

FOR SALE OR LEASE

TURN-KEY BREWERY & RESTAURANT

*±6,748 SF Turn-Key Brewery and
Restaurant Available Off of SR-204
and SR-9*

8928 VERNON ROAD, LAKE STEVENS, WA



KIDDER.COM

EXCLUSIVELY LISTED BY



TURN-KEY BREWERY & RESTAURANT

*±6,748 SF Space with Signage
Opportunity in the Vibrant
Economy of Lake Stevens*

25,265 SF lot size

GC zoning

New construction / commercial building

Commercial kitchen & cold storage

Brewery equipment available

2 stories with an accessible platform lift

Seating capacity: 150 inside and 20 outside

Ample parking (23 stalls on-site / 32 stalls off-site)

High visibility & easy access to SR-204 & Hwy-9

\$24.50

PSF/YEAR, NNN'S

\$2.7M

SALE PRICE

±4,426

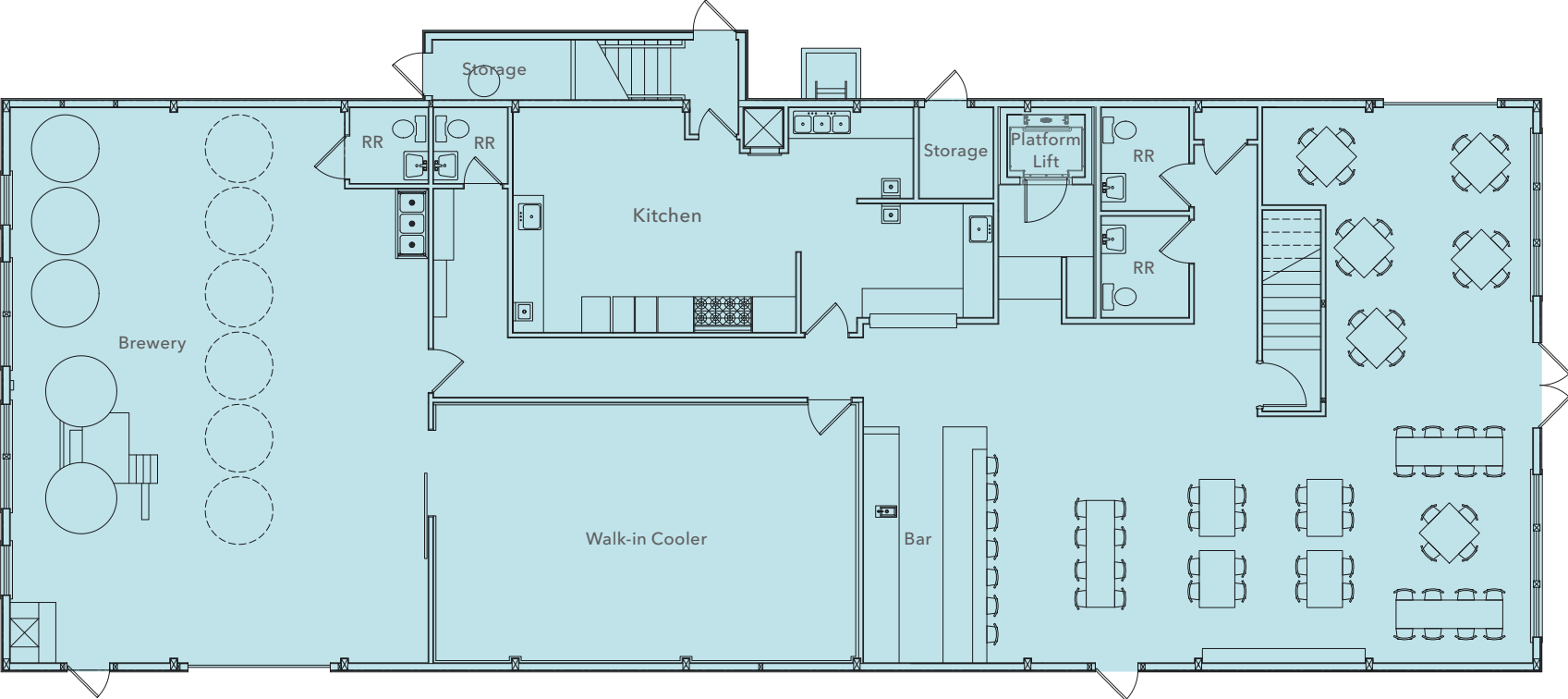
MAIN FLOOR SF

±2,322

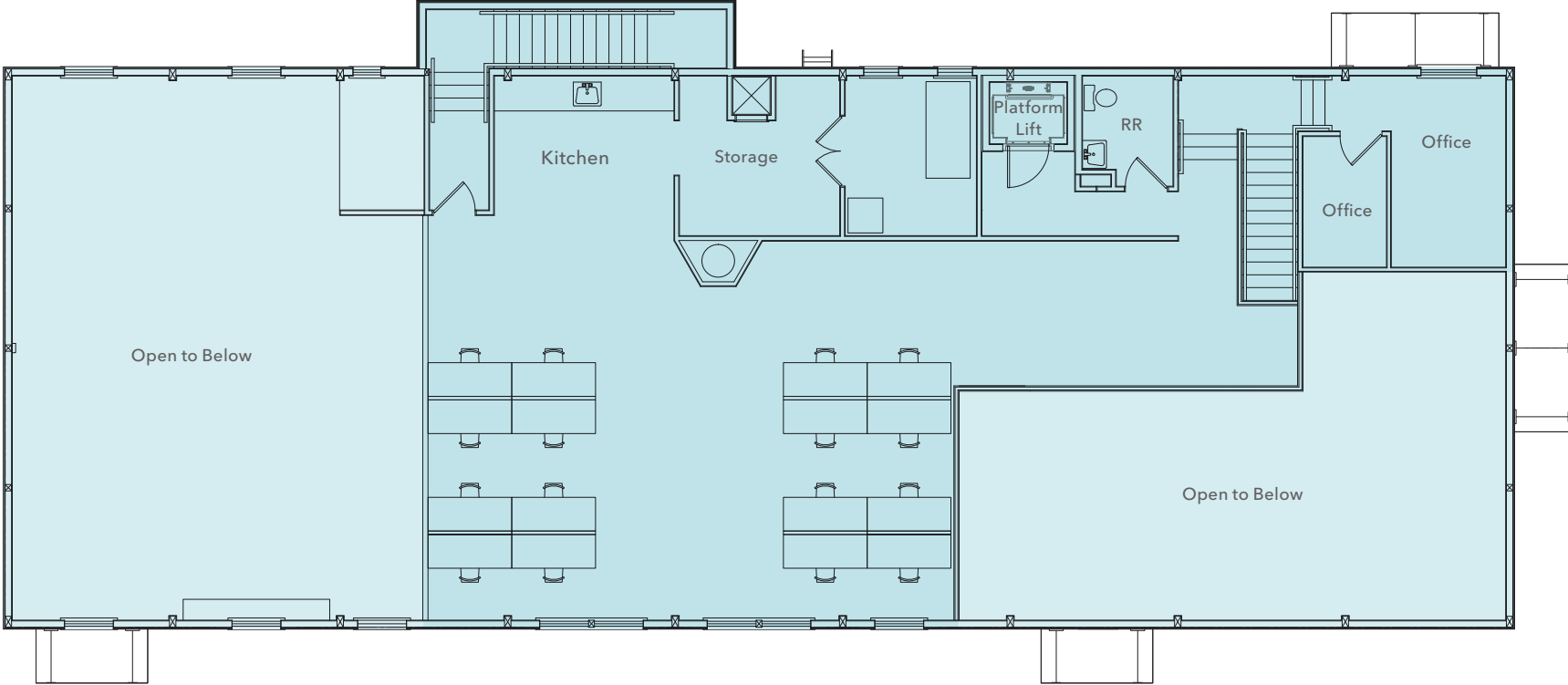
2ND FLOOR SF



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TURN-KEY BREWERY & RESTAURANT



23,800+ VPD

204

SUBJECT PROPERTY

petco

Walgreens

35,000+ VPD

9

LAKE STEVENS MARKETPLACE

Michaels

T.J. Maxx

SAFeway

Tires LES SCHWAB

Lake Stevens



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2023 ESTIMATED	12,063	55,612	121,576
2028 PROJECTED	13,368	61,424	131,457
PROJECTED ANNUAL GROWTH	2.2%	2.1%	1.6%
2020 CENSUS	11,566	52,824	116,671

