

For Sale

Conlins
FURNITURE

PRIME SALES OPPORTUNITY

2105 Broadway Everett, WA 98201

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Executive Summary

Located along Everett's established Broadway corridor, 2105 Broadway, Everett, WA 98201 offers a prime owner-user or investment opportunity with excellent visibility and consistent traffic exposure of approximately 27,000 vehicles per day.

The location is close to Downtown Everett, offers public transportation directly along Broadway, and provides convenient access to Everett Community College and a nearby hospital, all of which contribute to steady daytime population and long-term market stability.

The property is currently owner-occupied and operated as a retail furniture showroom; do not disturb current occupants.

Address 2105 Broadway Everett, WA 98201

Sales Price \$6,500,000.00

Lot Size 1.1 Acres , 47,916 Sq Ft

Zoning Mixed Use- MU 15
Comp Plan- MU

Taxes \$2,178.70

Parking

Tax Parcel 00437944000100

Current Use Retail Furniture Store, Owner occupied

Legal Description EVERETT DIV K PLAT OF BLK 440
D-00 - ALL LOTS 1, 2, 3 & 4 & FRAC LOT 5 & TGW
PLAT OF EV BLK 440 LOT 6 THRU 16

Investment Highlights



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Use

- Current use: Retail furniture showroom
- Owner occupied
- Well-located along the Broadway corridor with consistent daily exposure
- DO NOT DISTURB CURRENT OCCUPANTS

Market and Demographics

- Population: Approximately 450,000
- Traffic counts: ~27,000 vehicles per day
- Housing profile:
 - 40% rental market
 - 66% single-family housing
 - Only 15% of housing stock built in the last 15 years, indicating limited new supply
 - 61% of households occupied by two persons or fewer, supporting retail and service-based demand

Zoned for Mixed-Use

Zone for Mixed Use- MU 15

Location

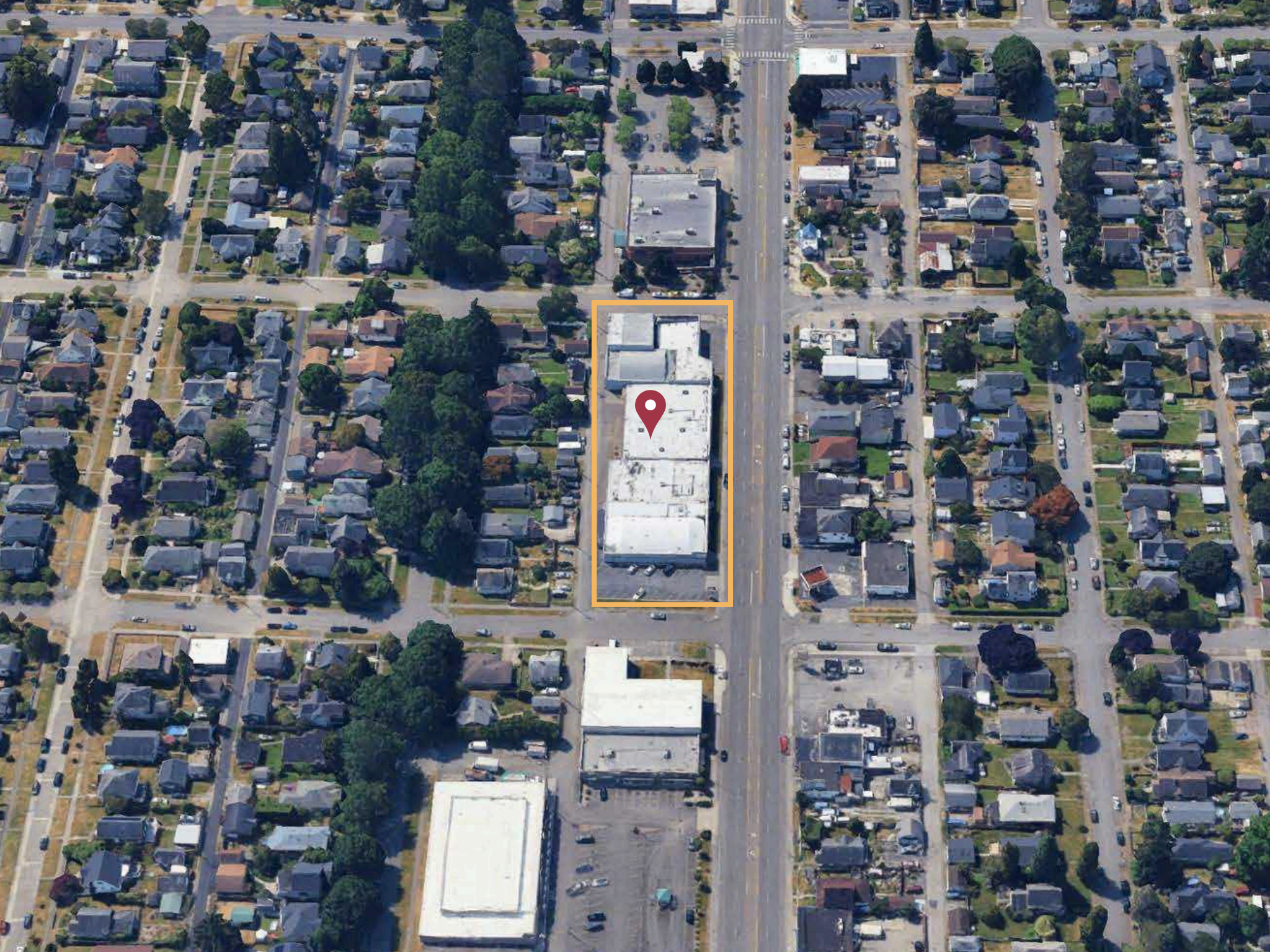
- Minutes to Downtown Everett
- 4 mins drive from Everett Station
- 16 mins drive from Seattle Paine Field International
- 7 mins drive from The Commons, Naval Station
- 6 mins drive to Everett Community College
- Nearby hospital, providing steady employment density and daytime population

