



CONFIDENTIAL OFFERING MEMORANDUM

Everett Jewel Box & Secured Yard

3,000 SF JEWEL BOX OFFICE ON 1.07 AC WITH EXPANSIVE 30,000+ SF YARD

118 SE Everett Mall Way, Everett, WA 98204





OFFERED EXCLUSIVELY BY

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Investment Overview

The “Everett Jewel Box & Secured Yard” offers a unique operational and investment opportunity at 118 SE Everett Mall Way, featuring a move-in-ready 3,000 SF building on a substantial 46,611 SF lot. This boutique asset is distinguished by its high-end interior finishes and an expansive 30,860 SF storage yard, a highly functional combination that is increasingly rare in the Everett market. Located along a high-traffic corridor with immediate access to Interstate 5, the property provides exceptional visibility and logistical advantages for businesses seeking a turnkey headquarters with significant outdoor storage capacity.

The offering’s flexible layout and ample parking (5.33 stalls per 1,000 rentable SF) supports a wide range of commercial uses, ensuring long-term marketability and minimal operational friction. Whether acquired for immediate business use or as a strategic addition to a portfolio, this asset represents a versatile and high-quality facility in a dynamic Pacific Northwest submarket.

SALE PRICE: \$2,950,000

LEASE RATE: \$13,000/month + NNN

BUILDING SIZE: 3,000 SF

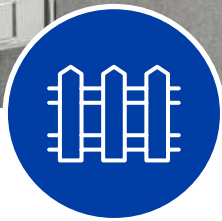
STORAGE YARD: 30,860 SF

TOTAL LAND AREA: 46,611 SF (1.07 Acres)

AVAILABILITY: 60 Days Notice



Investment Highlights



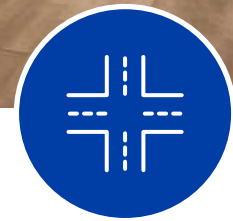
EXCEPTIONAL LOT COVERAGE

Rare 10% building to yard ratio featuring 30,860 SF of secured outdoor storage on a 1.07-acre site.



TURNKEY CONDITION

High-end “jewel box” interior finishes provide an immediate, move-in-ready solution with zero required capital expenditures.



LOGISTICAL CONNECTIVITY

Premier regional access situated 1.1 miles from the interchange of SR-99 & Interstate 5.

Investment Highlights



AEROSPACE HUB PROXIMITY

Strategic location within minutes of the Boeing Everett Factory and the Paine Field (KPAE) aerospace cluster.



HIGH-VISIBILITY EXPOSURE

Prominent frontage along the SE Everett Mall Way commercial corridor with over 32,000 vehicles passing per day.



