

FOR LEASE




Windermere
COMMERCIAL

- * 300' FRONTAGE
- * 3 ROLL-UP DOORS
- * 2 CURB CUTS - CORNER LOT
- * 1,225-3,738_{SF} + RETAIL/SHOP
- * HIGH FOOT TRAFFIC SITE
- * AUTO FRIENDLY LOCATION

10 SE Everett Mall Way
Everett, WA 98208

Available February 1, 2026



EVERETT MALL WAY



AVAILABLE - FEB 1ST 2026

Freestanding corner site. Dual-use retail + warehouse with up to 3 roll-up doors. 300' of prime frontage on Everett Mall Way / SR-99 and Meridian Ave, including 2 curb cuts for easy access! Exceptional visibility. Heavy daily foot traffic. Strong cash-buyer demographics. Minutes to I-5 & Everett Mall core. May be leased individually or as existing combined site.

SUITE A – 2,513 SF (±). Clear-span trusses. 2 roll-up doors. Large open garage/deep drive in bays. Dedicated workshop extension. Perfect for contractors, custom auto uses, light manufacturing, or retail with drop off/pick up needs.

SUITE B – 1,225 SF (±). 1 roll-up door. Polished retail front with glass windows. Ideal retail or office build-out. Perfect for sales, showroom, or service business.

INTERIOR DETAILS. LVP-type flooring with white trim in existing retail spaces. Concrete in shops. Quick clean-up will create a simple client-ready presence. Functional workspace.

SITE FEATURES. More than 300' frontage with dual curb cuts on Everett Mall & Meridian Ave. Easy in & out with center turn lane. High visibility. Strong traffic counts, ~ 40,000 VPD on Everett Mall. Open Paved parking. Drive-In access. Pole & building signage creates ample opportunities to be seen! Adjoins Chase Bank lot on Everett Mall.

FOR LEASE OPPORTUNITY. High-exposure Everett corner lot with versatile space for retail and/or shop users. Impress clients. Be seen. Be busy. Be profitable.

Location: 10 SE Everett Mall Way
Everett WA 98208

Jurisdiction: City of Everett

Parcel ID: 003969-000-033-00

Built/Renovated: 1990/2016

Available: 1,225 – 3,738 S.F.

Lot Size: 0.65 acres, 300' Frontage

Zoning: C1 – Commercial

More Info: <https://www.investmentnw.com/10AB>





Everett Mall Way Retail & Auto

Prime Location

Easy Access

0.6 mi ± Evergreen

1.0 mi ± I-5

2.1 mi ± SR 526/527



More Info: <https://www.investmentnw.com/10AB>





Everett Mall Way Retail & Auto

**Open Reception
Generous Storefront
3 Roll Up Doors
2 Offices
Service + Workshop**

**40k +/-
Vehicles Per Day**



More Info: <https://www.investmentnw.com/10AB>





Everett Mall Way Retail & Auto

**Drive-In Shop
3 Bay Doors
Retail & Shop
Building & Pole
Signage
Corner Lot with
2 Curb Cuts**



More Info: <https://www.investmentnw.com/10AB>





Everett Mall Way - Retail & Auto



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Everett Mall Way - Retail & Auto

