

Firestone

THE HOME DEPOT

Wendy's

CENTER ROAD

AIRPORT ROAD



1602 CENTER ROAD, EVERETT, WA | 2.08 ACRES



HOME DEPOT PAD

IMPROVED PAD FOR SALE

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



HOME DEPOT PAD

2.08± Acre Commercial Development Opportunity in Everett, WA

First Western Properties, Inc. presents a 2.08-acre pad site in Everett, WA, a prime development opportunity within a thriving retail hub anchored by Home Depot and Firestone. Zoned Urban Center (UC), the property allows for diverse uses, including medical and retail. Critically, this site is development-ready with utilities stubbed to the pad, stormwater detention, a completed parking lot, and existing landscaping and lighting, significantly reducing development timelines and costs. Its strategic location at the high-traffic intersection of Highway 99 and Airport Road (58,400+ VPD) provides unparalleled visibility and market reach. Proximity to Paine Field Airport and convenient public transit access further enhances the property's attractiveness.

EXECUTIVE SUMMARY

Property Name	Home Depot Pad
Opportunity Type	Commercial Land Development
Address	1602 Center Road
Total Land Area	90,605 SF (2.08 Acres)
Zoning	UC (Urban Commercial)/UGA
Jurisdiction	City of Everett, WA
Parcel	003809-001-001-04
Price	\$1,775,000

