

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



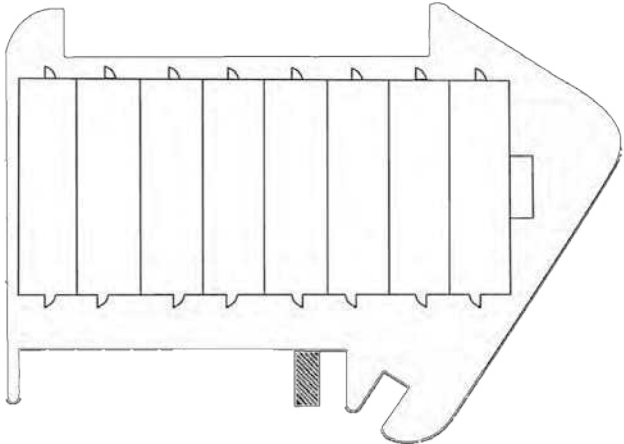
Lighting & landscaping in place

## TENANTS IN CENTER

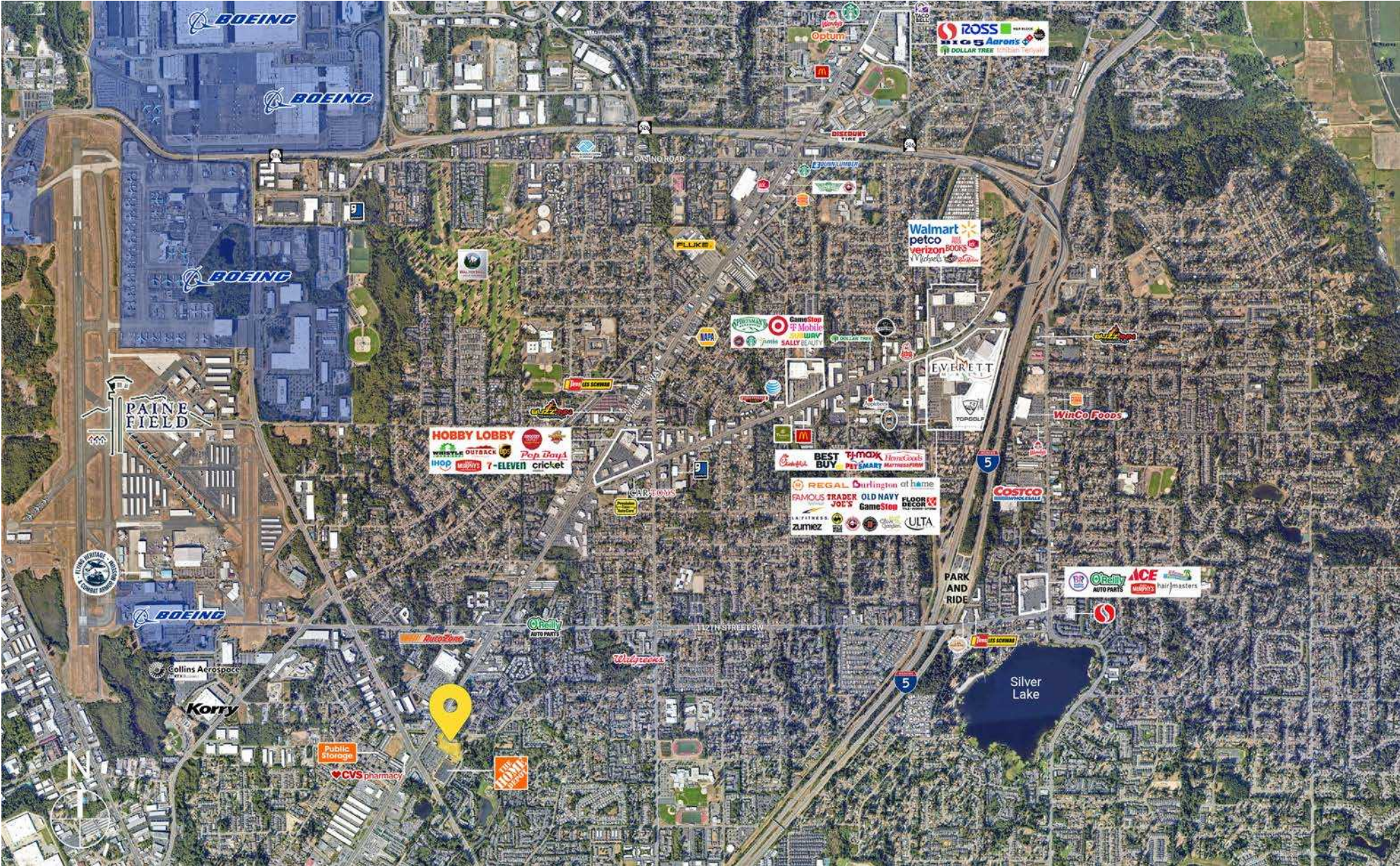


## Note

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.



166,147

POPULATION  
10 MIN DT



64,831

NO OF HOUSEHOLDS  
10 MIN DT



\$130,356

AVERAGE HH INCOME  
10 MIN DT



\$664,558

MEDIAN PROPERTY VALUE  
10 MIN DT



35.3

YEARS OLD  
MEDIAN AGE



\$3.61B

TOTAL NON-RETAIL  
EXPENDITURE



101,566

DAYTIME ADJ. POPULATION  
10 MIN DT



36,684

HIGHWAY 99  
ADT AT SITE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

TACOMA | KIRKLAND | PORTLAND | SEATTLE

ANGELA OLIVERI

 206.853.1330

 aoliveri@fwp-inc.com

TEJ ASHER

 425.320.8834

 tasher@fwp-inc.com

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