

FOR SALE OR LEASE

# TURN-KEY BREWERY & RESTAURANT

*±6,748 SF Turn-Key Brewery and  
Restaurant Available Off of SR-204  
and SR-9*

8928 VERNON ROAD, LAKE STEVENS, WA



KIDDER.COM

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# TURN-KEY BREWERY & RESTAURANT

*±6,748 SF Space with Signage  
Opportunity in the Vibrant  
Economy of Lake Stevens*

25,265 SF lot size

GC zoning

New construction / commercial building

Commercial kitchen & cold storage

Brewery equipment available

2 stories with an accessible platform lift

Seating capacity: 150 inside and 20 outside

Ample parking (23 stalls on-site / 32 stalls off-site)

High visibility & easy access to SR-204 & Hwy-9

**\$30.00**

PSF/YEAR, NNN'S

**\$2.95M**

SALE PRICE

**+4,426**

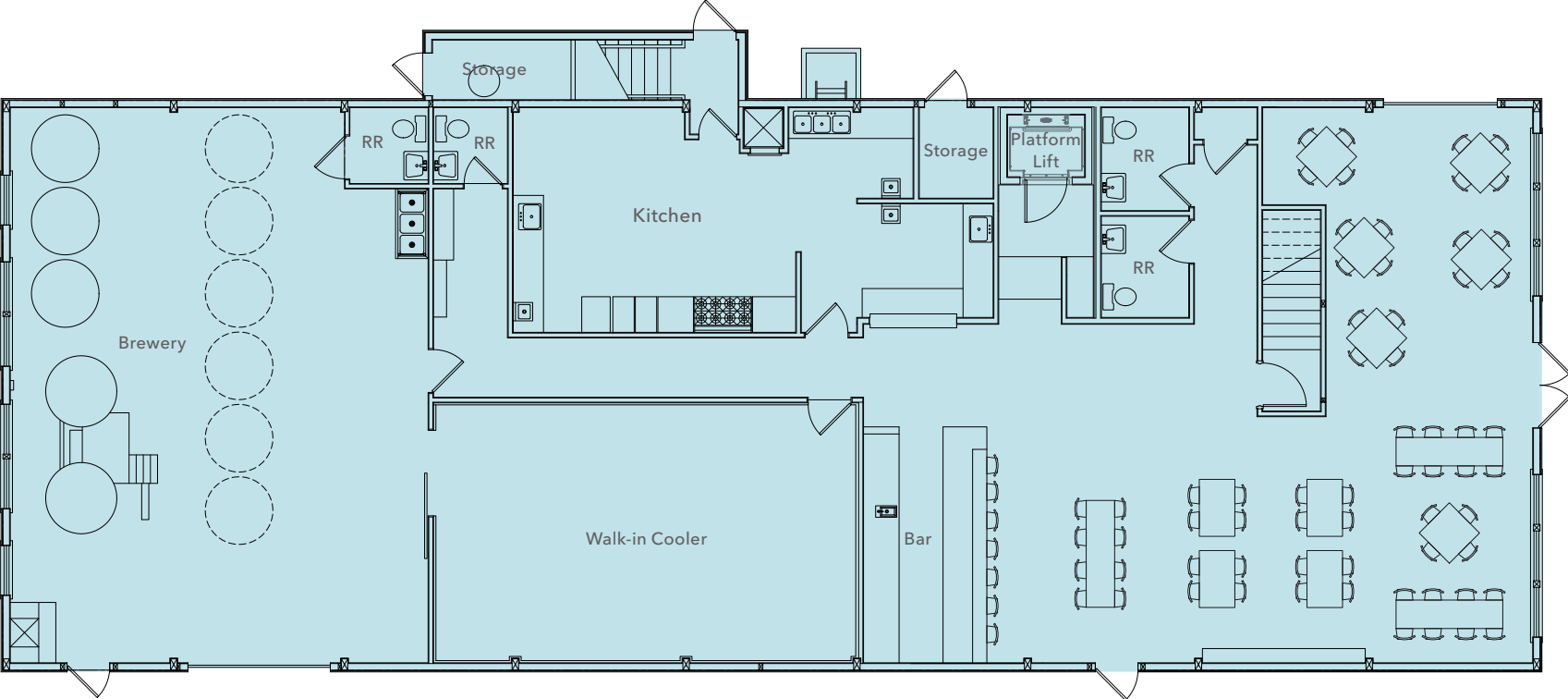
MAIN FLOOR SF

**+2,322**

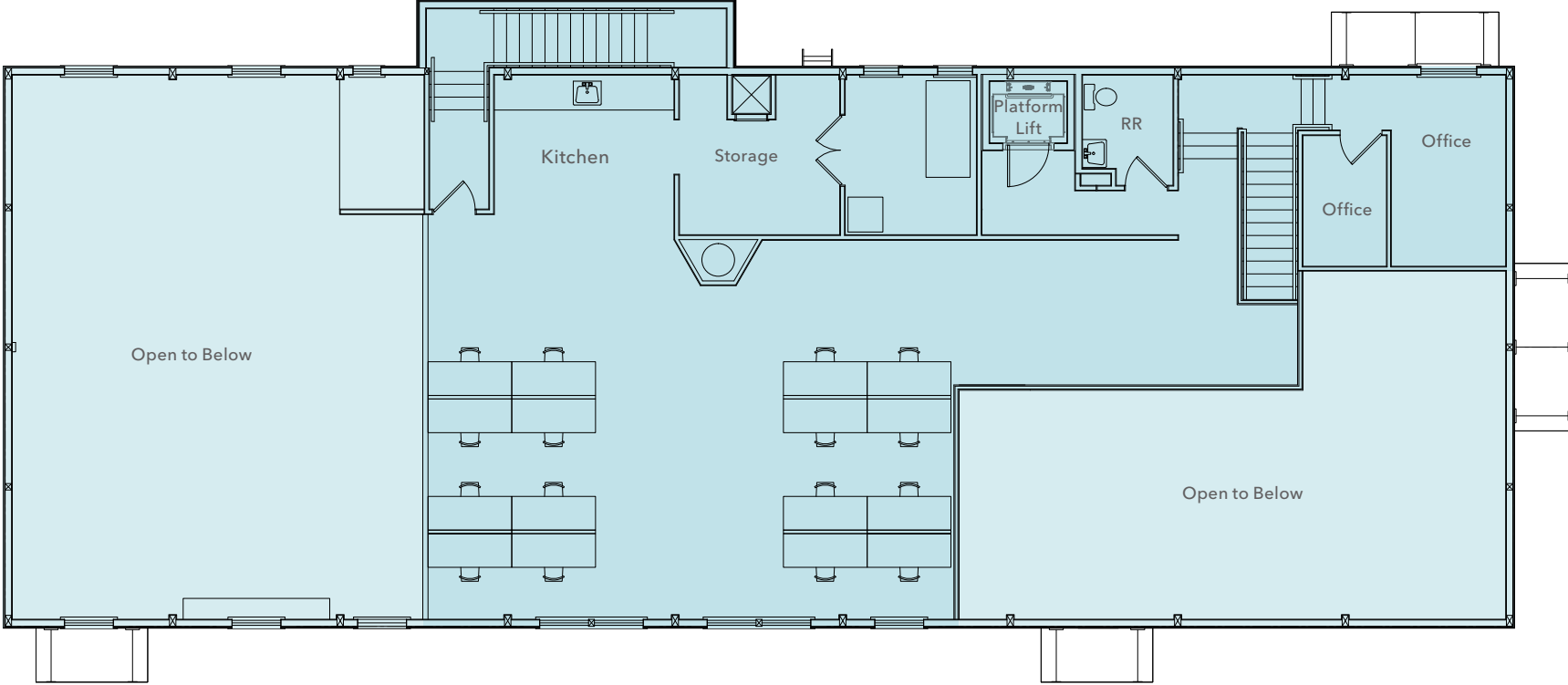
2ND FLOOR SF



# FIRST FLOOR PLAN



# SECOND FLOOR PLAN



# TURN-KEY BREWERY & RESTAURANT



# DEMOGRAPHICS

## POPULATION

|                         | 1 Mile | 3 Miles | 5 Miles |
|-------------------------|--------|---------|---------|
| 2023 ESTIMATED          | 12,063 | 55,612  | 121,576 |
| 2028 PROJECTED          | 13,368 | 61,424  | 131,457 |
| PROJECTED ANNUAL GROWTH | 2.2%   | 2.1%    | 1.6%    |
| 2020 CENSUS             | 11,566 | 52,824  | 116,671 |