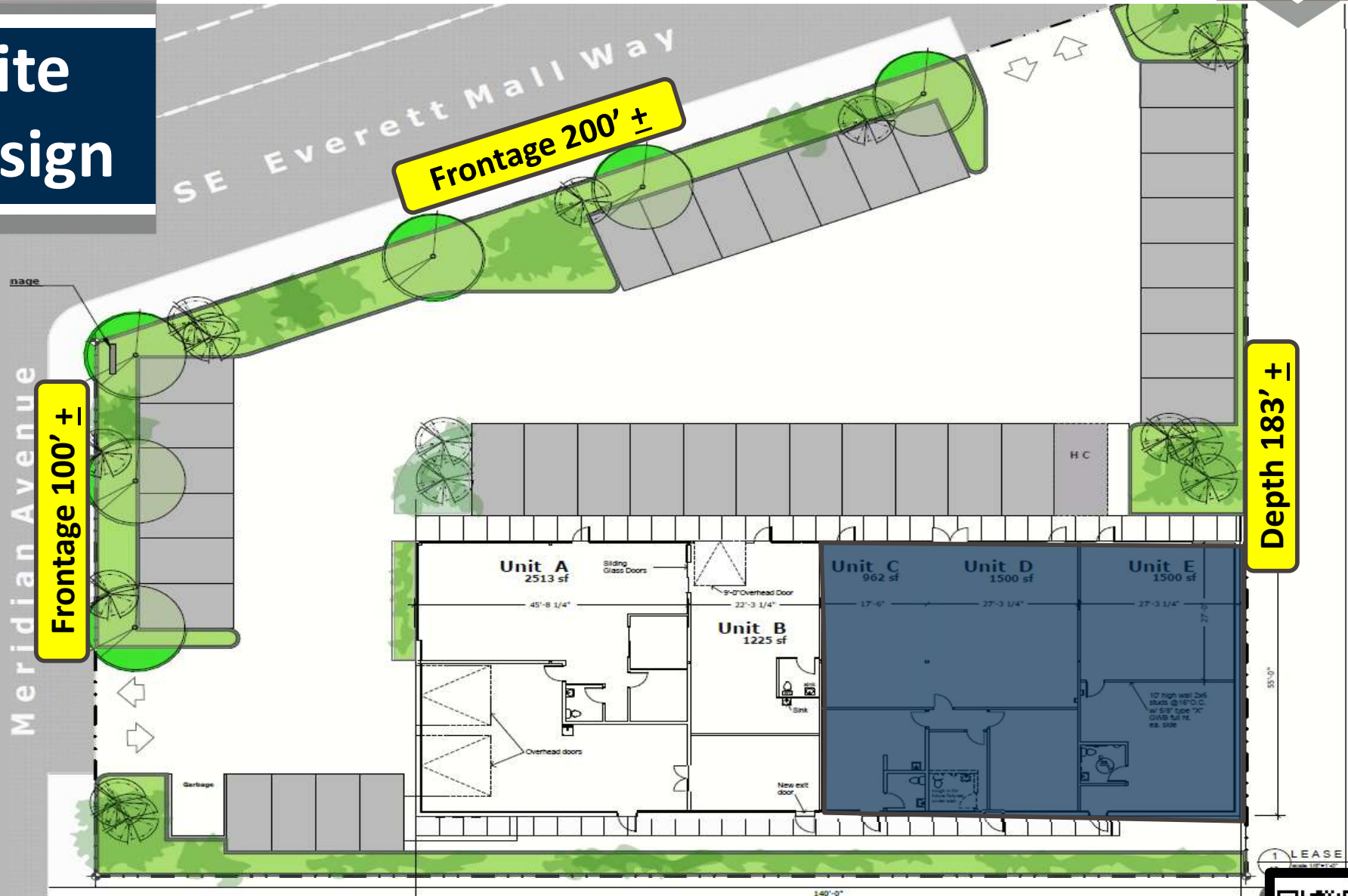


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Site Design

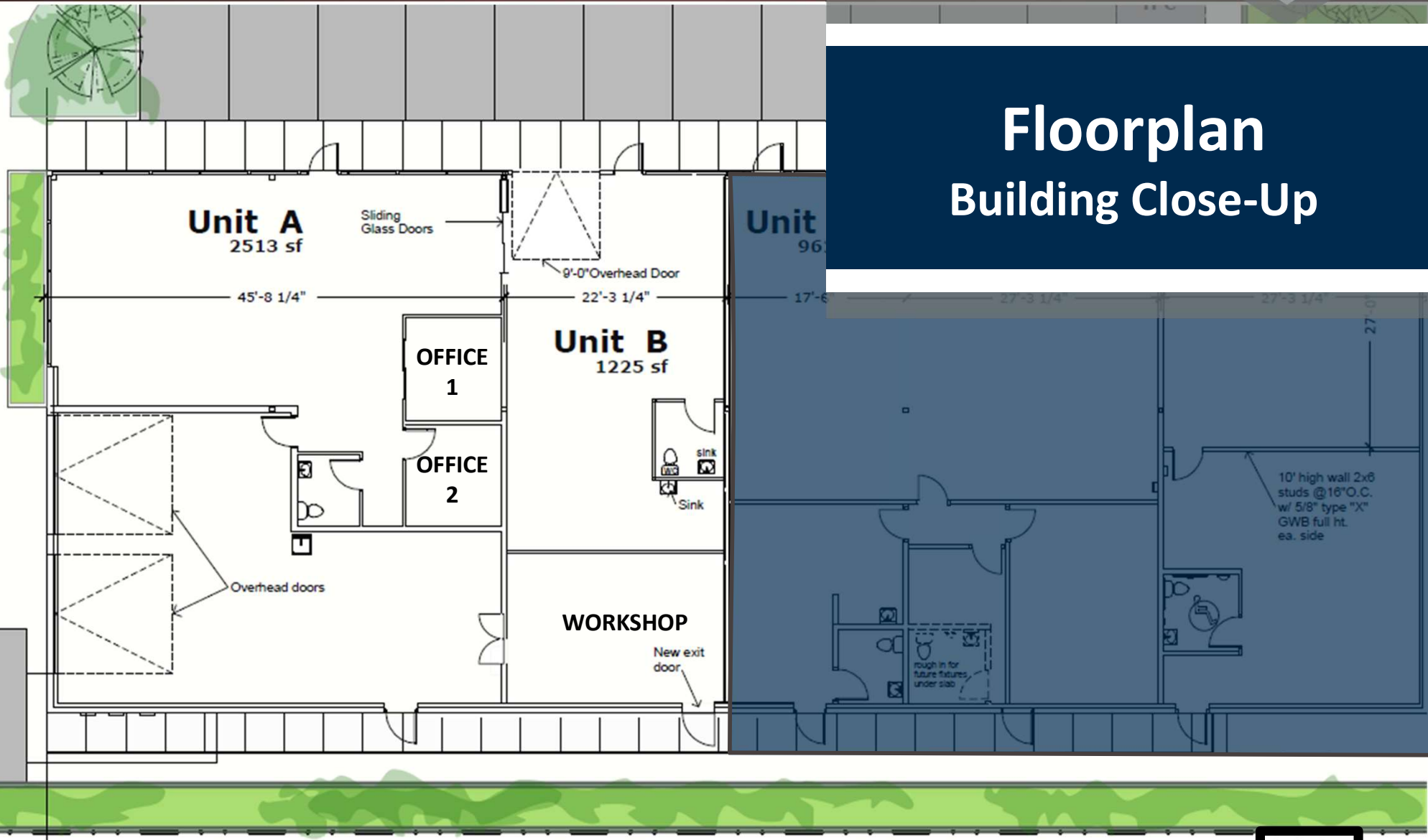


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Floorplan Building Close-Up



