

EVERETT MALL

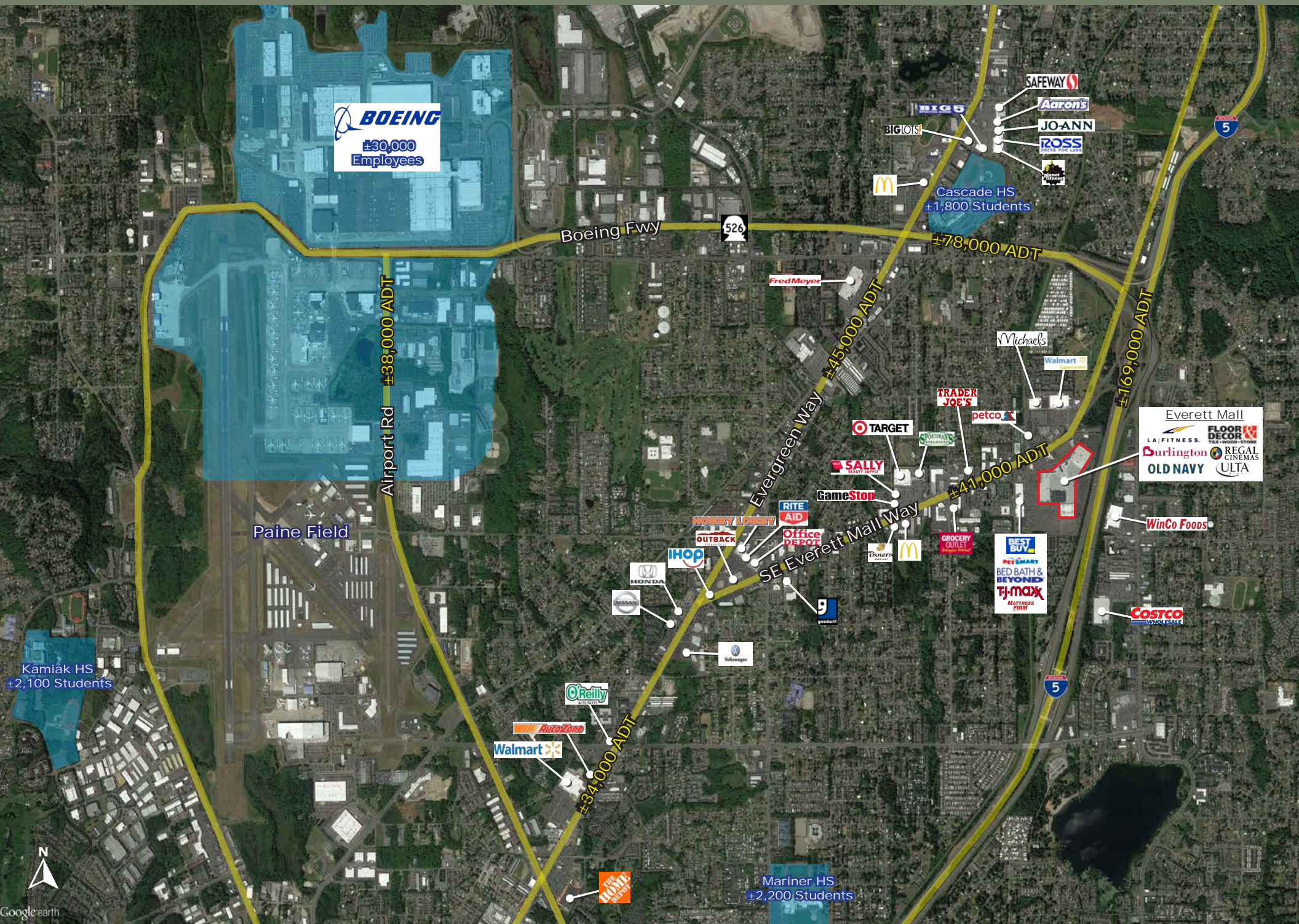
REDEVELOPMENT

Big Box & Junior Box Space Available
1302 SE Everett Mall Way - Everett, WA 98208

