



FOR SALE OR LEASE

13010 Highway 99 North, Everett, WA 98204



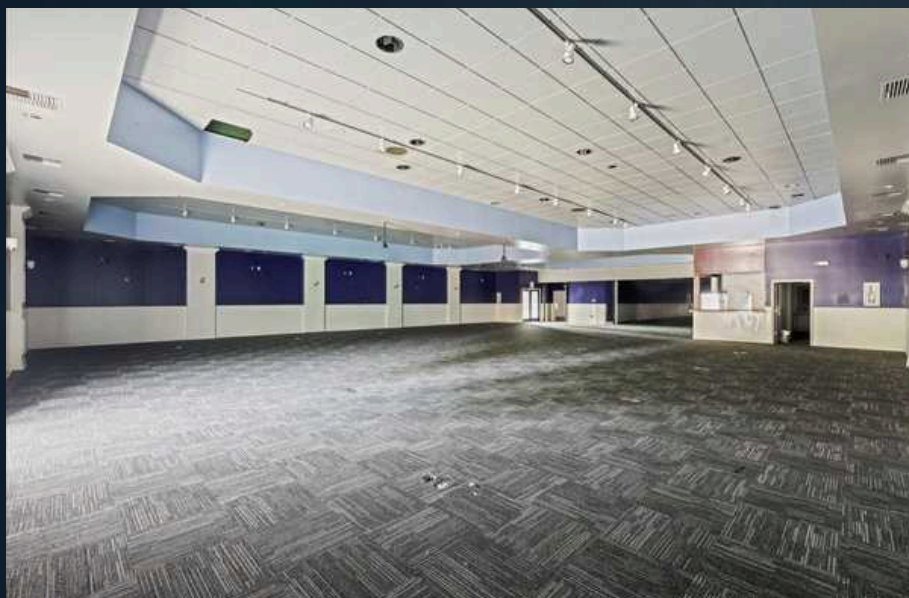
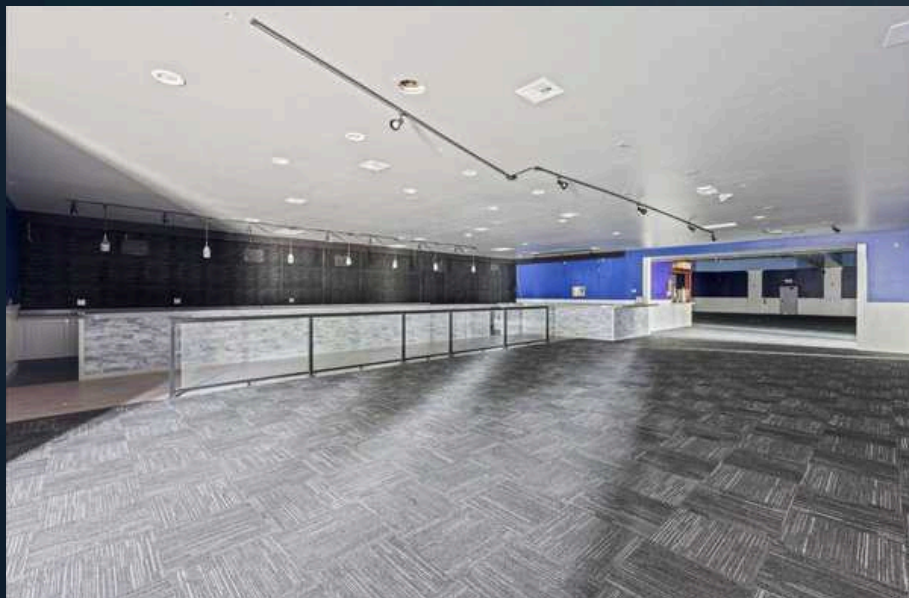
LEAH HILL

leahhill@windermere.com

206-852-7634



Windermere
COMMERCIAL



13010 HWY 99 EVERETT, WA 98204

Presenting the Royal Casino, a standout commercial property with endless possibilities in a prime, high-visibility location. Situated in a thriving area, this well-known property boasts a large footprint, making it ideal for continued use as a gaming and entertainment venue or for redevelopment into a new venture.

With its spacious layout, ample parking, and strong regional recognition, the Royal Casino is positioned to attract steady foot traffic and offer a high return on investment. Envision transforming this versatile property into a boutique hotel, mixed-use development, or another dynamic commercial enterprise to capitalize on the area's growth and demand. Situated just 5 minutes from Boeing and the growing Paine Field Airport!