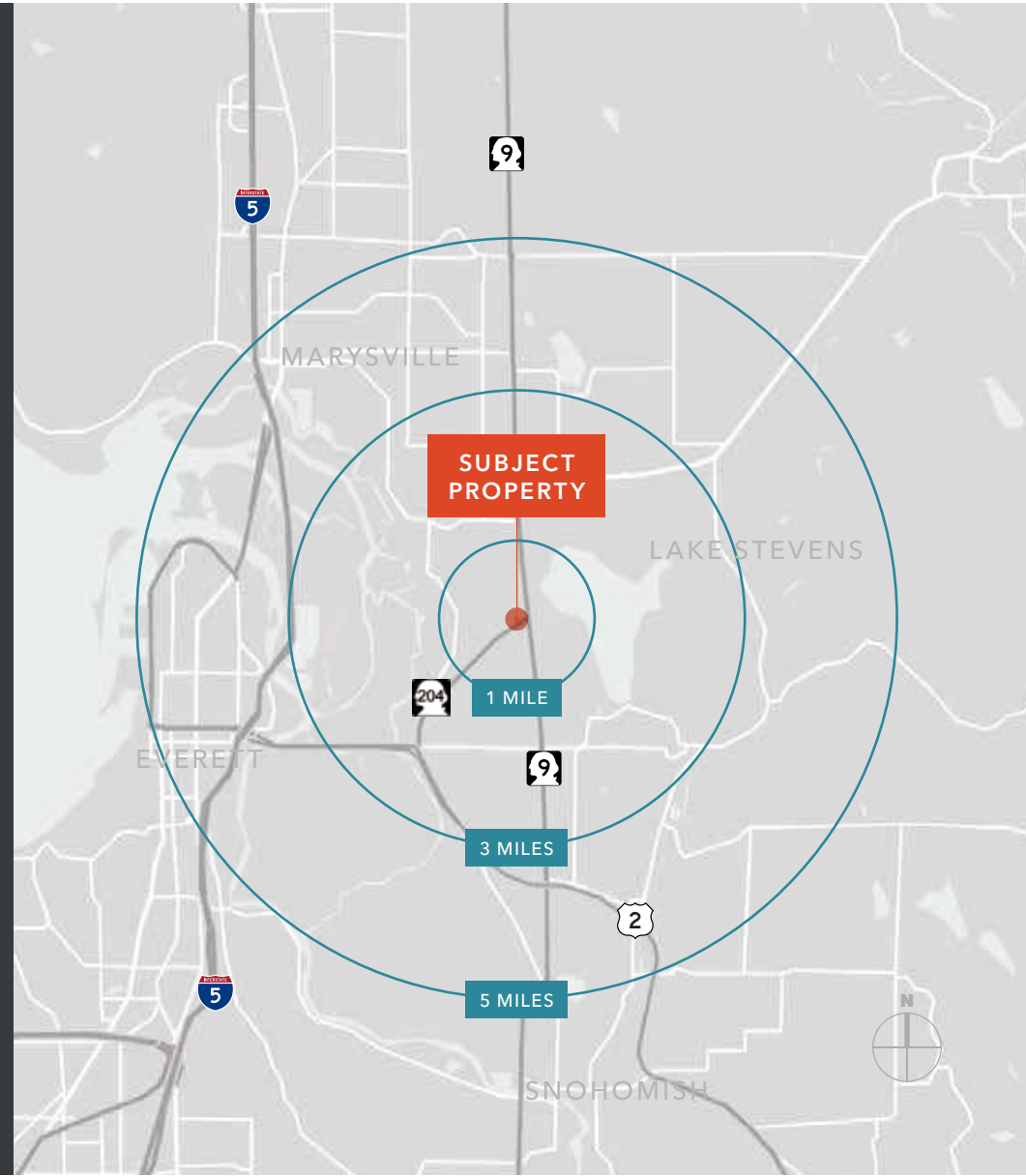
## MEDIAN AGE & GENDER

|            | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| MEDIAN AGE | 34.7   | 35.3    | 37.1    |
| % FEMALE   | 50.6%  | 49.5%   | 49.3%   |
| % MALE     | 49.4%  | 50.5%   | 50.7%   |

## HOUSEHOLD INCOME

|                        | 1 Mile    | 3 Miles   | 5 Miles   |
|------------------------|-----------|-----------|-----------|
| 2023 MEDIAN            | \$110,067 | \$117,376 | \$105,455 |
| 2028 MEDIAN PROJECTED  | \$112,450 | \$120,169 | \$108,153 |
| 2023 AVERAGE           | \$140,079 | \$141,510 | \$128,898 |
| 2028 AVERAGE PROJECTED | \$138,093 | \$140,310 | \$130,431 |

Data Source: ©2023, Sites USA





🚗 23,800+ VPD

🚗 1,600+ VPD

*Exclusively listed by*

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