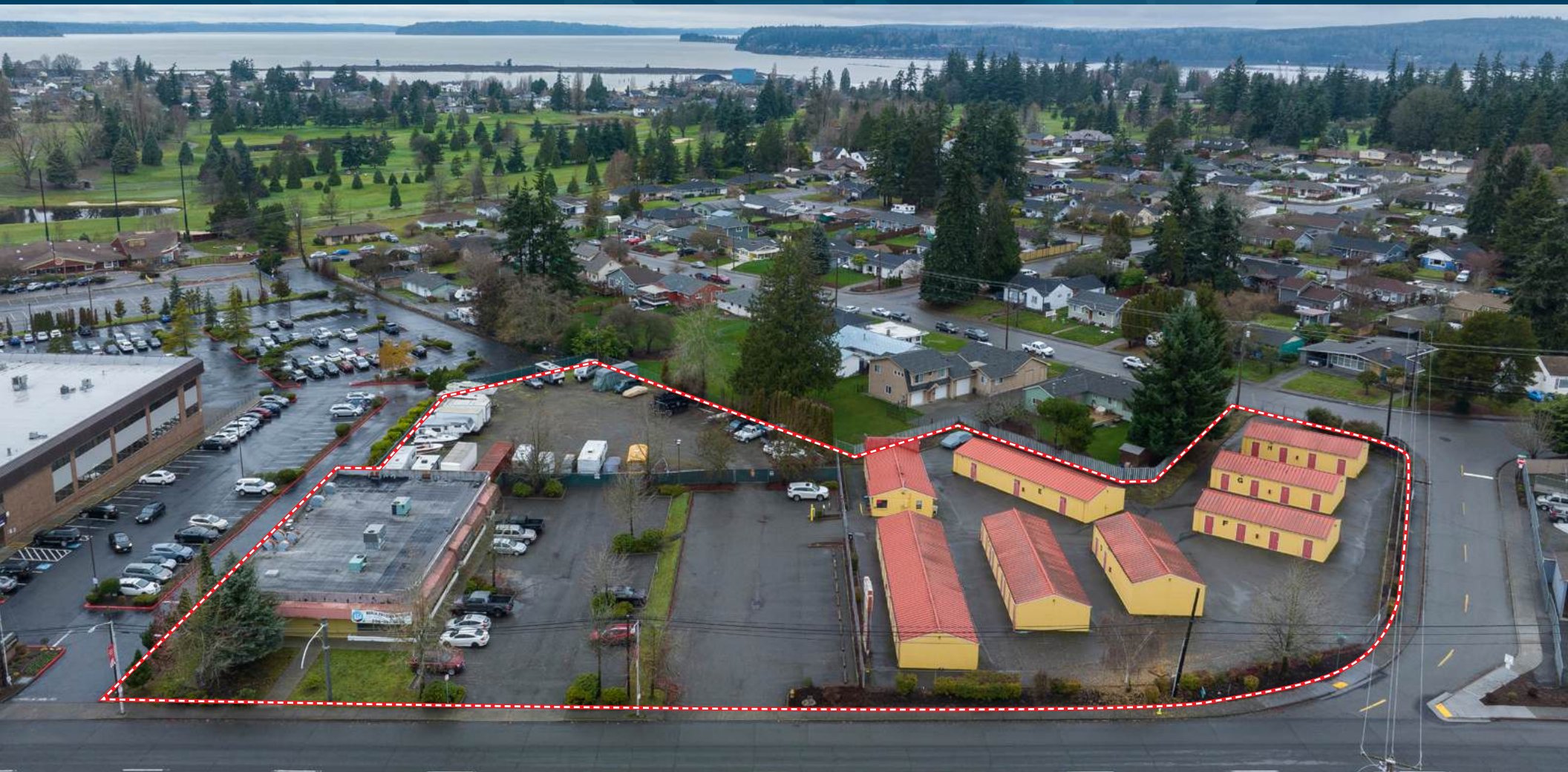


# NORTH EVERETT DEVELOPMENT SITE

OFFERING MEMORANDUM

810-820 N BROADWAY | EVERETT WA 98201



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All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.



# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

Neil Walter Company has been selected to exclusively market the sale of the property located at 810-820 North Broadway in Everett, WA. The development site is 2.12 acres zoned Mixed Urban (MU) with more than 350 feet of street frontage along North Broadway. The North Broadway corridor in Everett is in the midst of a significant upzoning process which will increase the allowable building height for this property. The property is in close proximity to Everett Community College, Washington State University Everett, and near Providence Regional Medical Center among others. Together, Everett Community College and Washington State University Everett have a total student and staff population exceeding 9,000, while the nearby Providence Regional Medical Center employs over 3,000 staff and physicians.

## THE OFFERING

Property Address	810-820 N Broadway, Everett, WA 98201
Price	\$5,195,000
Square Feet	92,367
Price/SF	\$56
Lot Size	2.12 Acres
Price/Acre	\$2,452,830
APN	29051700213900
Frontage	Approx. 350' on N. Broadway
Type of Ownership	Fee Simple
Zoning	Mixed Urban (MU)

Click or Scan



For Zoning Info.

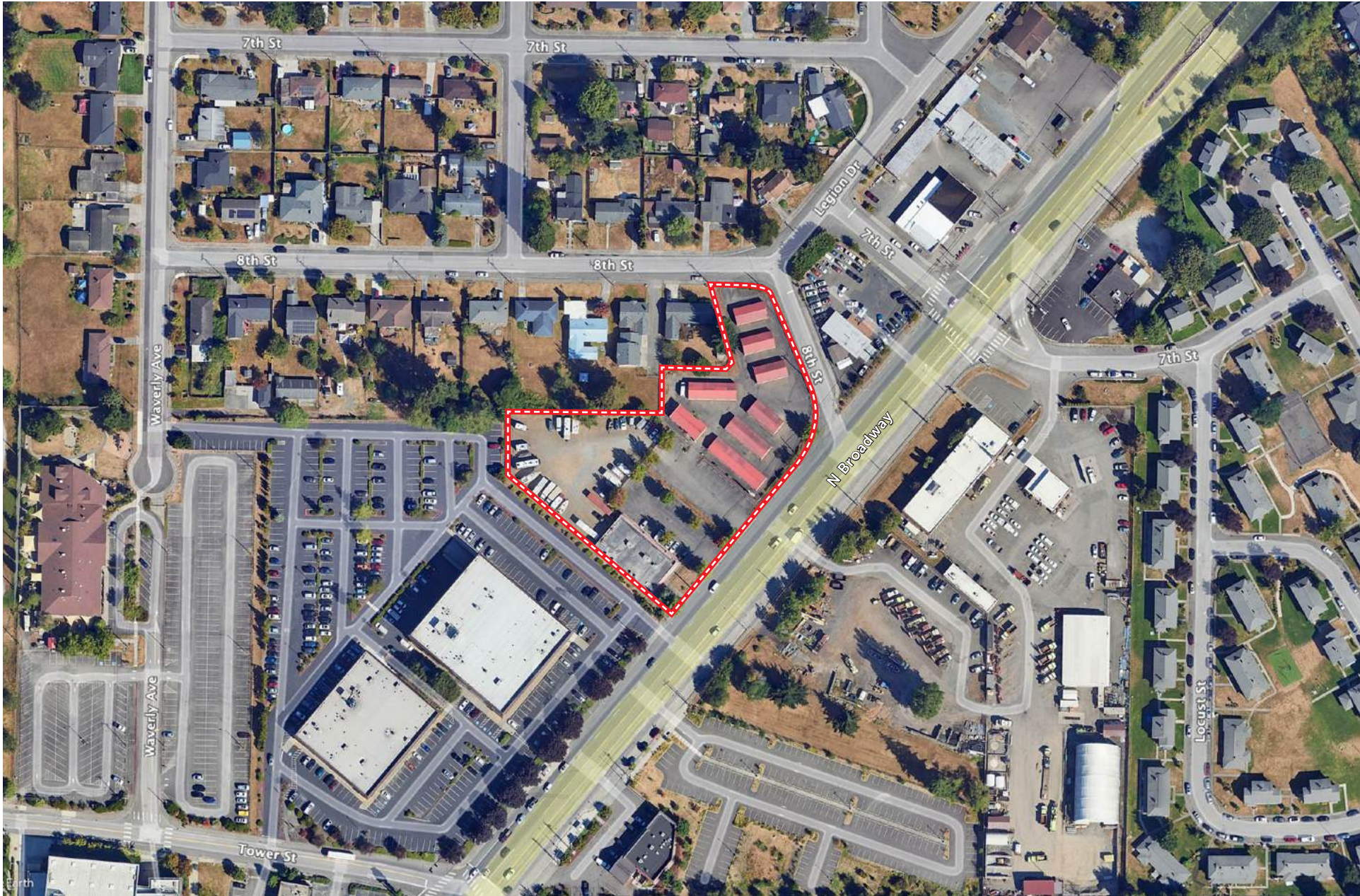


# PROPERTY PHOTOS





# AERIAL

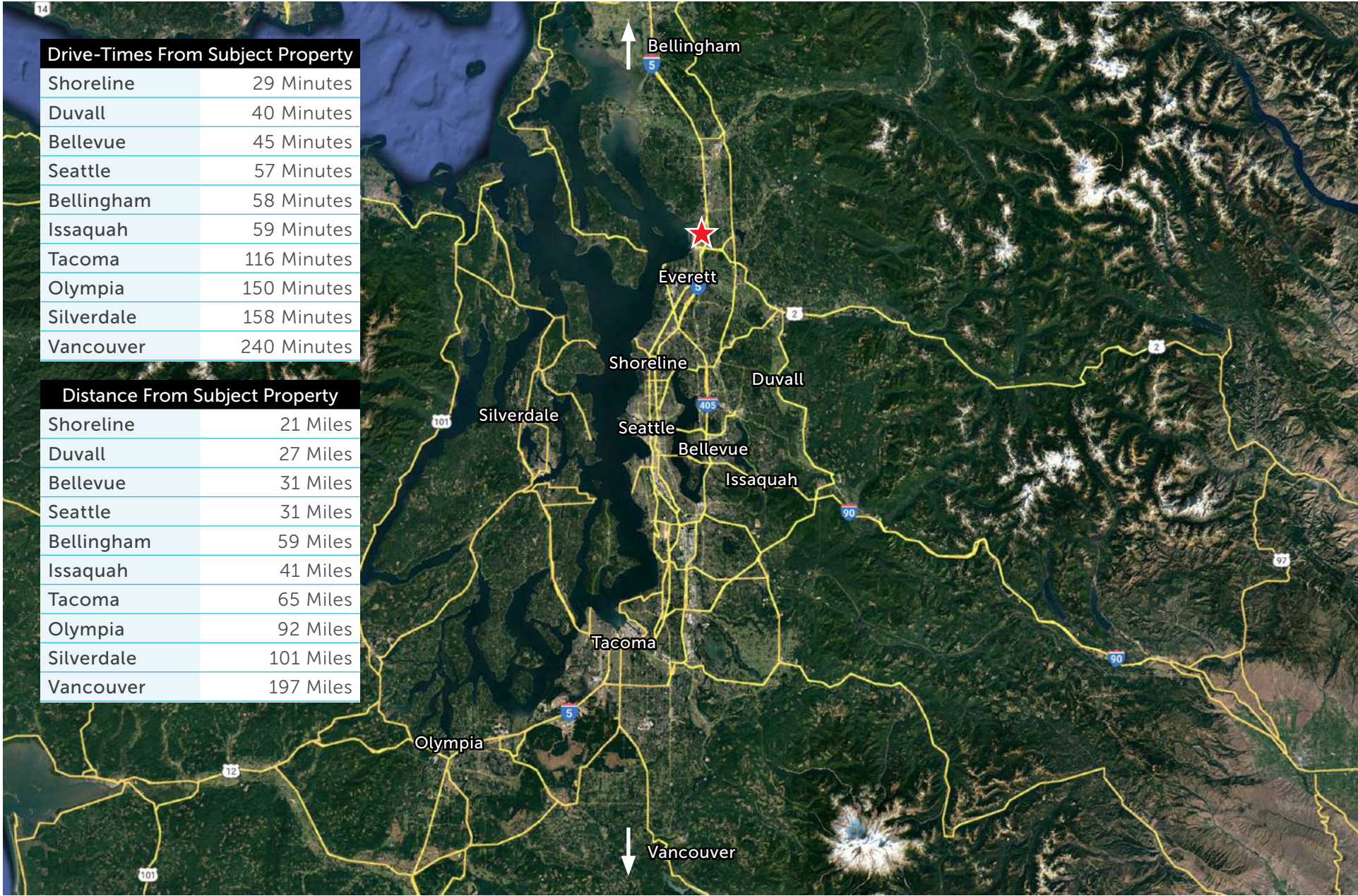


# TENANTS IN THE NEIGHBORHOOD





# DRIVE-TIME MAP



# LOCATION OVERVIEW

As the largest city in Snohomish County, Everett is home to a diverse population of over 110,000 residents. Situated 25 miles north of Seattle, the city lies between Port Gardner Bay and the Snohomish River. North Everett’s charming historic downtown offers a lively arts, culture, and music scene, along with an array of dining options, pubs, breweries, and the Angel of the Winds Arena. Year-round, the city hosts family-friendly festivals and events that attract both locals and visitors.

