

Gable Building

2912 Hewitt Ave
Everett, WA 98201

\$3M
PRICE

4.63%
CAP RATE

\$138.85K
NOI



Aaron Zehm

Broker

206-999-3724 (Mobile)

azehm@windermere.com

Windermere Real Estate HLC

13901 NE 175th ST

Woodinville, WA

425-483-5100

thezehmteam.com



Gable Building

2912 Hewitt Ave
Everett, WA 98201

PRICE
\$3,000,000

CAP RATE
4.63%

NOI
\$138,850

CONTENTS

3 Executive Summary

4 Investment Highlights

5 Location Highlights

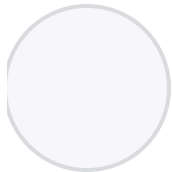
10 Valuation Summary

11 Market Overview

12 Demographics

13 Closing

PRESENTED BY



Aaron Zehm

Broker

206-999-3724

azehm@windermere.com

Lic # 98322

Windermere Real Estate HLC


13901 NE 175th ST
Woodinville, WA
425-483-5100
thezehmteam.com




Executive Summary

2912 Hewitt Ave · Everett, WA 98201

 PRICE
\$3,000,000

 CAP RATE
4.63%

 NOI
\$138,850

- Windermere Real Estate is pleased to present the Gable Building, an exceptional mixed-use investment opportunity. This distinctive property comprises five fully leased retail spaces, two leased apartments, and 36 studio units, of which approximately 85% are occupied. The offering includes three buildings and an adjoining vacant lot, providing investors with substantial value-add potential through redevelopment, rent optimization, and the strategic repositioning of the studio units to alternative or higher uses




PROPERTY DATA

| | |
|--------------------|---|
| Year Built | 1910, 1904, 1896, |
| Frontage on Hewitt | 132 Ft |
| Total Land | 21.277 SQFT |
| Parcel ID | 00593669500500, 00593669500400, 00593669500100, 00593669502902 |
| Zoning Type | Commercial |
| Zoning | Mixed Urban |
| Heigh Restrictions | 6 Stories |
| County | Snohomish |

Investment Highlights

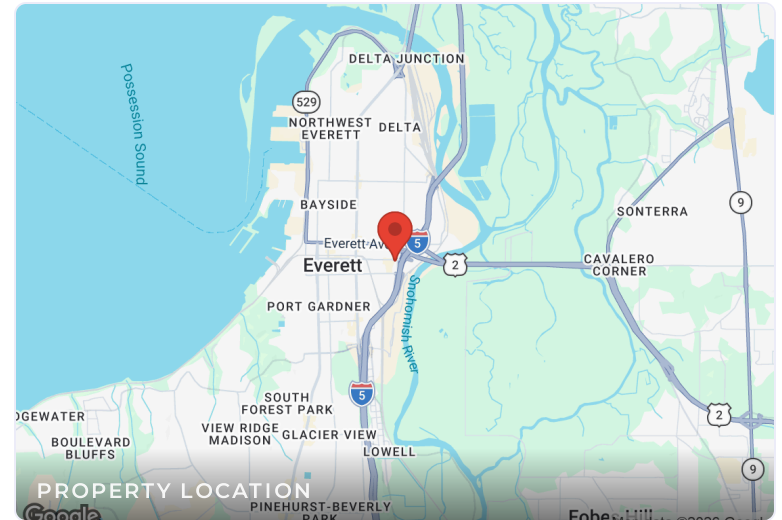
- 5 Fully leased commercial spaces
- 3 Long term tenants
- Good mix of tenants both residential and commercial
- Great location at the corner of Hewitt and Maple
- Next to Kaiser building
- Quick access to I-5 and HWY 2

KEY METRICS

| | |
|--|--------------------------|
|  Asking Price | \$3,000,000 |
|  Occupancy | 85% |
|  Year Built | 1910, 1904, 1896, |

Location Highlights

- Excellent Visibility from Hewitt Ave and Surrounding Businesses.
- Located on Hewitt Ave, a major thoroughfare and premier location in the submarket.
- Access to I-5 and HWY 2
- Highly visible location