Don't miss this rare opportunity to acquire a landmark property with unlimited potential in an expanding market.

Listing Price: **Negotiable**

LISTING DETAILS

Address	13010 Highway 99 N Everett, WA 98204
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Zoning	GC
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Submarket	CBA Mukilteo
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County	Snohomish
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Sub Type	Casino
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Secondary Uses	Industrial, Retail
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Available Space/ Building Size	13,000 SF
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Land Size	1.73 Acres/75,325
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Cap Rate (Actual)	5%
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In Opportunity Zone	Yes
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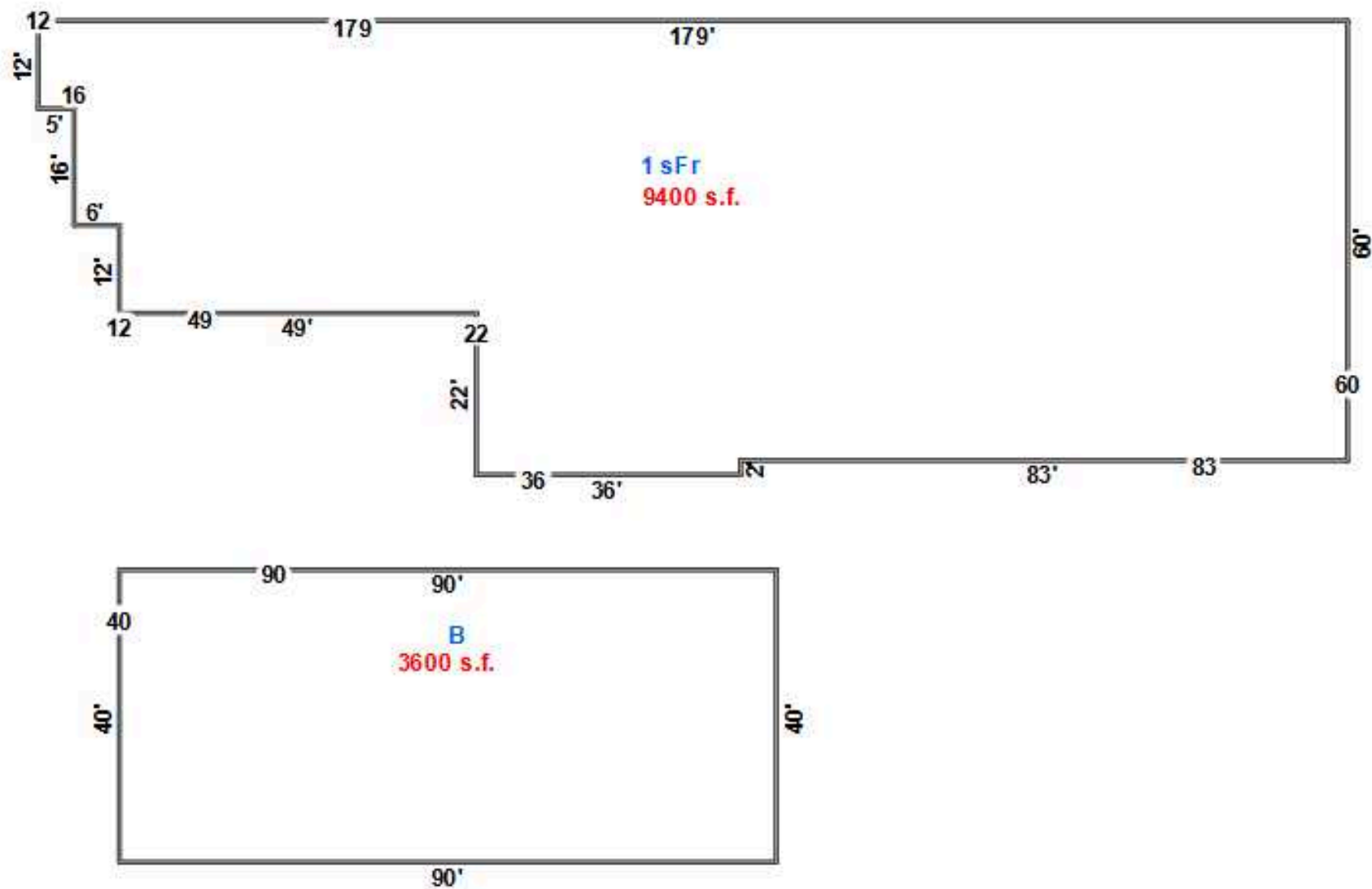
Zoning / Sub Type	GC
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Parcel / Tax ID	44468
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Parcel	00380900400902 00380900400901
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Listing ID	42852625
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Puget Sound