Everett is known for its commitment to education, with top-tier institutions serving students from preschool through college. Paine Field Airport, which began commercial service in 2019, provides 24 daily flights to destinations along the West Coast and beyond. The Port Gardner waterfront is home to the Naval Station and the Port of Everett, adding to the city’s strategic importance.

In Northwest Everett, Providence Regional Medical Center and a new branch of Seattle Children’s Hospital offer advanced healthcare, including more than 15 pediatric sub-specialties.

In addition to its rich cultural and economic landscape, Everett is a gateway to outdoor adventure. The city is surrounded by natural beauty, offering easy access to the Cascade and Olympic mountain ranges, as well as Puget Sound. Residents and visitors alike enjoy hiking, boating, and exploring the area’s parks and trails, making Everett a haven for outdoor enthusiasts.

The City of Everett operates under a mayor-council form of government, with an elected mayor and seven city council members. Five council members represent individual geographical districts, while two serve at-large, representing the entire city. With 1,200 employees, the city delivers a full range of municipal services, including police, fire, emergency medical services, street maintenance, planning and zoning, libraries, parks and recreation, and general administrative services.

**BOEING’S EVERETT FACILITY**

Boeing’s Everett facility is the world’s largest manufacturing building by volume, where the iconic 747, 767, 777, and 787 airplanes are produced. The site employs over 30,000 people, making it a critical hub for aerospace innovation and production.

**EVERETT MARINA**

The Everett Marina is the largest public marina on the West Coast, offering 2,300 slips. The Port of Everett provides a wide range of amenities, including guest moorage, boatyard services, haul-out facilities, restaurants, sailing associations, Jetty Island information, and yacht clubs.

**CITY OF EVERETT**

Everett is home to a variety of family-friendly attractions, including Boeing’s Future of Flight Factory, the Schack Art Center, Angel of the Winds Arena, High Trek Adventures, and the Imagine Children’s Museum.





