evolves into a modern, open-air destination featuring new retail, dining, entertainment, and enhanced pedestrian connectivity, this site is ideally positioned for a complementary retail, restaurant, service, or experiential use.

Its prominent location and direct access make it well-suited to capitalize on increased traffic and customer activity generated by the mall's redevelopment and future tenant mix.

4,140 SF

EXISTING BUILDING SIZE

GROUND LEASE

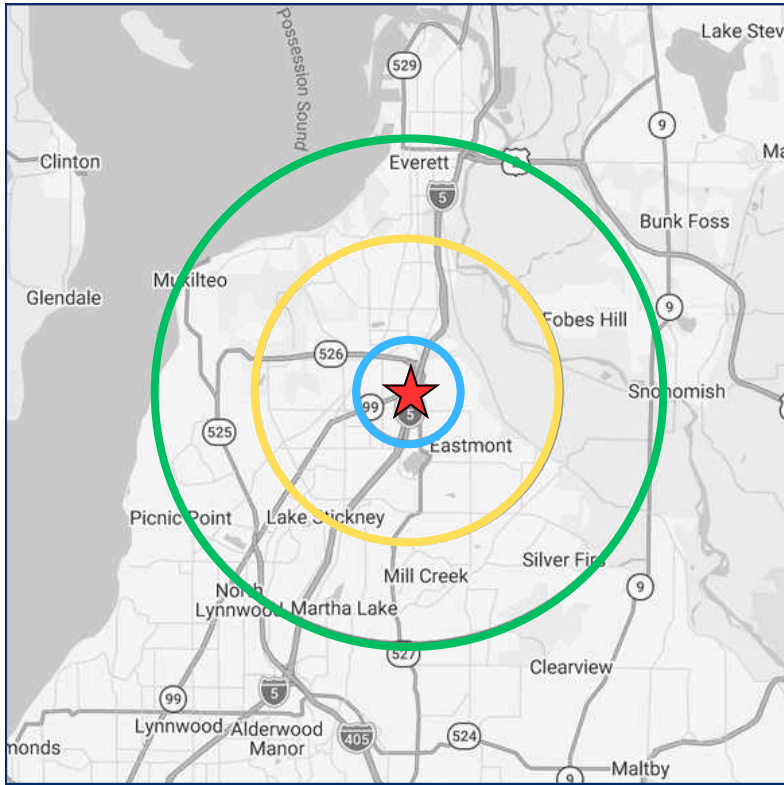
AVAILABLE

CALL

FOR RATES

DEMOGRAPHICS

1-3-5 MILE RADII



	1 MILE	3 MILE	5 MILE
POPULATION	16,436	123,981	263,236
DAYTIME POPULATION	12,620	68,786	169,690
AVG. HH INCOME	\$134,308	\$132,097	\$150,741
MED. HH INCOME	\$92,011	\$101,836	\$118,381
EMPLOYEES	7,261	33,261	94,921
BUSINESSES	835	3,761	9,617
HOUSEHOLDS	6,414	48,255	102,743
MEDIAN AGE	35.4	35.7	36.8

