

PACIFIC PROFESSIONAL BUILDING

MEDICAL OWNER / USER OPPORTUNITY

Lee & Associates is pleased to present the opportunity to purchase the Pacific Professional Building, located at 21827 76th Avenue W in Edmonds, Washington.

This property offers a unique 12,978 SF medical owner / user opportunity in Snohomish County with excellent access to I-5 and Hwy-99 and visibility. The top floor of the building is available for an owner / user to occupy.



LOCATION DETAILS

Address	21827 76th Avenue W Edmonds, Washington 98026
Parcel Numbers	00545500100100

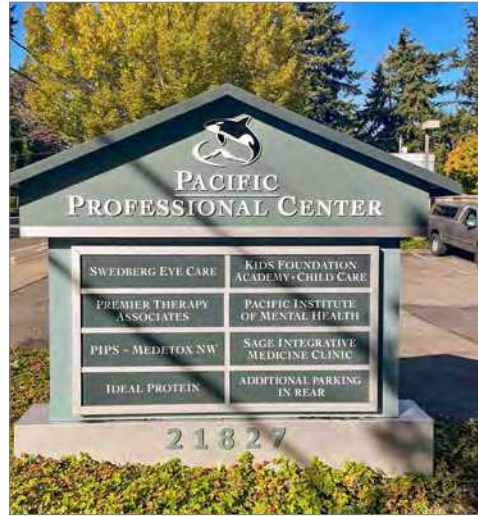
PROPERTY DETAILS

Sale Price	\$6,500,000
Property Type	2-Story Medical Office Building
Year Built / Renovated	1989 / 2008
Building Size	±12,978 SF
Lot Size	±0.53 AC (±23,037 SF)

PRESENTED BY:

AARON MATHIEU
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PROPERTY PHOTOS



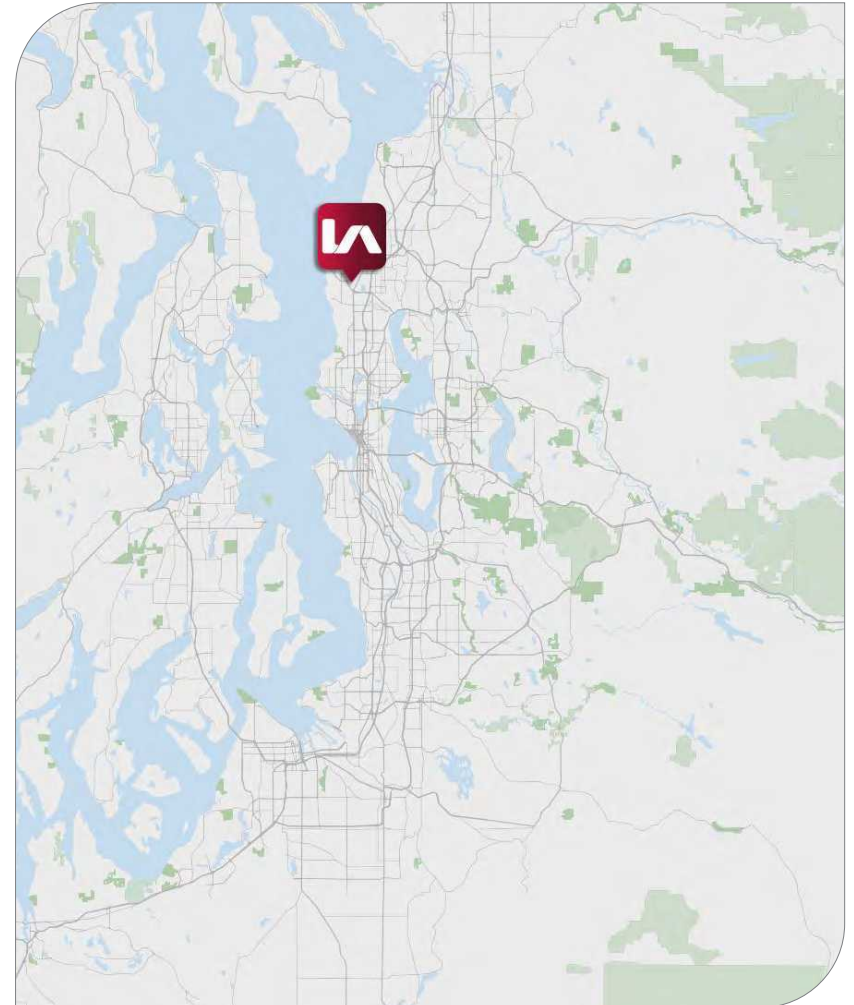
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PROPERTY DESCRIPTION

Fantastic owner/user opportunity in the heart of Edmonds within the Edmonds Medical Corridor. Great visibility with frontage and signage on 76th Avenue W.

