



FOR SALE OR LEASE

13010 Highway 99 North, Everett, WA 98204



LEAH HILL

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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

Zoning GC

Submarket CBA Mukilteo

County Snohomish

Sub Type Casino

Secondary Uses Industrial, Retail

Available Space/
Building Size 13,000 SF

Land Size 1.73 Acres/75,325

Cap Rate (Actual) 5%

In Opportunity Zone Yes

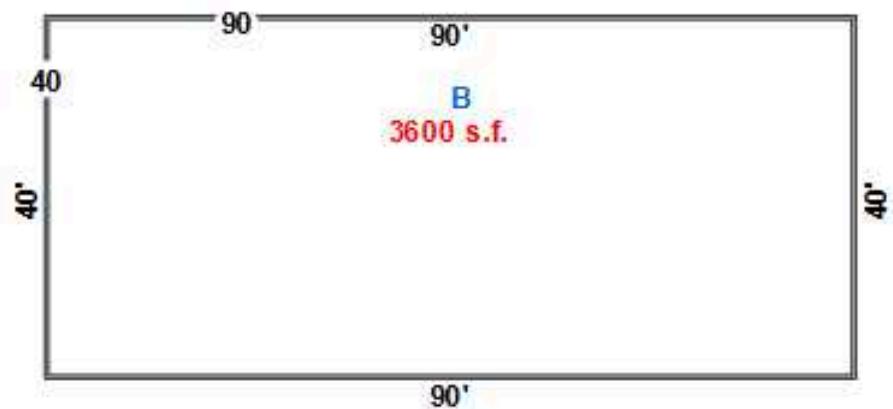
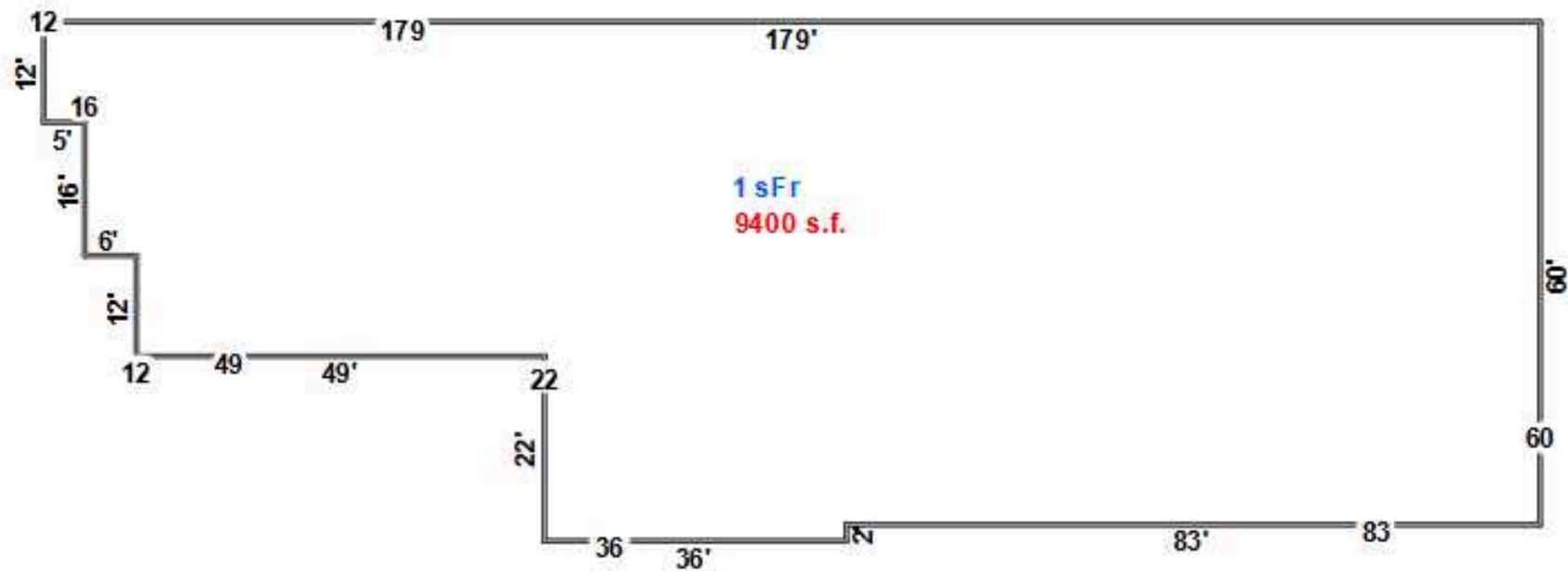
Zoning / Sub Type GC

Parcel / Tax ID 44468

Parcel 00380900400902
00380900400901

Listing ID 42852625







PAINE FIELD AIRPORT



FLYING HERITAGE & COMBAT ARMOR MUSEUM



AVIS CAR RENTAL



HOME DEPOT

13010 HWY 99
EVERETT, WA 98204

EADOWDALE

Puget
Sound



PAIN
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. HH SIZE

2.61

MEDIAN HH INCOME

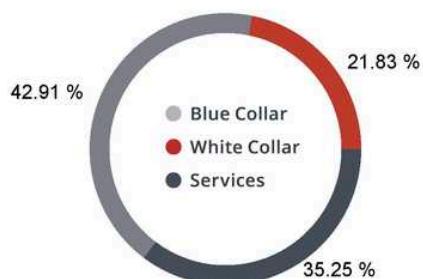
\$69,587

HOME OWNERSHIP

Renters: **32,615**

Owners: **34,843**

EMPLOYMENT



49.30 %
Employed

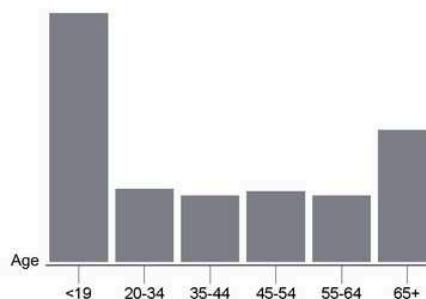
2.03 %
Unemployed

EDUCATION

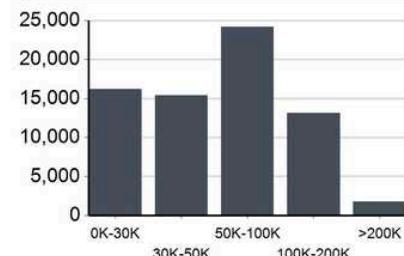
High School Grad: **24.49 %**
Some College: **29.29 %**
Associates: **8.65 %**
Bachelors: **27.55 %**

GENDER & AGE

49.76 % **50.24 %**



INCOME BY HOUSEHOLD



HH SPENDING