AVAILABLE



MACRO AERIAL



BOEING
±30,000
Employees

Airport Rd ±38,000 ADT

Boeing Fwy 526

Evergreen Way ±45,000 ADT

SE Everett Mall Way ±41,000 ADT

I-5 ±169,000 ADT

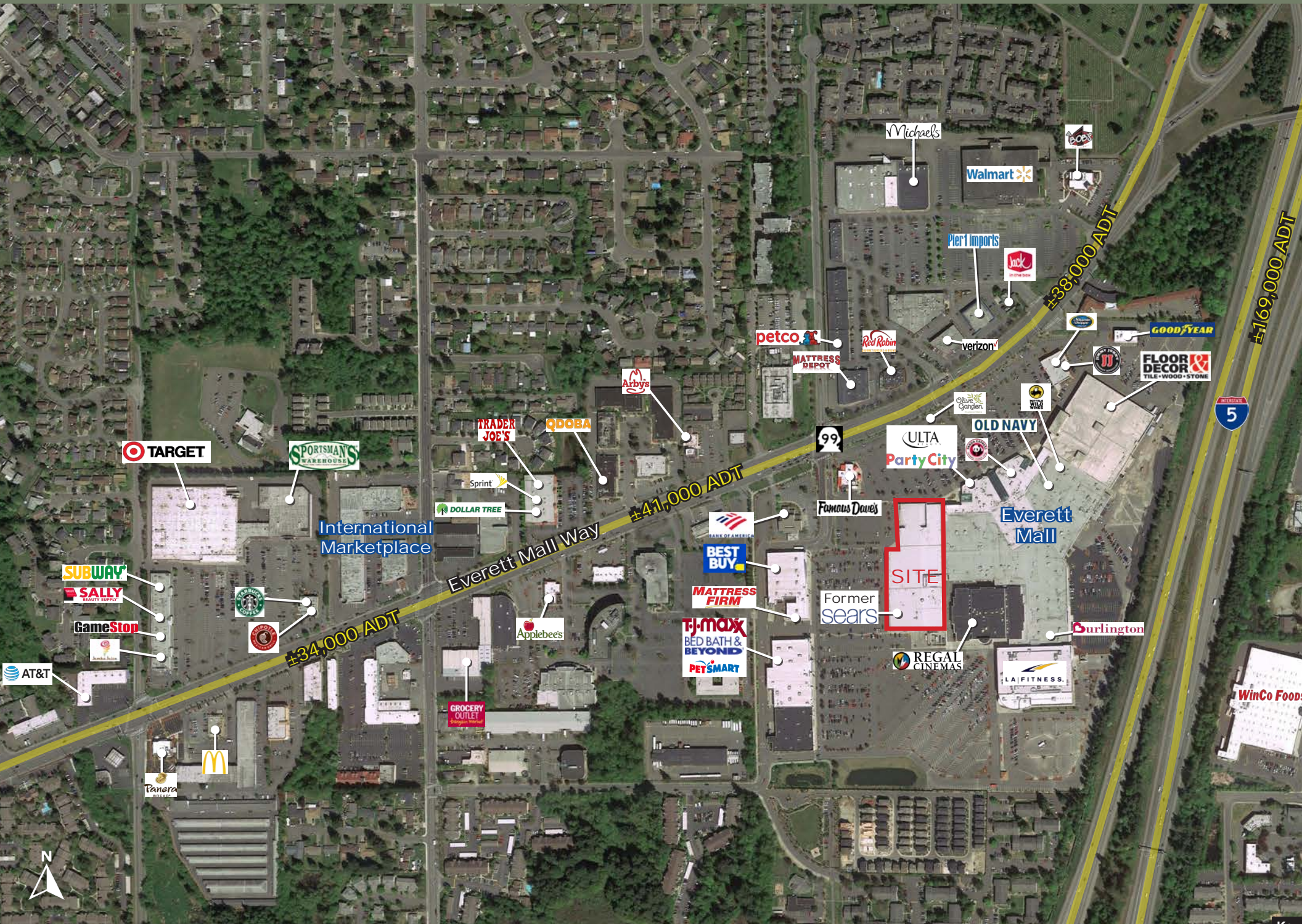
Paine Field

Kamiak HS
±2,100 Students

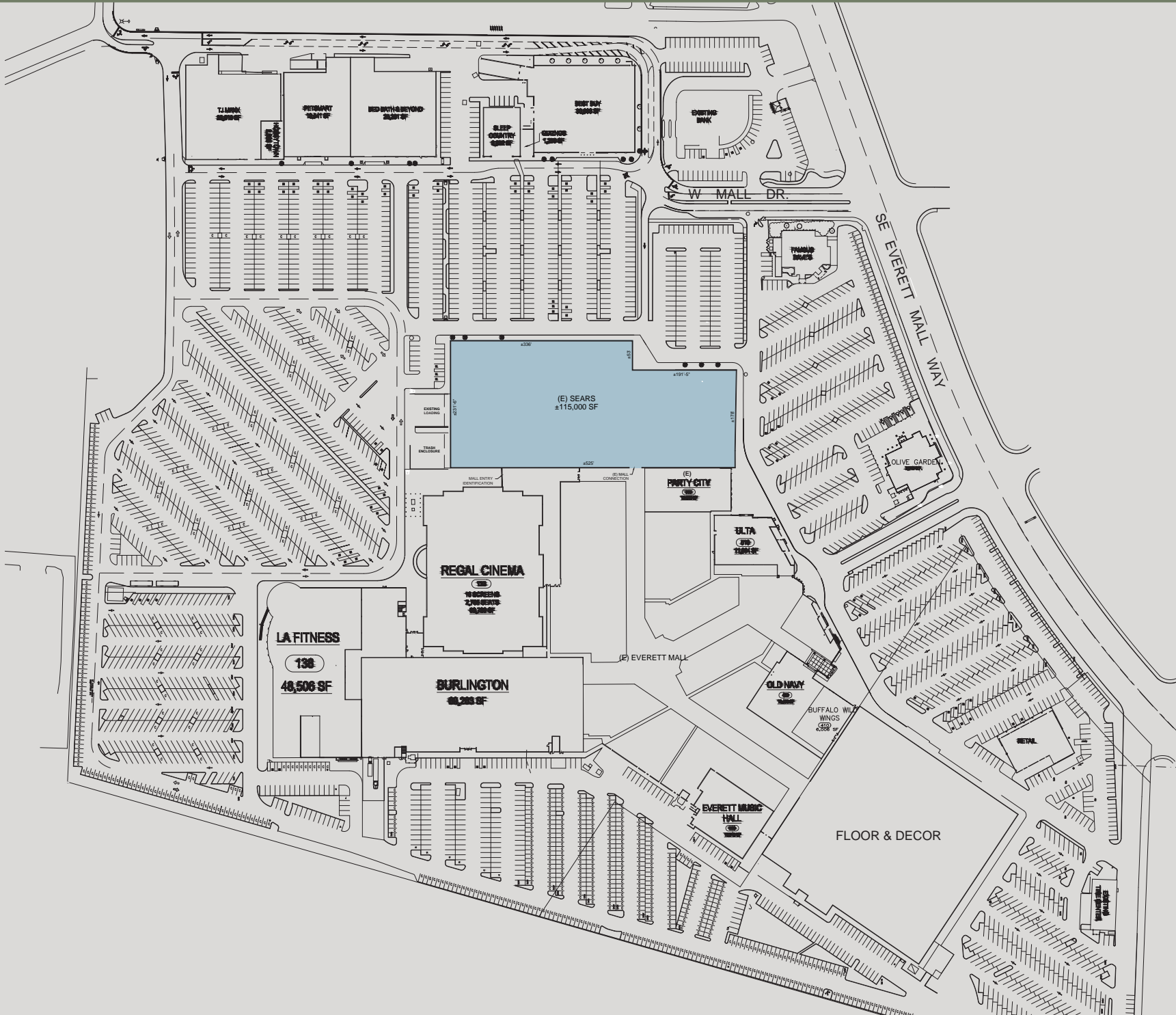
Mariner HS
±2,200 Students



MICRO AERIAL



SITE PLAN



PROPOSED DEMISING PLAN



PROPERTY SUMMARY

Everett Mall is the only interior Shopping Center servicing north Snohomish County consisting of 490,949 square feet of retail space located at the convergence of two major freeways (I-5 & Highway 526). The Center is anchored by key retailers LA Fitness, Burlington Coat Factory, Regal Cinemas (16 screens) Ulta, and Floor and Décor. The property has incredible frontage and visibility to Everett Mall Way, which is the major retail thoroughfare in the market including multiple signalized intersections providing easy access. The market consists of a full 360 trade area with a strong mix of middle to upper income residential and high paying employment.

LOCATION	1302 SE Everett Mall Way Everett, WA 98208
TOTAL GLA	±490,949 SF
AVAILABLE RETAIL SPACE	±115,000 SF. (Divisible)



2019 DEMOGRAPHICS



POPULATION DENSITY

1 Mile	3 Mile	5 Mile
17,603	127,380	263,600