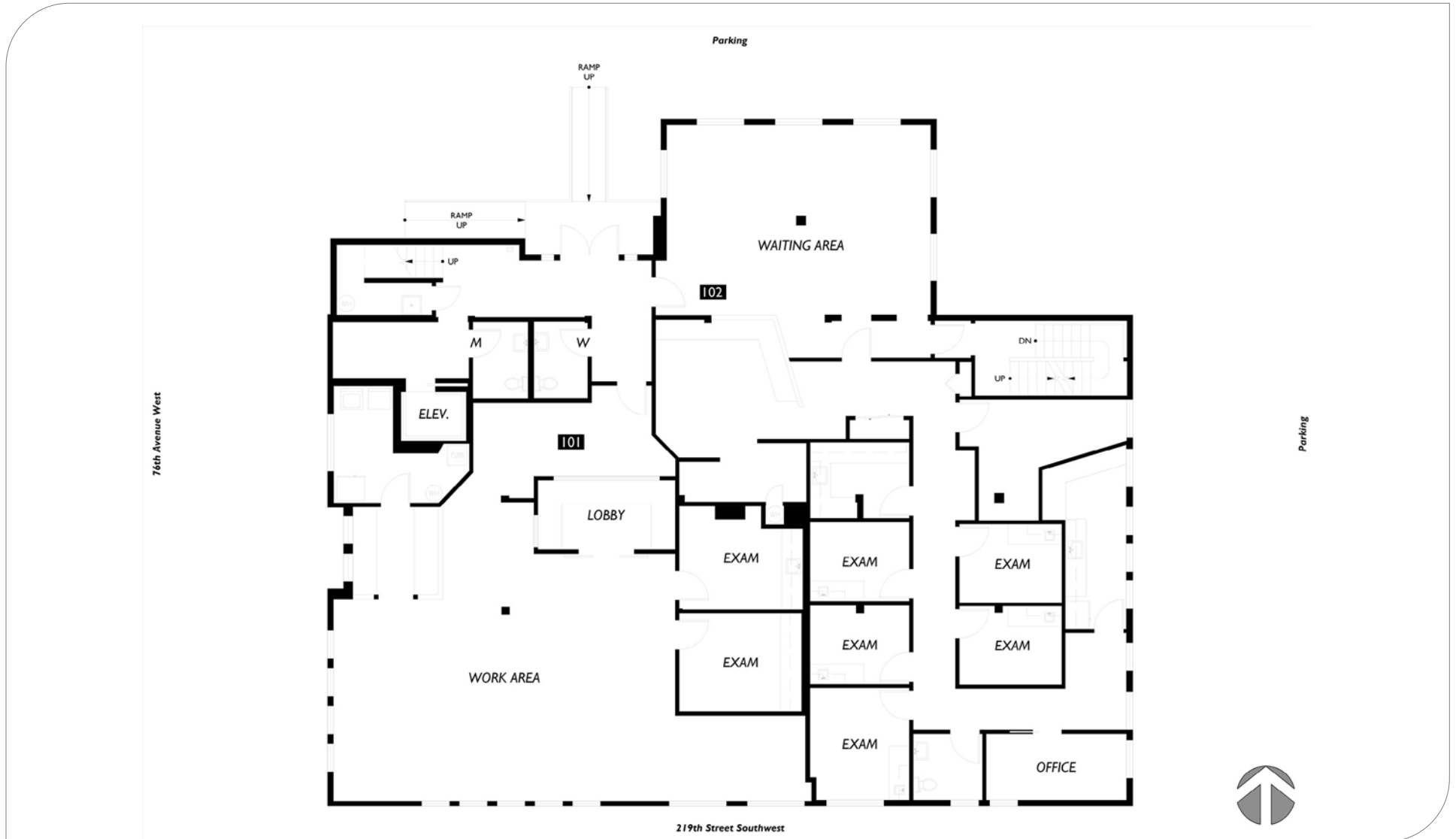
PROPERTY DETAILS

Building Size	±12,978 SF
1st Floor	±4,748 SF
2nd Floor	±4,865 SF
Lower Level	±3,365 SF
Lot Size	±0.53 AC (±23,037 SF)
Construction Type	Wood-frame
Sprinklered	Fully Sprinklered
In-Place Income:	\$202,411.12