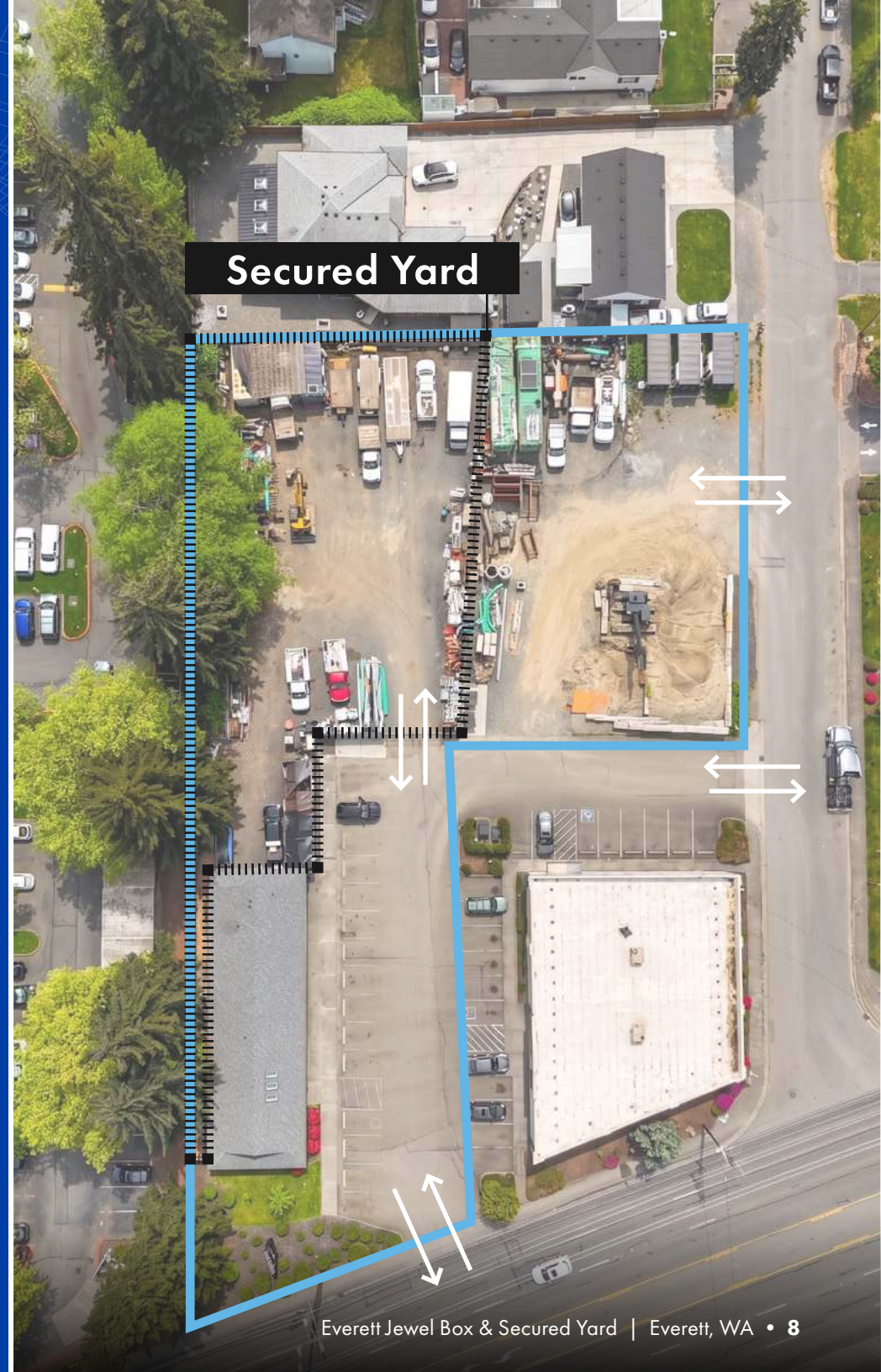
ROBUST DEMOGRAPHICS

Situated in a high-growth Snohomish County submarket with a 5-mile population exceeding 286,000.

Property Overview

**118 SE Everett Mall Way
Everett, WA 98208**

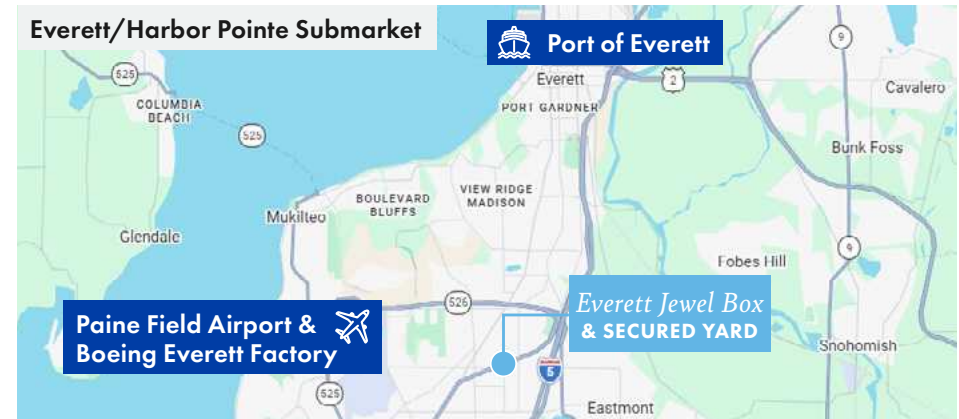
Parcel Numbers	00396900000100 00396900000400 00396900000500
Year Built /Renovated	1982 /2021
Building SF	3,000 SF
Lot Size	46,611 SF (1.07 Acres)
Zoning	MU-15 (Mixed-Use - 15 Floors)
Construction	Wood Frame
Parking	16 Stalls (5.33/1,000 SF)



Market Overview: S. Everett / Harbor Pointe

THE STRATEGIC NORTH END INDUSTRIAL HUB

The South Everett/Harbor Pointe submarket continues to outperform the broader Seattle MSA, characterized by significantly lower vacancy rates and a complete lack of new supply. While the regional market adjusts to a wave of new deliveries, the Harbor Pointe submarket remains a bastion of stability for investors, boasting zero projects under construction and a disciplined 5.48% average rent growth.



Metric	S. Everett / Harbor Pt	Seattle WA Market
Vacancy Rate	6.40%	10.00%
Inventory	27M SF	370M SF
Under Construction	0 SF	2.4M SF
Avg. Rent Growth (5-Yr)	5.48%	6.08%



Insulated from Over-Supply

With **0 SF** under construction in the submarket compared to 2.4M SF regionally, the subject property faces no immediate threat from new “shiny” competition, protecting your occupancy.



Proven Rental Resilience

A **5.48%** 5-year average rent growth demonstrates that even through various economic cycles, the Harbor Pointe area maintains strong tenant demand and pricing power.