LOCATION

| | |
|----------------|--|
| City | Everett |
| State | Washington |
| Zip Code | 98201 |
| APN / Parcel # | 00593669500500, 00593669500400, 00593669500100, 00593669502902 |
| Coordinates | 47.978801, -122.191669 |

TRANSIT

| | |
|-----------------|--------|
| Everett | 0.4 mi |
| Everett Transit | 0.3 mi |
| Everett Transit | 0.4 mi |

AIRPORTS

| | |
|--|---------|
| Port of Seattle | 26.3 mi |
| Paine Field | 6.4 mi |
| King County International Airport - Boeing Field | 31.0 mi |

HIGHWAYS

| | |
|----------------------|--------|
| I 5 | 143 ft |
| US 2 | 0.4 mi |
| Stevens Pass Highway | 2.3 mi |
| Boeing Freeway | 4.1 mi |



KAISER PERMANENTE

HEWITT AVE #400

LEFT TURN
YIELD
ON GREEN

DO NOT
BLOCK
YOU





Gallery Page 1



Valuation Summary

INVESTMENT OVERVIEW

\$3,000,000

ASKING PRICE

4.63%

CAP RATE

\$138,850

NET OPERATING INCOME

85.0%

OCCUPANCY

KEY METRICS

| | |
|-------------------|--------|
| Est. GRM | 14.04x |
| Number of Tenants | 36 |

Market Overview

Incorporation Date 5/3/1893

Everett, Washington is a dynamic waterfront city 25 miles north of Seattle, offering a blend of vibrant urban amenities and stunning Puget Sound scenery. Home to more than 110,000 residents, Everett features a lively historic downtown, a bustling marina, renowned aerospace and maritime industries, and year-round arts, sports, and family-friendly events—making it an appealing place to live, work, and play

KEY FACTS

| | |
|------------|------------------|
| Population | 7,838 |
| Area | 48.3 sq mi |
| Elevation | 7 ft |
| Time Zone | UTC-08:00 |
| County | Snohomish County |
| State | Washington |

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

| | |
|------------------|-----------------|
| Population | 13,365 |
| Median HH Income | \$67,488 |
| Households | 6,272 |

3-MILE RADIUS

| | |
|------------------|-----------------|
| Population | 51,530 |
| Median HH Income | \$82,782 |
| Households | 21,945 |

5-MILE RADIUS

| | |
|------------------|-----------------|
| Population | 135,620 |
| Median HH Income | \$98,158 |
| Households | 52,272 |

Source: ESRI / ArcGIS Business Analyst

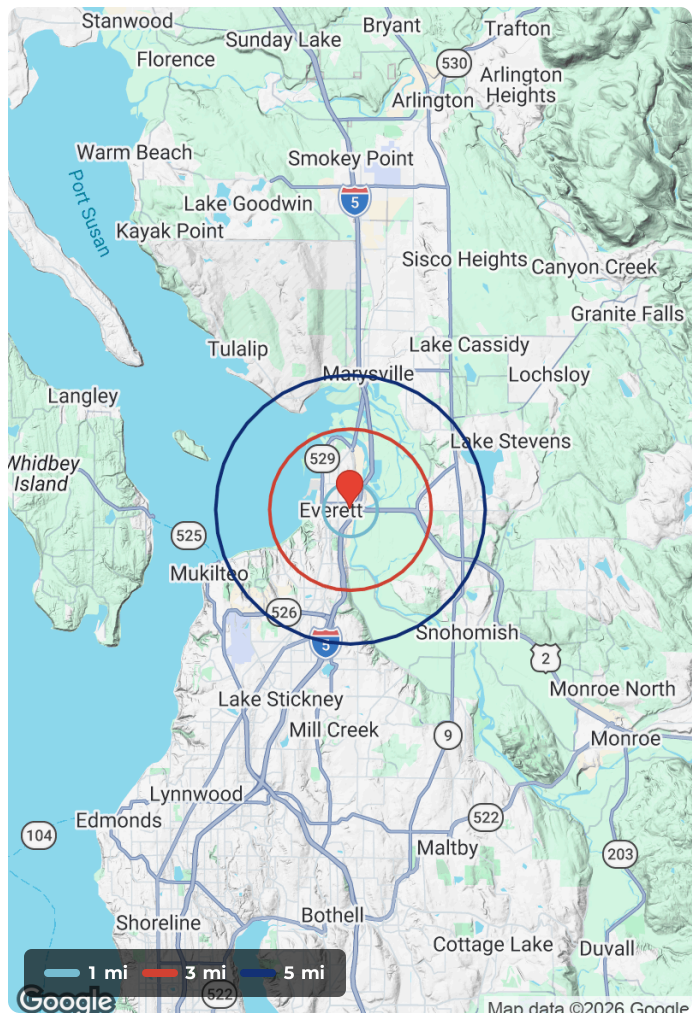
Demographics (Detail)