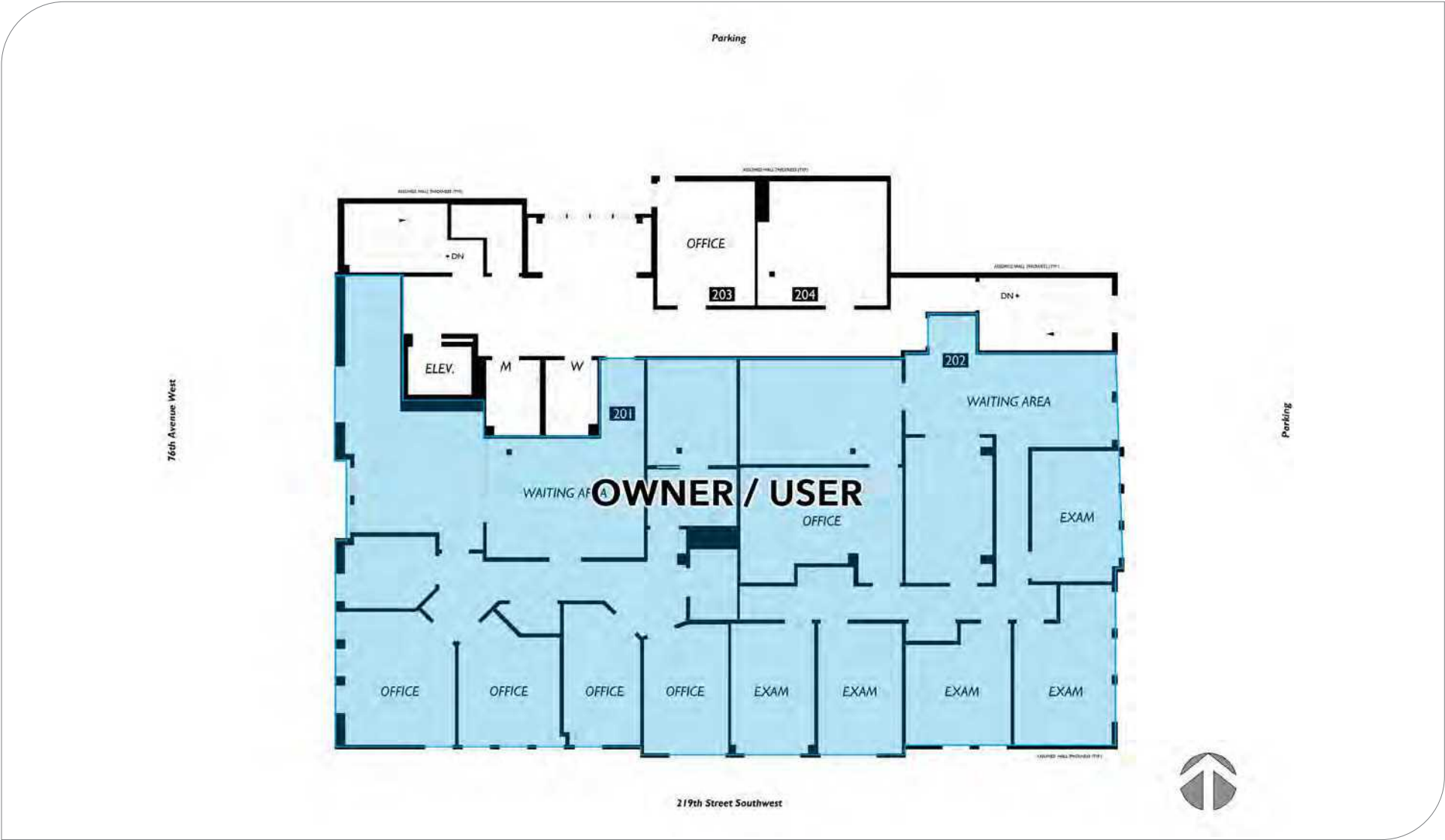
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FIRST FLOOR PLAN