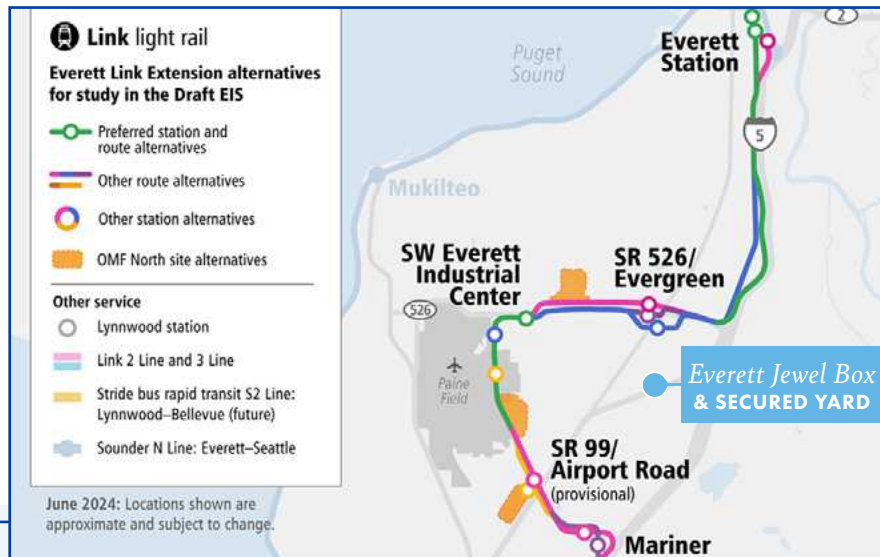


Supply-Constrained Submarket

The 27M SF inventory is mature and land-locked. Lower vacancy (**6.40%** vs 10%) proves that tenants in this submarket stay put, leading to lower turnover costs and more predictable cash flow.

Major Nearby Developments

CATALYZING GROWTH IN THE SOUTH EVERETT CORRIDOR



EVERETT LINK EXTENSION: REGIONAL CONNECTIVITY

Investment Scope

A transformative \$6.4B – \$7.7B infrastructure project extending the light rail spine 16 miles.

Transit-Oriented Development (TOD)

Acts as a primary catalyst for high-density residential and commercial growth throughout Snohomish County.

Key Station (2037)

The SW Everett Industrial Center station is planned to serve the Boeing/Paine Field aerospace hub, directly increasing accessibility to the property's submarket.

Project Status

Currently in the environmental review phase, with the Draft EIS expected in Fall 2026.



THE HUB AT EVERETT: AMENITY & LIFESTYLE EVOLUTION

"De-Malling" Evolution

Brixton Capital is transforming the 67-acre site into a walkable, open-air lifestyle center.

Modern Design

Features exterior-facing storefronts and new drive-through access to maximize tenant visibility.

2026 Delivery

Construction is currently underway with a projected completion in Q2 2026.

Premier Anchors

High-traffic draws include Trader Joe's, Target, Burlington, and Regal Cinemas.

Strategic Access

Prime location at I-5 and Hwy 99, providing the workforce world-class amenities within minutes.

Logistical Connectivity & Drive Times



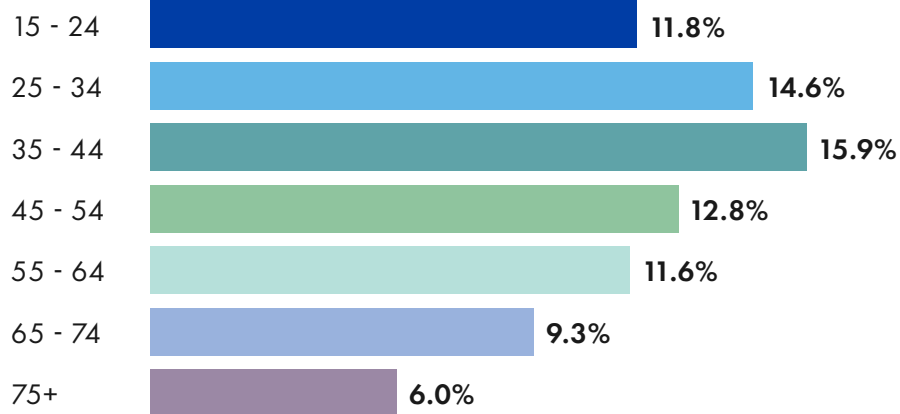
Local Demographics

IN A 5-MILE RADIUS

Population



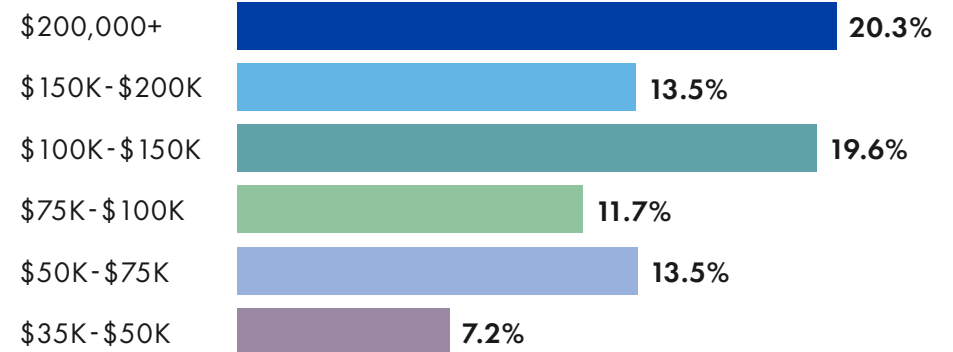
Age



Households



Income By Household



\$137,527

**AVERAGE
HOUSEHOLD INCOME**

\$107,140

**MEDIAN
HOUSEHOLD INCOME**





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