NELSONS CORNER

Paine Field Blvd

Airport Rd

Kasch Park

W Casino Rd

WESTMONT

CASINO CORNER

CASCADE VIEW

SE Everett Mall Way

Big Gulch Park



PAINE FIELD AIRPORT

100th St SW

100th St SW

HOLLY FAIRMONT

4th Ave W

TWIN CREEKS

FLYING HERITAGE & COMBAT ARMOR MUSEUM



112th St SW

112th St SE

Thornton A. Sullivan Park

110th St SW



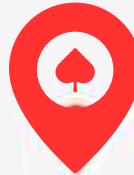
AVIS CAR RENTAL



HOME DEPOT

HARBOUR POINTE

Picnic Point



13010 HWY 99
EVERETT, WA 98204

Gibson Rd

128th St SW

Lake Stickney

MURPHYS CORNER

SERENE

Shelby Rd

148th St SW

44th Ave W

35th Ave W

North Lynnwood

Admiralty Way

Manor Way

Ash Way

Meadow Rd

Cascadian Way

1st Ave W

Mill Creek Blvd

Mill Creek

THE HIGHWAY AT MILL CREEK

Meadowdale Beach Park

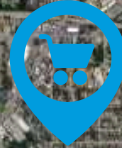
52nd Ave W

MEADOWDALE

Puget
Sound



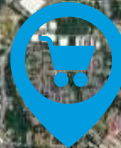
**PAINE FIELD
AIRPORT**



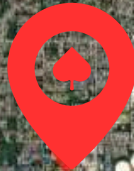
HOME DEPOT



**FLYING HERITAGE
& COMBAT ARMOR
MUSEUM**



AVIS CAR RENTAL



**13010 HWY 99
EVERETT, WA 98204**

Location Facts & Demographics



CITY, STATE

Lynnwood, WA

POPULATION

172,015

AVG. HHSIZE

2.61

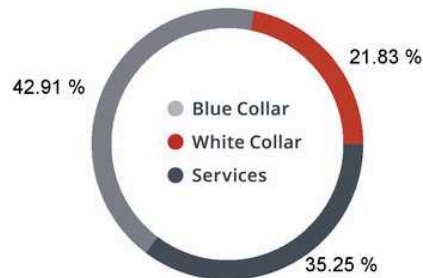
MEDIAN HH INCOME

\$69,587

HOME OWNERSHIP

Renters:	32,615
Owners:	34,843

EMPLOYMENT



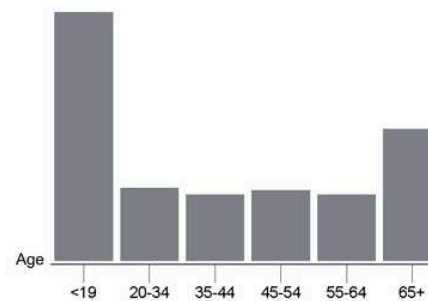
49.30 % Employed
2.03 % Unemployed

EDUCATION

High School Grad:	24.49 %
Some College:	29.29 %
Associates:	8.65 %
Bachelors:	27.55 %

GENDER & AGE

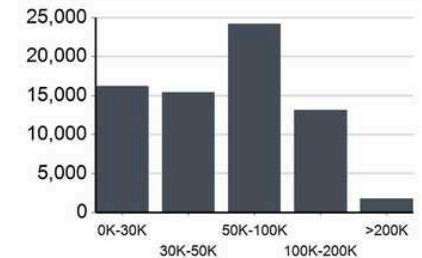
49.76 % **50.24 %**



RACE & ETHNICITY

White:	48.96 %
Asian:	15.22 %
Native American:	0.40 %
Pacific Islanders:	0.42 %
African-American:	5.49 %
Hispanic:	16.35 %
Two or More Races:	13.16 %

INCOME BY HOUSEHOLD



HH SPENDING

