



WORK  
n MORE

Jiffy Lube

Horizon  
Irrigation • outdoor living • landscape • equipment

Allstate

SITE

verizon

Starbucks  
Quiznos  
cricket  
JOA  
TERIYAKI  
& SUSHI

PLATT

Stadium  
Flowers

EVERETT DOWNTOWN  
storage

**BUILD-TO-SUIT OPPORTUNITY  
FOR SALE OR GROUND LEASE**

3615 Broadway Avenue  
Everett, WA 98201



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

**3615 BROADWAY AVENUE**  
Steve Erickson | Jake Thurber | Dale Goong

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### AVAILABLE

- 0.22 Acres (9,600 SF + )
- \$814,555 Sale Price
- Call for information on build-to-suit opportunity or ground lease rates

### FEATURES

- Zoned Broadway Mixed-Use
- Adjacent to busy Starbucks with drive-thru
- Near Memorial Stadium and Funko Field, home of the Everett Aquasox
- 29,632 ADT on Broadway Ave.

### DEMOGRAPHICS

|        | Population | Average HH Income | Daytime Population |
|--------|------------|-------------------|--------------------|
| Mile 1 | 19,622     | \$74,082          | 27,464             |
| Mile 3 | 41,521     | \$83,731          | 35,671             |
| Mile 5 | 116,868    | \$95,304          | 58,431             |

Regis - 2023

### CONTACTS

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