

FOR SALE | EVERETT, WA

1418 HEWITT AVE

DOWNTOWN MIXED USE INVESTMENT



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The Opportunity



INVESTMENT OVERVIEW

1418 Hewitt Avenue is a compelling opportunity to acquire a high-visibility commercial asset at the center of Downtown Everett’s revitalization. The property well-positioned on one of the submarket’s most active pedestrian corridors, surrounded by an expanding mix of independent retailers, restaurants, multifamily properties, and office users. Its location provides strong street presence, consistent foot traffic, and immediate access to transit, public parking, and key regional connectors.

The asset is a well-maintained, 100% leased mixed-use property delivering durable in-place cash flow with long-term upside. The stable tenancy (+10-years) is in-place thru October 31, 2029, however, is subject to a redevelopment clause in favor of the landlord. A new 20-year roof system was installed in 2022.

Favorable MU25 zoning, ongoing public and private investment, and the flexibility of an efficient building footprint supports multiple paths to appreciation—whether through repositioning, future redevelopment, or continued rent growth.

Situated in the heart of Everett’s cultural and commercial resurgence, 1418 Hewitt represents a strategically located, small-format investment offering at an accessible basis in one of Snohomish County’s most active and rapidly evolving urban environments.

PRICE

\$1,100,000

ADDRESS

1418 Hewitt Ave.
Everett, WA 98201

YEAR BUILT

1936

LAND AREA

±3,049

BUILDING AREA

1,680 SF - Retail

576 SF - Apartment

2,256 SF - Total

PARCEL NUMBER

00439168103400

ZONING

Mixed Use (MU25)

USE

Retail: Street Level

Apartment: 2nd Floor

OCCUPANCY

100%

Expiring 10/31/2029

Investment Highlights



PATH OF GROWTH



750 New/Planned Multi-family deliveries within 1.5 miles.



1> from planned Light Rail Terminus.



1.5 miles to the Port of Everett - a mixed use district and the largest public marina on the west coast.

ZONING

The property is zoned Mixed Urban (MU-25) within the Metro Everett subarea, providing a spectrum of permitted uses including multifamily housing, hotels/lodging, retail, restaurants, entertainment venues, commercial office, medical office, and educational facilities. Current zoning provides for new density and a height limit of 12-25 stories. The city of Everett has designated Hewitt Avenue and Hoyt Avenue as "Pedestrian Streets" and the Property is in Parking Area A.

TITLE REPORT

A preliminary title report issued by Fidelity National Title Insurance Company is available for review.

ENVIRONMENTAL

A Phase I Environmental Site Assessment was completed under prior ownership, identifies no REC's, and is available for review.

Property Characteristics



Address	1418 Hewitt Avenue, Everett, WA 98201
Parcel Number	00439168103400
Building Area	1,680 SF - Retail (Street Level) 576 SF - Apartment (2nd Floor) <hr/> 2,256 SF - Total
Land Area	3,049 SF
Zoning	Mixed Use (MU25) Height Limit: 12-25 Floors Designated Pedestrian Street Parking Area A
Year Built	1936 New Roof & Skylight in 2022 (\$27,500; 20-YR Warranty)
Occupancy	100% Leased, single tenant, expiring 10/31/2029

Photos



The Neighborhood



DOWNTOWN EVERETT

Downtown Everett is the economic and cultural anchor of Snohomish County and the largest city north of Seattle. As the 7th-largest city in Washington, Everett benefits from a diversified employment base spanning aerospace (Boeing, Intec, Korry Electronics, Safran), technology (Fortive, Intermec, Helion Energy), healthcare (Providence Regional Medical Center, Kaiser Permanente, Everett Clinic), and education (Everett Community College, WSU). The district is further supported by Naval Station Everett, the Port of Everett, and a proactive local government focused on fostering business growth.

Downtown Everett is a proud and active Main Street Community with coordinated support from the Downtown Everett Association, the Everett Chamber of Commerce, and the Economic Alliance of Snohomish County. This collective effort has driven steady investment, improved streetscapes, and a rising concentration of professional services, retail, dining, and residential development.

As the cultural center of the county, Everett delivers strong lifestyle and entertainment amenities—including Angel of the Winds Arena, the Everett Silvertips (WHL), the AquaSox (MiLB), the Edward D. Hansen Conference Center, and direct proximity to the Port of Everett, home to the largest public marina on the West Coast (+2,300 slips). The city offers more than 40 parks, 69 miles of trails, four golf courses, river and waterfront access, and commercial air service at Paine Field.

Downtown Everett, with expanding employers, steady public investment, and growing tourism, is well positioned to capitalize continued momentum and long-term economic stability.

Access and Transportation



Everett is a transit-oriented, commuter-friendly city and is highly accessible via several major highways, including I-5 State Route 99, State Route 525, State Route 527, and Highway 2 connecting Everett to the greater Pacific Northwest. The city enjoys significant investment in public transit infrastructure, notably a multimodal transit station served by several major providers – Community Transit, Greyhound, Amtrak, Island Transit, Skagit Transit, Sound Transit, and the Sounder Commuter Train – each providing convenient transportation to major employment centers from Everett to Seattle. Sound Transit plans to extend its Link light rail service to Downtown Everett, anticipated to open as early as 2037.

Everett Transit operates a robust system of intracity bus lines with numerous stops throughout Downtown, north Everett, and south Everett, linking the vibrant city center to each corner of the city.