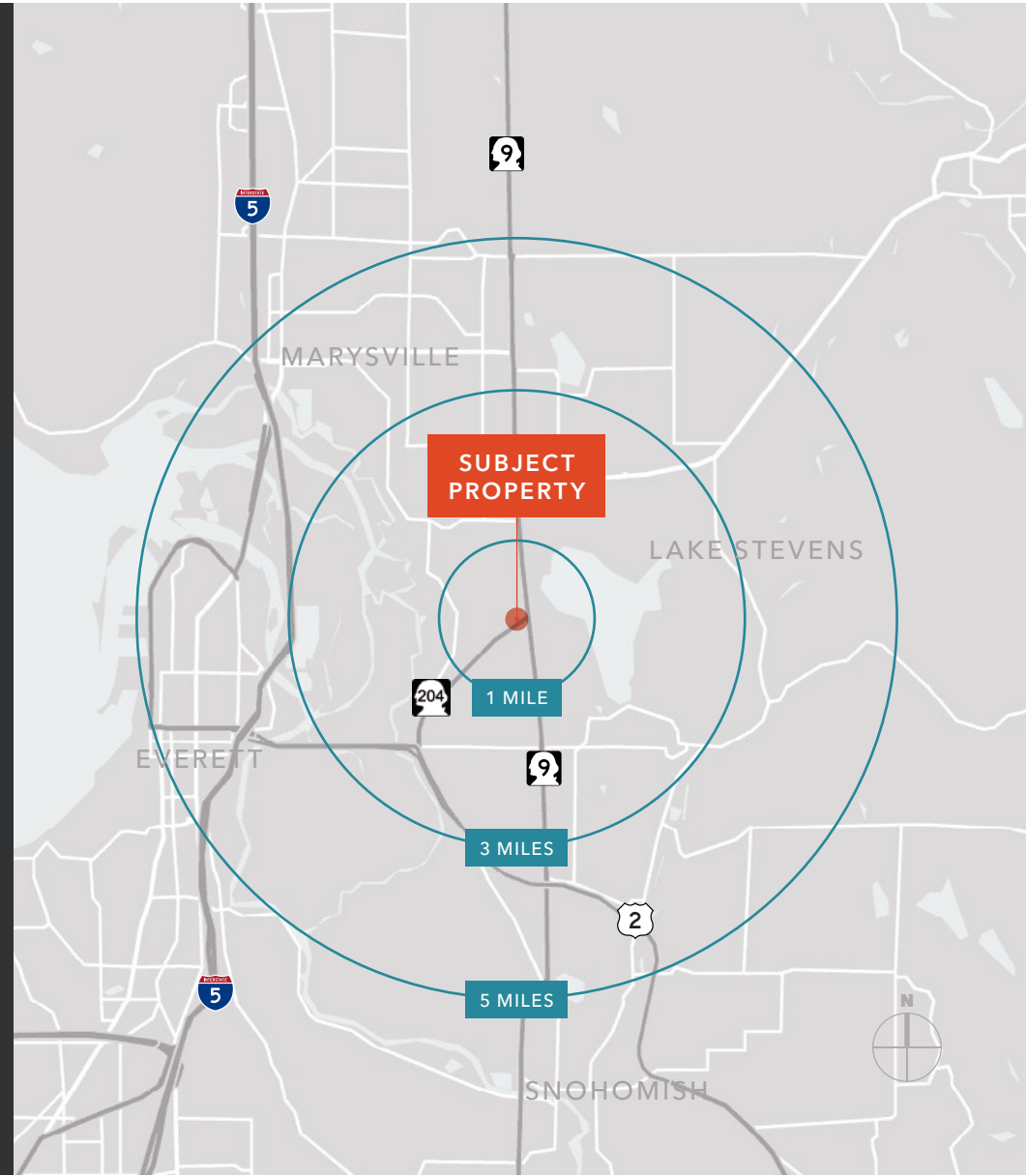
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	34.7	35.3	37.1
% FEMALE	50.6%	49.5%	49.3%
% MALE	49.4%	50.5%	50.7%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2023 MEDIAN	\$110,067	\$117,376	\$105,455
2028 MEDIAN PROJECTED	\$112,450	\$120,169	\$108,153
2023 AVERAGE	\$140,079	\$141,510	\$128,898
2028 AVERAGE PROJECTED	\$138,093	\$140,310	\$130,431

Data Source: ©2023, Sites USA





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