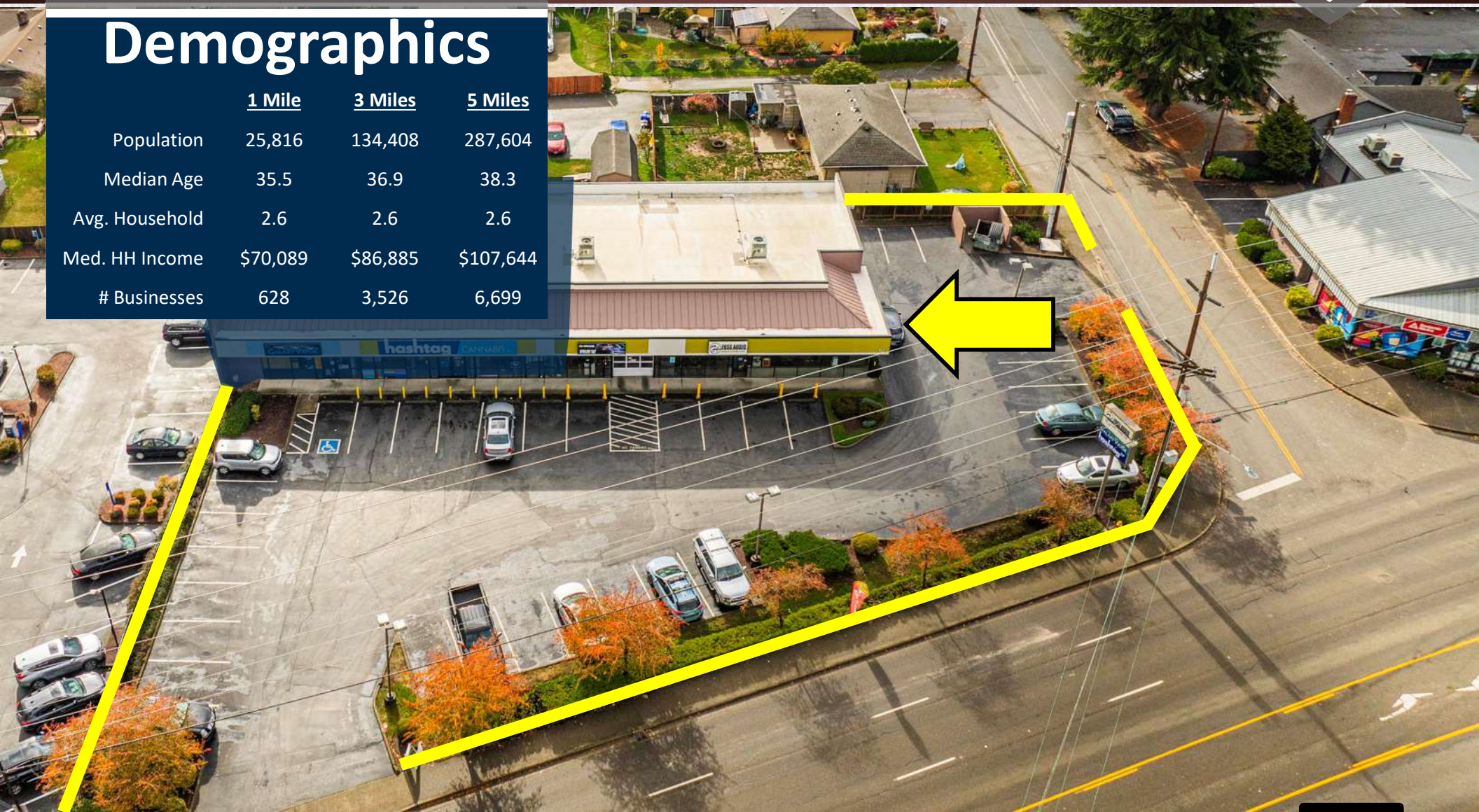
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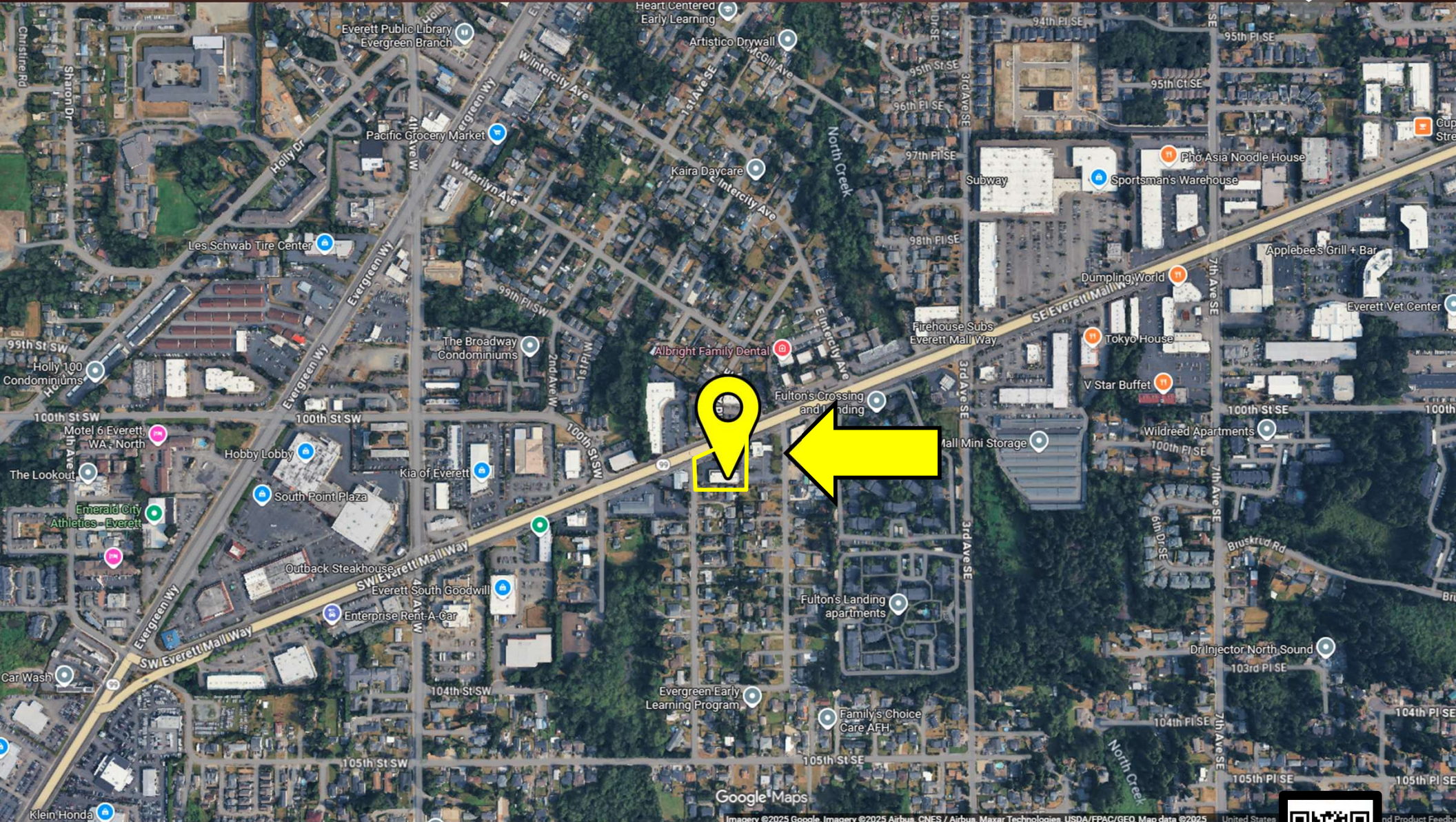
Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	25,816	134,408	287,604
Median Age	35.5	36.9	38.3
Avg. Household	2.6	2.6	2.6
Med. HH Income	\$70,089	\$86,885	\$107,644
# Businesses	628	3,526	6,699



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