TRANSIT SCORE

56



BIKE SCORE

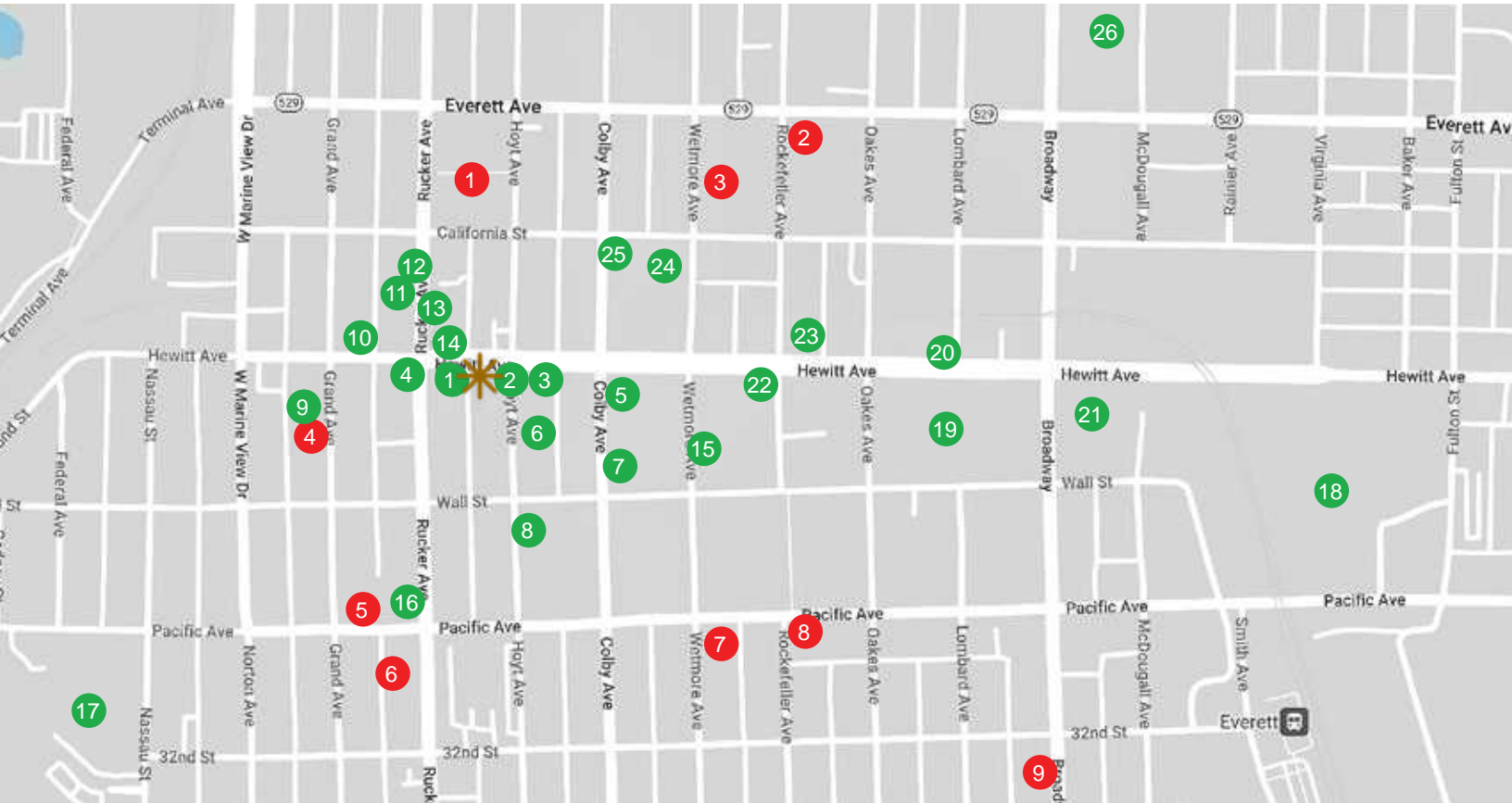
72



WALK SCORE

95

Area Amenities



NOTABLE BUSINESSES & ATTRACTIONS

- 1418 Hewitt Avenue
- The New mexicans
- STRGZR Coffee
- Vintage Cafe
- Flying Pig
- Downtown Historic Everett Theater
- Schack Art Center
- Capers & Olives
- Imagine Childrens Museum
- Choux Choux Bakery
- Loft Coffee Bar
- Petrikor
- Marcel
- Bargreen Coffee Co
- Tacos & Beer
- Narative Coffee
- Mazatlan Mexican Restaurant
- Providence Medical Campus
- Lowes

NOTABLE BUSINESSES & ATTRACTIONS CONT.

- Angel of the Winds Arena
- Brooklyn Bros. Pizzeria
- New Outdoor Event Center (proposed)
- Tony V's Garage
- Horseshoe Bar & Cabaret
- Funko
- El Paraiso Mexican Grill
- QFC

Multifamily Housing

- Library Place: 2720 Hoyt
- Nimbus: 2701 Rockefeller
- Marquee Apartments: 2721 Wetmore
- Waterline Apartments: 2900 Grand Ave
- Lumen Apartments: 1315 Pacific Ave
- Rucker & Pacific (under construction): 3102 Rucker
- MOSAIC Apartments (under construction): 1702 Pacific
- Rockefeller Apts (under construction): 1802 Pacific
- Kinect @ Broadway: 3214 Broadway

Demographics - 3 Mile Radius

Total Population

119,297

National Total is \$339,887,819

Median HH Income

\$91,233

11% ↑ than National Average (\$81,624)

Retail SPI

100

Equivalent to National Average

Projected 5-Year Population Growth

0.6%

32% ↑ than National Average (0.4%)

Median Age

38.8

2% ↓ than National Average (39.6)



SOURCE: ESRI (2025)



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DISCLAIMER

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