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Mile	5 Mile
\$76,237	\$85,595	\$101,570



MEDIAN HOUSEHOLD INCOME

1 Mile	3 Mile	5 Mile
\$62,334	\$69,180	\$81,638



DAYTIME EMPLOYEES

1 Mile	3 Mile	5 Mile
8,307	84,435	141,209



MARKET OVERVIEW

Facts

4.4 miles to Boeing's Everett Production facility, with 34,500 employees

2.9 miles to Paine Field, providing commercial airline service to several major markets including Las Vegas, Los Angeles, Orange County, Phoenix, Portland, San Diego, San Francisco, San Jose, and Denver

7.1 miles to Everett Community College with 19,000 students

6.6 miles to Naval Station Everett with nearly 3,000 employees

COMPANY

SECTOR

Boeing

Aerospace

The Port of Everett

Government

Everett Navy Station

Defense

Fluke Corp (Fortive)

Technology

Funko

Retail

The city of Everett has an estimated population of approximately 111,000, making it the 7th largest city in the State of Washington. The City of Everett is planning for substantial growth over the next 20 years, estimating up to 60,000 new residents within the city limits.

Snohomish County is the third largest county in the State, exceeding 800,000 residents. Snohomish County is home to a well-educated workforce of over 400,000, with diverse industries that provide for a broad economic base. Over 20,500 businesses provide more than 287,000 jobs, ranging from small organic family farms to the world's largest advanced manufacturing facility producing state-of-the-art aerospace equipment.

The Puget Sound Region, which typically includes King, Pierce, Snohomish, and Kitsap counties, currently has a total population exceeding four million according to the Puget Sound Regional Council. From 2010 through year end 2018, the region experienced population growth in excess of 442,000 people, or 1.2% annual growth. The long-term forecast for the region shows total population exceeding 5.3 million by 2040, and growing to approximately 5.8 million people by 2050.

The Puget Sound region serves as the U.S. headquarters for several corporations, including Amazon, Microsoft, Costco, Starbucks, Nordstrom, Alaska Airlines, T-Mobile, Expedia, Tableau, F5 Networks, REI, Paccar, Nintendo of America, Fluke, Pemco, Safeco, and Expeditors International (amongst many others). Since 2010, the number of jobs in the region has grown by 21% with an average of 52,000 new jobs per year.



The Team

Matt Hietbrink

Vice President

(206) 641-9500

Matt@Mattispart.com

David Merisko

Principal

(206) 641-9500

DMerisko@Mattispart.com



MATTIS PARTNERS



B R I X T O N