

FOR SALE

8500 Evergreen Way
Everett, WA 98204



DRIVE THRU QSR NET LEASE INVESTMENT

Jameson Sullivan

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

PROPERTY SUMMARY

Address:	8500 Evergreen Way, Everett 98204
Building Size:	3,192 SF with Drive Thru
Land Size:	0.81 Acres (35,284 SF)
Year Built:	1976 (Remodeled 2025)

LEASE SUMMARY

Tenant:	El Molino Mexican Cocina & Tortilleria (with personal guarantee)
Lease Expiration:	September 2032
Current Rent:	\$74,160/year (as of Sept 2026)
Options:	One (1) Five (5) year option to renew at Fair Market Value
Rental Increases:	3% annual increases

Regis - 2026	Population	Average HH Income	Daytime Population
Mile 1	23,028	\$121,639	14,797
Mile 3	118,108	\$123,804	70,482
Mile 5	248,278	\$139,402	165,391

OFFERING TERMS

PRICE

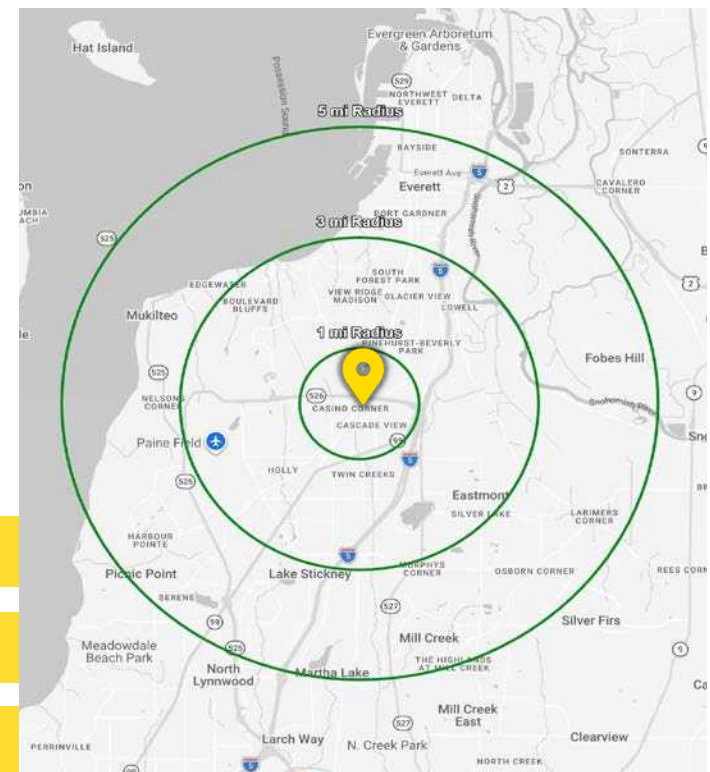
\$1,200,000

CAP



6.18%

YEAR 1 NOI

\$74,160



CURRENT RENT ROLL | AS OF JUNE 1, 2026

TENANT	SQUARE FT	MONTHLY RENT	ANNUAL RENT	LEASE START	LEASE EXPIRES
 	3,192 SF	\$6,000.00	\$72,000.00	Sept 2025	Sept 2026
		\$6,180.00	\$74,160.00	Sept 2026	Sept 2027
		\$6,365.00	\$76,384.80	Sept 2027	Sept 2028
		\$6,556.36	\$78,676.32	Sept 2028	Sept 2029
		\$6,753.05	\$81,036.60	Sept 2029	Sept 2030
		\$6,955.64	\$83,467.68	Sept 2030	Sept 2031
		\$7,164.31	\$85,971.72	Sept 2031	Sept 2032

Our Story The family business originated in Mexico in the 1960s and has been operated by the family in Everett, Washington for 20 years. Now, "El Molino Mexican Cuisine" opens its doors, offering authentic Mexican food, especially fresh tortillas made on-site daily.

Our Cuisine: The restaurant is famous for its authentic dishes, such as carne asada tacos, pozole, birria, menudo, and chile rellenos, among other traditional favorites. The menu offers a wide range of options for breakfast, lunch, and dinner.

An Authentic Experience: At El Molino Mexican Cuisine, tradition and flavor come together to offer an authentic dining experience. Come and discover the taste of Mexico in the heart of Everett! Learn more at <https://www.elmolinowa.com/>.



PHOTOS



LOCATION DETAILS



EVERGREEN MIDDLE SCHOOL
900 STUDENTS



CASCADE HIGH SCHOOL
1,700 STUDENTS



EVERGREEN WAY 35,818 CPD

60,253 CPD



189,893 CPD

INTERCITY

CASCADE VIEW

LOCATION DETAILS



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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