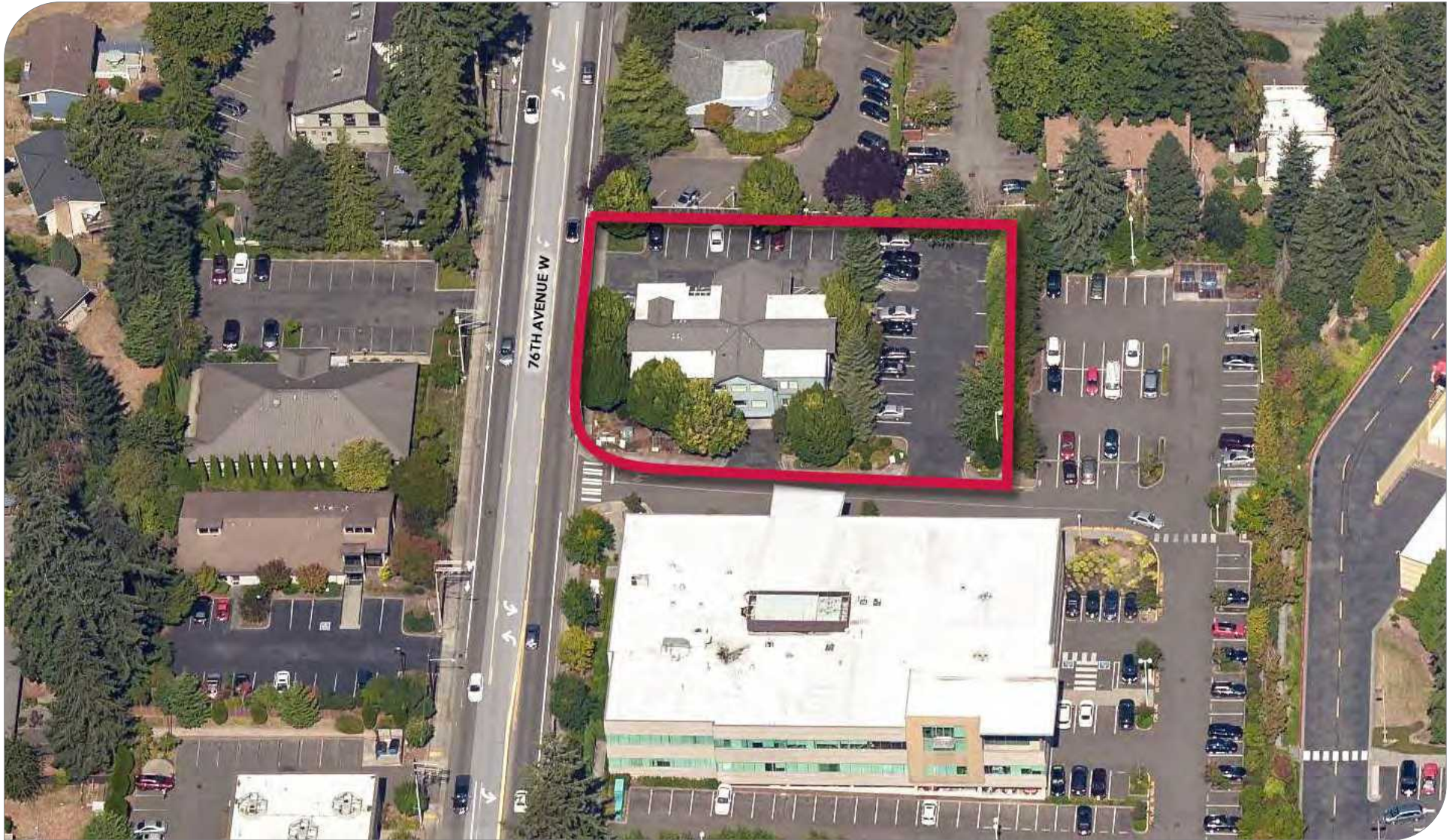
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SECOND FLOOR PLAN