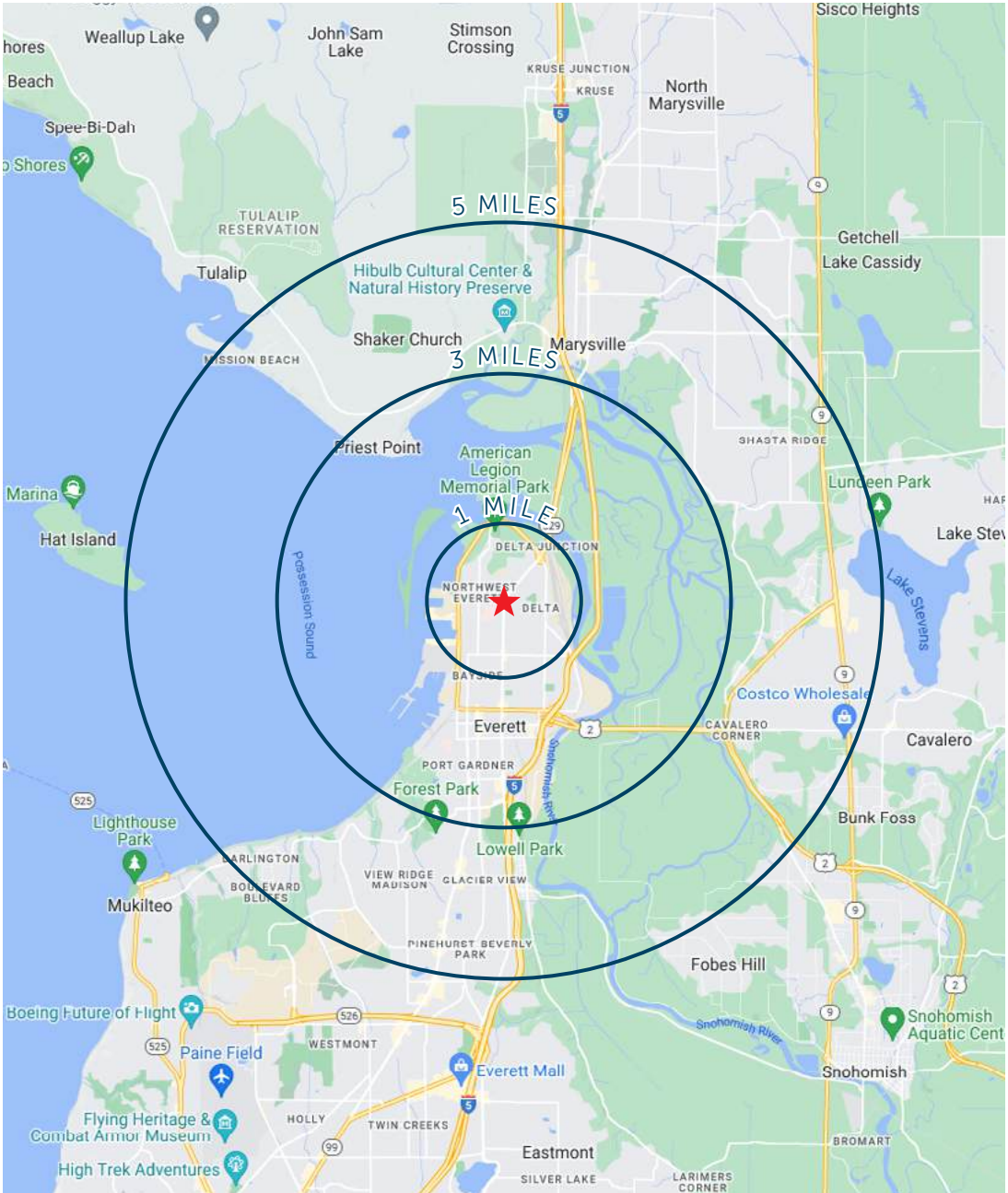
TOP 20 EMPLOYERS



COMPANY/CORPORATION	EMPLOYEES
Boeing	35,000
Providence Regional Medical Center	5,000
EvergreenHealth	3,500
Tulalip Resort Casino	3,500
Edmonds School District	3,000
Naval Station Everett	2,900
Premera Blue Cross	2,871
Snohomish County Government	2,800
Everett School District	2,400
Swedish Medical Center Edmonds	1,500
Goodrich Corporation (Collins Aerospace)	1,500
City of Everett	1,200
Snohomish County PUD	1,200
Fluke Corporation	1,200
Funko	1,000
UPS and FedEx	1,000
Community Transit	900
Paine Field Airport	±400
WSDOT	±350
Safeway/Albertsons	±350

DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
2027 Projection	10,386	36,240	128,284
2022 Estimate	10,315	35,266	121,765
2010 Census	9,766	32,479	105,865
2000 Census	10,631	31,289	91,624
Current Daytime Population	14,913	56,475	119,018
HOUSEHOLDS	1 MILE	2 MILES	3 MILES
2027 Projection	4,581	15,570	50,059
2022 Estimate	4,483	14,877	47,072
2010 Census	4,161	13,109	40,115
2000 Census	3,809	12,081	34,399
HOUSEHOLDS BY INCOME	1 MILE	2 MILES	3 MILES
\$150,000 or more	10.2%	11.0%	14.7%
\$100,000 - \$149,999	14.3%	13.7%	20.2%
\$75,000 - \$99,999	9.4%	12.5%	15.3%
\$50,000 - \$74,999	13.6%	16.4%	16.9%
\$35,000 - \$49,999	9.3%	10.6%	9.7%
Under \$35,000	43.2%	35.8%	23.3%
Average Household Income	\$76,500	\$80,613	\$95,710
Median Household Income	\$45,852	\$54,752	\$75,354
Per Capita Income	\$33,903	\$35,431	\$37,481
POPULATION PROFILE	1 MILE	2 MILES	3 MILES
2022 Estimate Total Population	10,315	35,266	121,765
Under 20	26.1%	20.8%	25.1%
20 to 34 Years	21.9%	26.7%	22.7%
35 to 49 Years	17.9%	20.5%	21.4%
50 to 59 Years	11.5%	12.9%	12.5%
60 to 69 Years	10.7%	10.3%	10.0%
Age 70+	11.8%	8.6%	8.4%
Median Age	36.3	36.5	36.4







# NORTH EVERETT DEVELOPMENT SITE

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