EVERETT MALL

3.4 MILLION ANNUAL VISITS

780.4K ANNUAL VISITORS

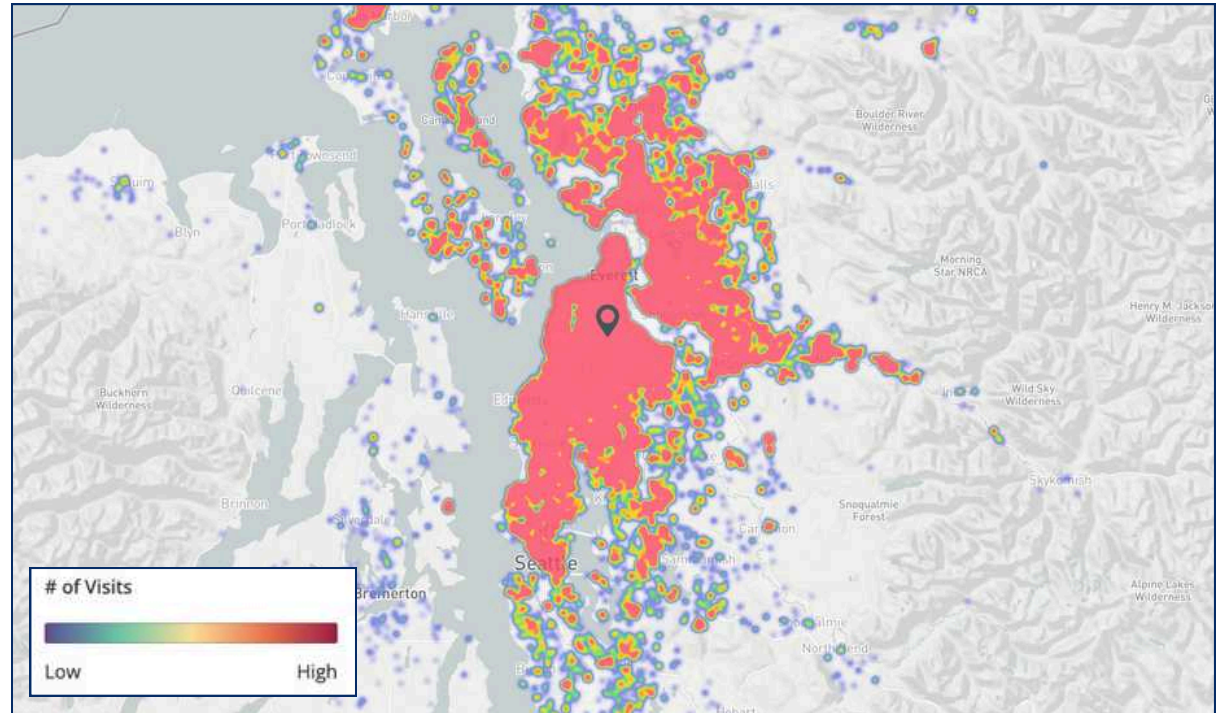
4.41 VISITS PER VISITOR

51 MINUTES AVERAGE DWELL TIME

+14.6% VISITS IN LAST 2 YEARS



TRADE AREA