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Building Improvements

- Comprehensive exterior renovation, including repaired and replaced cinder block and paneling, full exterior repaint and application of anti-graffiti coating along the alley of building
- New exterior door installed with direct access to parking area
- Restroom improvements completed to code, including renovation of an existing restroom and addition of a second ADA-compliant restroom
- Warehouse restroom painted and updated
- Front landscaping refreshed with new trees and plantings
- Air conditioning units installed
- Dedicated mop room added with utility sink
- Electrical and lighting systems updated and repaired throughout the showroom
- City sewer connection upgraded
- Parking bollards installed to protect the building exterior
- Pole sign upgraded to LED lighting



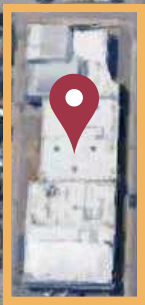


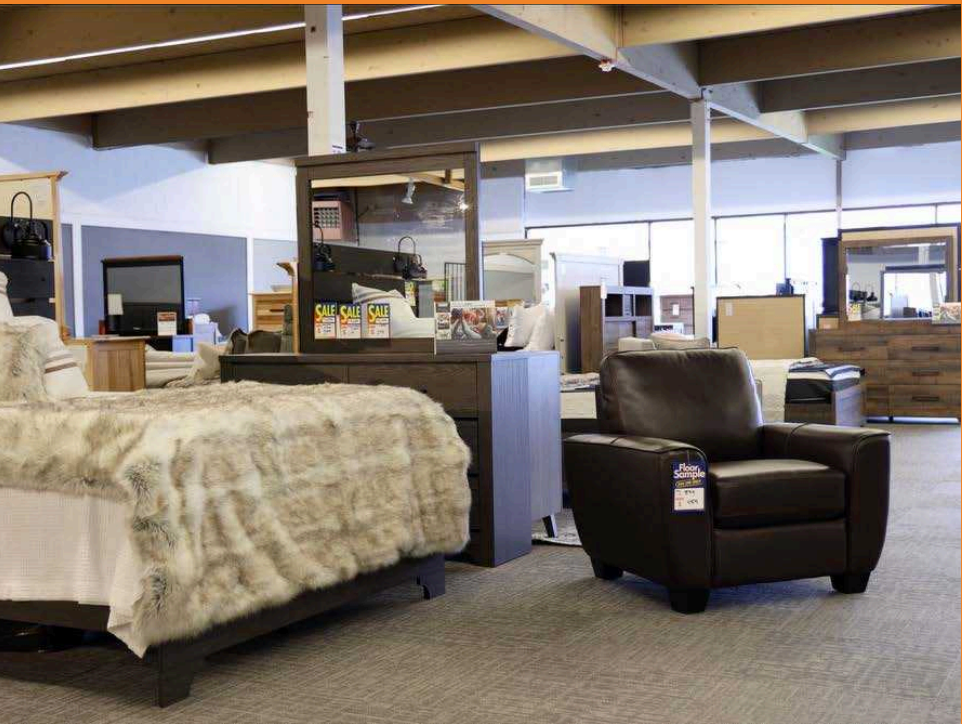


9.6 miles
Seattle Paine Field
International Airport



1.5 Miles
Everett Naval Station







Demographics

| | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|--------------------------------|------------------|------------------|------------------|
| <u>Population</u> | <u>20,129</u> | <u>40,876</u> | <u>117,840</u> |
| <u>Median Age</u> | <u>39.1</u> | <u>39.7</u> | <u>38.8</u> |
| <u>Median Home Value</u> | <u>\$438,857</u> | <u>\$495,566</u> | <u>\$504,788</u> |
| <u>Average Income</u> | <u>\$83,661</u> | <u>\$92,248</u> | <u>\$105,898</u> |
| <u>Median Household Income</u> | <u>\$68,496</u> | <u>\$73,099</u> | <u>\$88,122</u> |
| <u>Daytime Employment</u> | <u>26,439</u> | <u>43,603</u> | <u>68,092</u> |
| <u>Number of Business</u> | <u>2,793</u> | <u>5,527</u> | <u>7,861</u> |

Demographic Overview



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Exclusively Listed By:

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