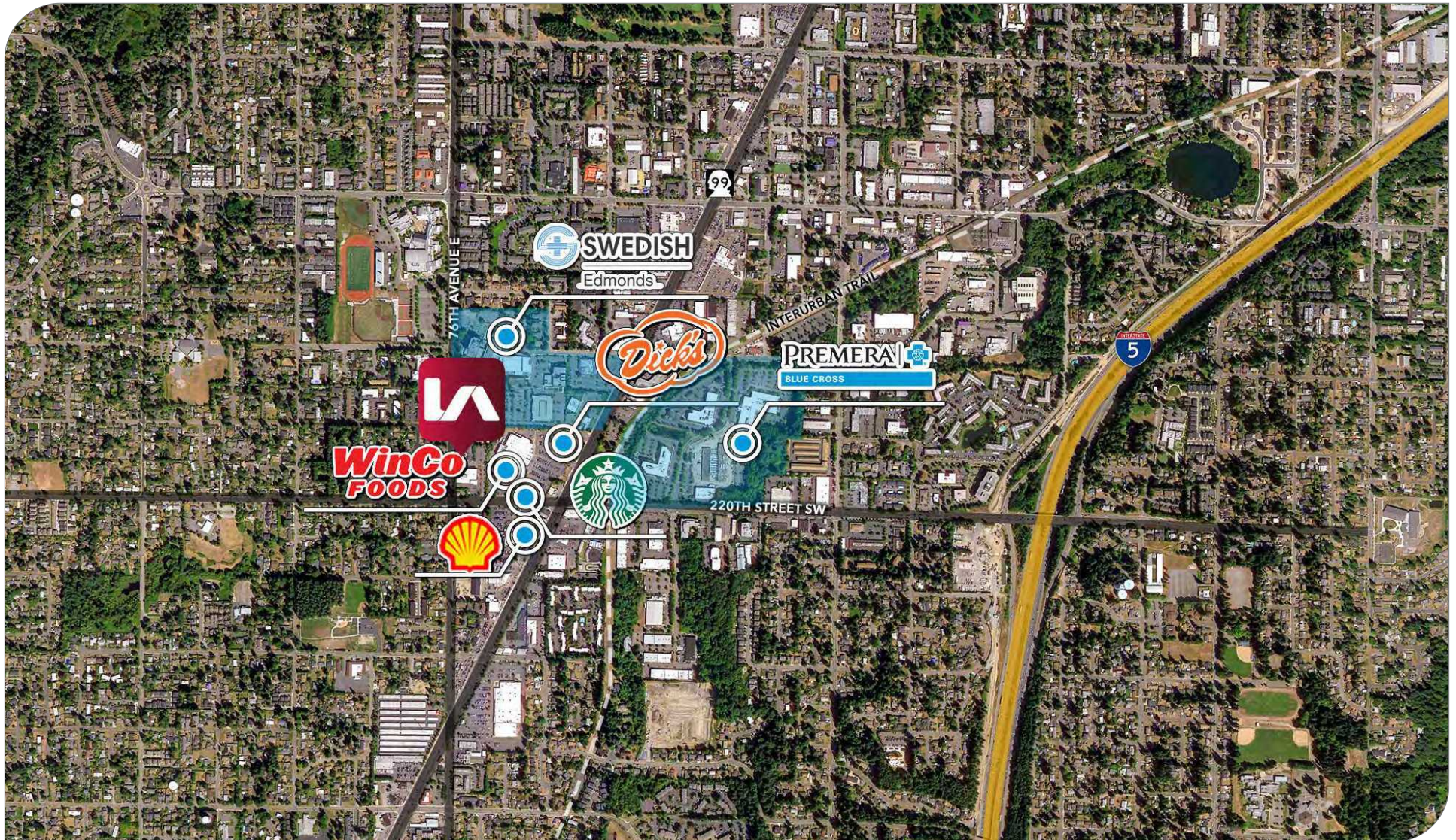
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PROPERTY AERIALS