DEMOGRAPHICS COLLECTED VIA SITESUSA & PLACER.AI

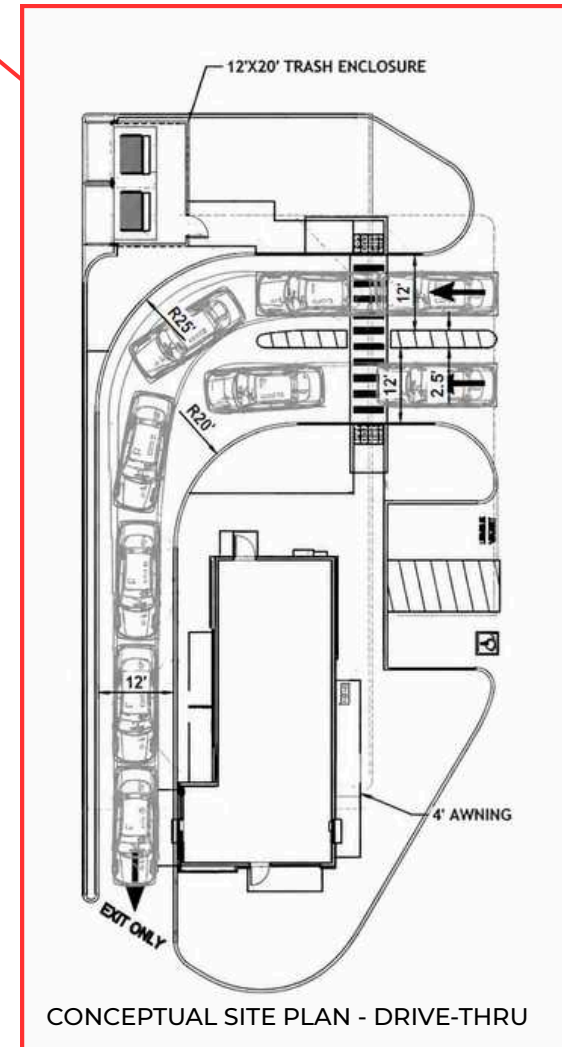
SITE PLAN

4,140 SF

EXISTING BUILDING SIZE

GROUND LEASE

AVAILABLE

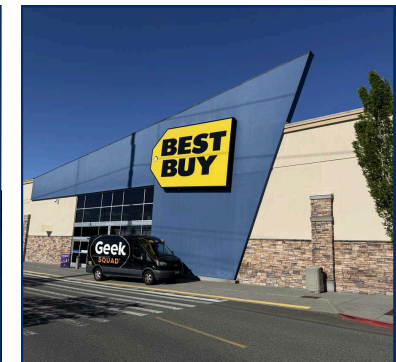
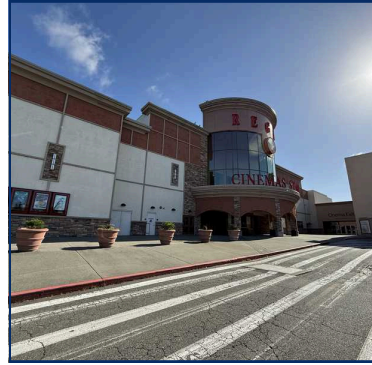