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|---------|
| 2000 Population | 11,623 | 44,436 | 99,433 |
| 2010 Population | 12,027 | 44,986 | 112,614 |
| 2025 Population | 13,365 | 51,530 | 135,620 |
| 2030 Population | 13,806 | 53,435 | 140,675 |
| 2025-2030 Growth Rate | 0.65 % | 0.73 % | 0.73 % |
| 2025 Daytime Population | 26,948 | 67,378 | 137,342 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|--------|--------|--------|
| 2000 Total Households | 4,929 | 17,538 | 37,598 |
| 2010 Total Households | 4,966 | 18,374 | 43,072 |
| 2025 Total Households | 6,272 | 21,945 | 52,272 |
| 2030 Total Households | 6,519 | 22,859 | 54,316 |
| 2025 Avg. Household Size | 2.06 | 2.27 | 2.56 |
| 2025 Owner Occupied Housing | 2,125 | 10,574 | 30,936 |
| 2030 Owner Occupied Housing | 2,280 | 11,303 | 32,985 |
| 2025 Renter Occupied Housing | 4,147 | 11,371 | 21,336 |
| 2030 Renter Occupied Housing | 4,239 | 11,556 | 21,331 |
| 2025 Vacant Housing | 439 | 1,083 | 1,967 |
| 2025 Total Housing | 6,711 | 23,028 | 54,239 |

| 2025 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|-----------------|------------------|------------------|
| less than \$15,000 | 865 | 2,111 | 3,489 |
| \$15,000-\$24,999 | 560 | 1,518 | 2,369 |
| \$25,000-\$34,999 | 489 | 1,284 | 2,496 |
| \$35,000-\$49,999 | 539 | 1,815 | 3,798 |
| \$50,000-\$74,999 | 930 | 3,250 | 7,850 |
| \$75,000-\$99,999 | 851 | 2,672 | 6,513 |
| \$100,000-\$149,999 | 975 | 3,859 | 10,382 |
| \$150,000-\$199,999 | 585 | 2,719 | 7,244 |
| \$200,000 or greater | 478 | 2,716 | 8,132 |
| Median HH Income | \$67,488 | \$82,782 | \$98,158 |
| Average HH Income | \$87,014 | \$109,137 | \$122,787 |

| | |
|-------------------------------------|-----------------------------------|
| \$67,488 MEDIAN HH INCOME | \$87,014 AVG HH INCOME |
| 33.9% OWNER OCCUPIED | 66.1% RENTER OCCUPIED |
| 6.5% VACANCY RATE | 0.65 % 2025-2030 GROWTH |



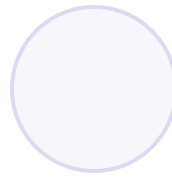
Source: ESRI / ArcGIS Business Analyst

Gable Building

2912 Hewitt Ave , Everett, WA, 98201



FOR MORE INFORMATION



Aaron Zehm

Broker

206-999-3724

azehm@windermere.com

Lic# 98322

Windermere Real Estate HLC

13901 NE 175th ST

Woodinville, WA

425-483-5100 thezehmteam.com

DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from WINDERMERE REAL ESTATE HLC and it should not be made available to any other person or entity without the written consent of WINDERMERE REAL ESTATE HLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to WINDERMERE REAL ESTATE HLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. WINDERMERE REAL ESTATE HLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, WINDERMERE REAL ESTATE HLC has not verified, and will not verify, any of the information contained herein, nor has WINDERMERE REAL ESTATE HLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE WINDERMERE REAL ESTATE HLC ADVISOR FOR MORE DETAILS.