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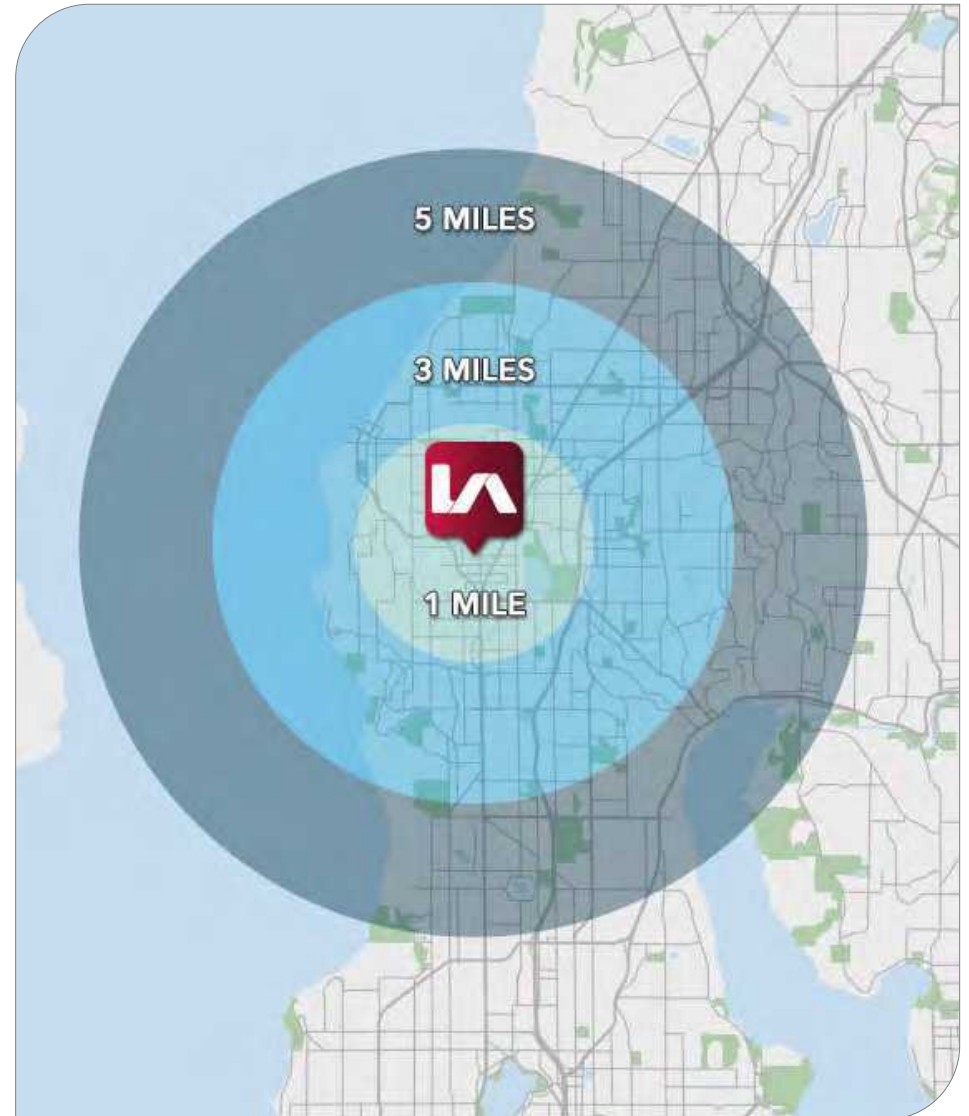


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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2021 Population	17,753	134,669	271,112
2026 Population Projection	18,672	141,586	286,466
Median Age	39.2	41.1	39.9
Bachelor's Degree or Higher	35%	39%	40%
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
2021 Households	7,448	55,561	108,098
2026 Household Projection	7,818	58,369	114,096
Median Home Value	\$494,707	\$556,112	\$558,483
Average Household Size	2.3	2.4	2.5
Average Household Income	\$106,628	\$110,991	\$116,406
Median Household Income	\$83,373	\$85,808	\$92,255

Source: CoStar™



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MARKET INSIGHTS

Edmonds is conveniently located just 15-miles north of Seattle and 18-miles south of Everett. The City is easily accessible via I-5, Hwy-99, Sound Transit Commuter Rail, Community Transit buses, and the Washington State Ferries.

[View City of Edmonds website >](#)



BUSINESS INCENTIVES

[View source website >](#)

- No state or local corporate
- No state or local inventory tax
- No state or local tax on interest, dividends, or capital gains
- No City of Edmonds B&O tax or Admissions tax

Population

42,040

Median Age

45.9

Workforce

22,000+

Home to

**WA FERRY
TERMINAL**

Median HH
Income

\$89,229



COST OF LIVING

	EDMONDS	WA	USA
OVERALL	149.8	118.7	100
GROCERY	106.9	101.1	100
HEALTH	84.2	83.8	100
HOUSING	262	164.9	100
UTILITIES	64.9	74	100
TRANSPORTATION	119.8	113.6	100
MEDIAN HOME COST	\$793,000	\$504,200	\$291,700

Sources: BestPlaces.Net, City of Edmonds & datausa.io. Cost of living indices are based on a US average of 100. An amount below 100 means Bothell, Washington is cheaper than the US average. A cost of living index above 100 means Bothell, Washington is more expensive.

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For more information, please contact:

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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