CLICK FOR
UC USE



CLICK FOR
UGA USE



SITE SUMMARY



SITE IMPROVEMENTS



Utilities to the building pad



Detention installed



Parking lot paved and completed



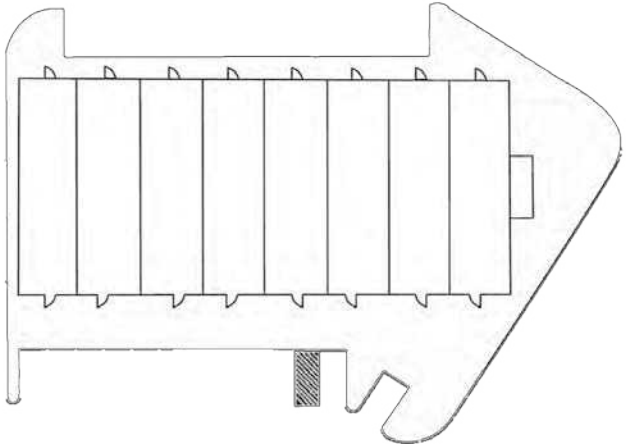
Lighting & landscaping in place

TENANTS IN CENTER

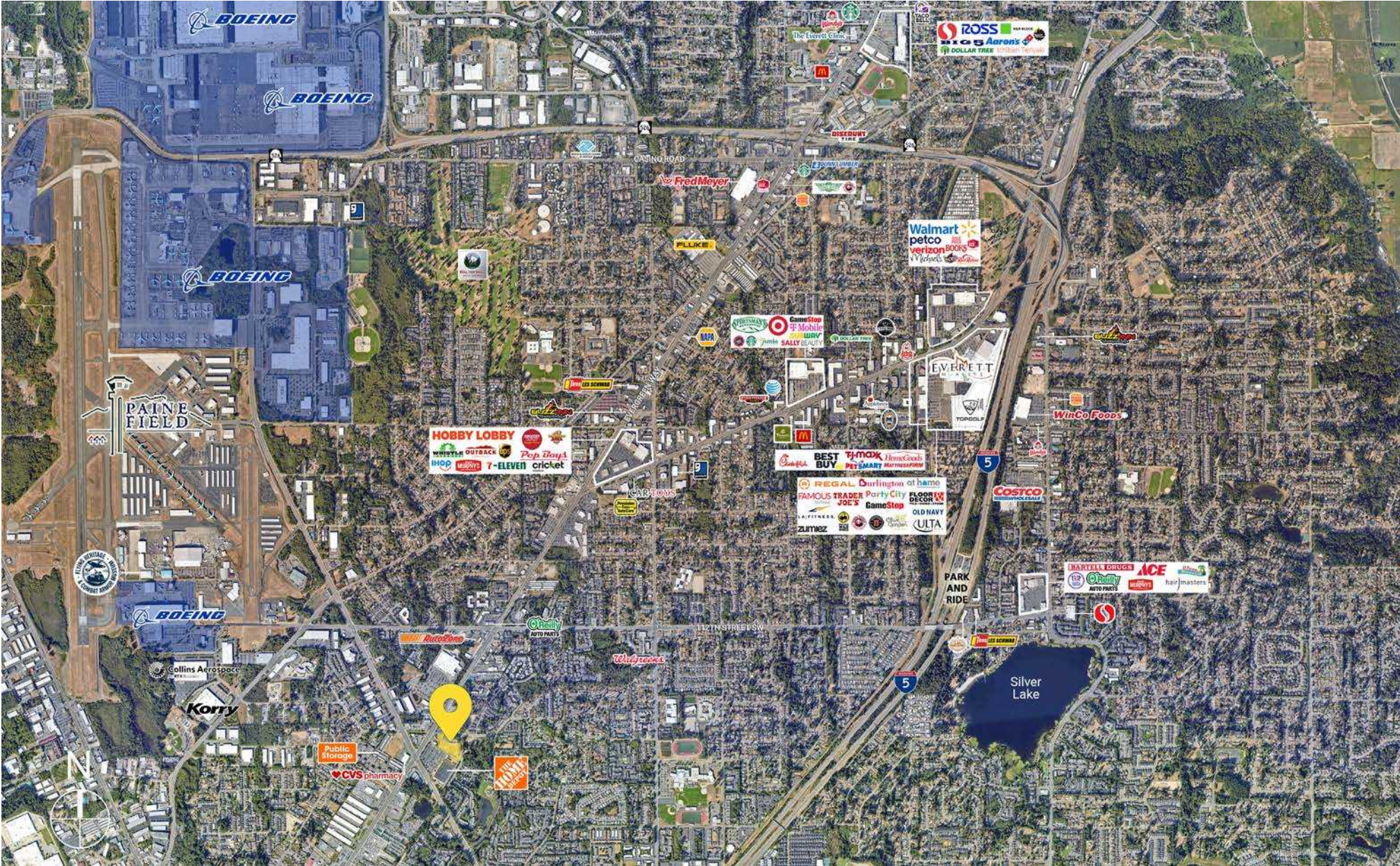


Note

Previously permitted for a 11,200 SF retail building with drive-thru. Proposed plan below.



LOCATION AERIAL



DEMOGRAPHICS

Everett, Washington, a charming coastal city just 25 miles north of Seattle, seamlessly blends small-town warmth with big-city opportunity. Nestled along Port Gardner Bay, Everett's strategic location and role as the Snohomish County seat position it as a vital economic hub in the Puget Sound region. The city's diverse economy is anchored by aerospace manufacturing—home to Boeing's major production facility—alongside thriving maritime industries, a growing technology sector, and a robust service industry. Paine Field, a bustling commercial airport, further fuels economic growth, enhancing both business connectivity and regional accessibility. With its dynamic mix of industries and prime waterfront setting, Everett stands as a key player in the Pacific Northwest's economic landscape, offering residents and businesses a unique combination of opportunity, innovation, and community charm.



158,377

POPULATION
10 MIN DT



62,588

NO OF HOUSEHOLDS
10 MIN DT



\$125,636

AVERAGE HH INCOME
10 MIN DT



\$670,250

MEDIAN PROPERTY VALUE
10 MIN DT



35.2

YEARS OLD
MEDIAN AGE



\$3.61B

TOTAL NON-RETAIL
EXPENDITURE



99,120

DAYTIME ADJ. POPULATION
10 MIN DT



36,340

HIGHWAY 99
ADT AT SITE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

TACOMA | KIRKLAND | PORTLAND | SEATTLE

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