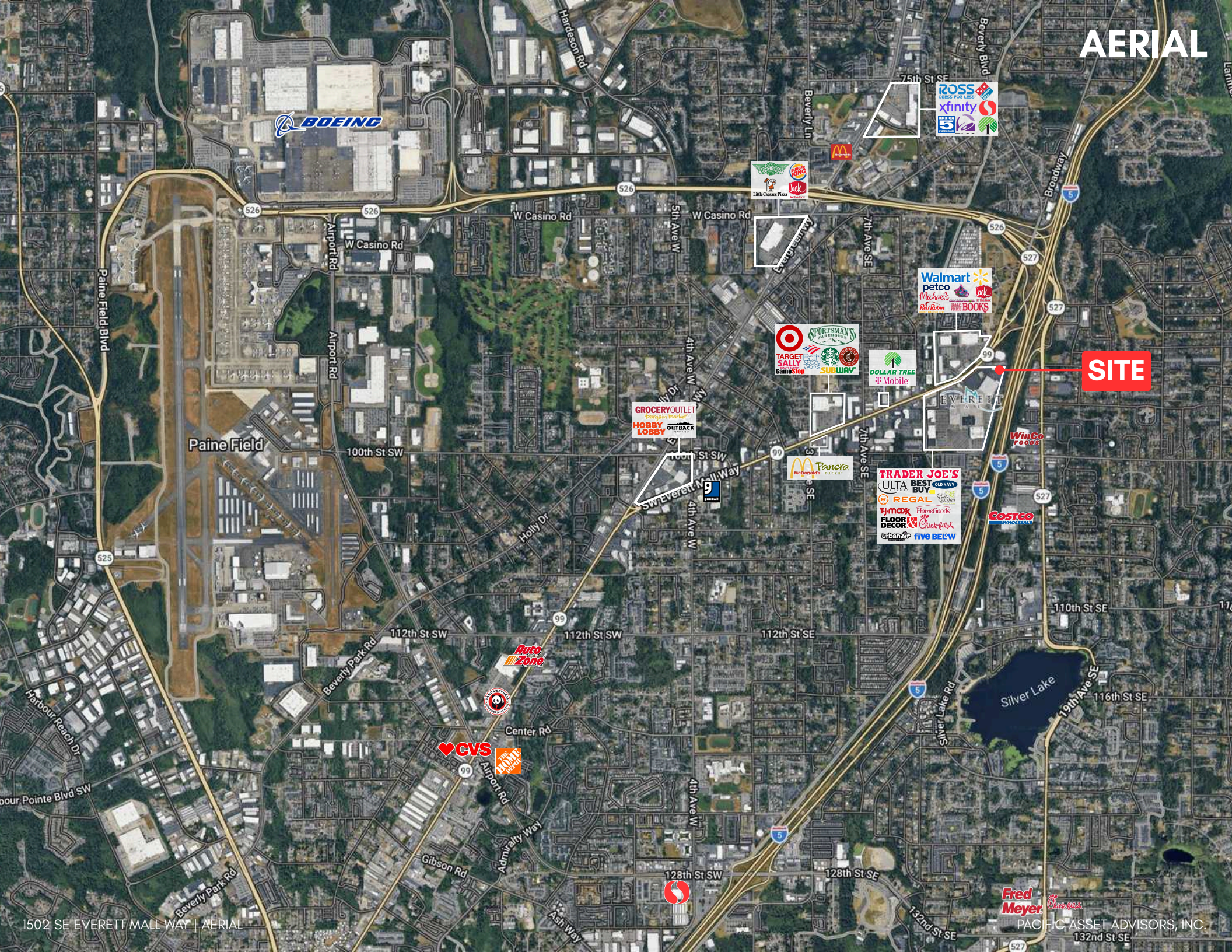
GROWTH & DEVELOPMENT

For nearly four decades, Everett Mall has served as South Snohomish County's **premier retail destination**. Today, the property is undergoing one of the **most significant retail transformations in the region**. Under the ownership of Brixton Capital, the traditional enclosed mall is being reimagined as The Hub @ Everett – a modern, open-air retail and entertainment district designed to meet the evolving needs of today's consumers. The redevelopment includes the removal of portions of the enclosed mall, the **creation of pedestrian-friendly streetscapes, outdoor gathering areas, enhanced storefront visibility, and new retail, dining, and entertainment opportunities**.

Looking ahead, The Hub @ Everett is envisioned as a **vibrant mixed-use destination** that will serve as the commercial heart of South Everett. Planned improvements include additional retail and restaurant offerings, upgraded public spaces, and significant new entertainment uses that will **attract visitors from across the region**.

Situated at the **crossroads of I-5, SR-526, and major transit connections**, the redevelopment positions the property to benefit from Everett's continued population growth, investment, and urban revitalization. As the project evolves, Everett Mall is transforming from a traditional shopping center into a **dynamic destination** where shopping, dining, entertainment, and community converge.





BOEING

Paine Field

SITE

ROSS
DRESS FOR LESS
xfinity
5

Little Caesars
KING
Kub
Wendy's

Walmart
petco
Michaels
RoboRoom
HOME DEPOT BOOKS

Target
Sally Beauty
GameStop
SPORTSMAN'S
WORKS
SUBWAY
Starbucks

DOLLAR TREE
T-Mobile

GROCERY OUTLET
Hobby Lobby
OUTBACK

McDonald's
Panera

TRADER JOE'S
ULTA
BEST BUY
REGAL
TJ-max
FLOOR DECOR
HomeGoods
Checkbook
urban air
FIVE BE'W

COSTCO

Auto Zone

CVS
100% PHARMACY

Fred Meyer
Coca-Cola

PACIFIC ASSET ADVISORS, INC.
132nd St SE



CONTACT

Andrew Clarke
Senior Vice President
andrew@paadvisors.com
425.300.6082



The information contained herein has been provided by the Pacific Asset Advisors, Inc. and is believed to be correct to the best of Pacific Asset Advisors, Inc.'s actual knowledge as of the date of publication; however, no representations or warranties, express or implied, are made as to its accuracy or completeness. Prospective tenants are advised not to rely solely on this information and to conduct their own independent investigation.