



EVERETT MALL PLAZA

EVERETT, WA



CBRE

EVERETT MALL PLAZA

PRICE **BEST OFFER** NOI (YR-1) **\$2,192,532** OCCUPANCY **83.1%** TOTAL GLA **124,268 SF** CAGR **4.39%**



EXECUTIVE SUMMARY

Everett Mall Plaza is a value-add opportunity (83% occupied) located at the most premium intersection in the submarket with superior exposure along Everett's most active retail corridor – Everett Mall Way (41,000+ cars per day). The submarket is dominated by the 670,000 square foot Everett Mall (located directly across Everett Mall Way), anchored by Trader Joe's, Burlington, Floor & Décor, Five Below, and ULTA. The mall is undergoing a significant repositioning which will result in an open-air retail configuration with and additional 300 apartment units.

Tenancy at the subject property is currently stable with longstanding tenancies at low rents. The anchor tenants are original: Petco, Michaels, and Red Robin have occupied the property since the 1990's. Petco and Michaels recently executed lease renewals at below-market rents. Leasing activity has been strong with 55,000 square feet leased or renewed in the past 24 months.

The property's premium location uniquely positions Everett Mall Plaza for continued lease-up and capital upgrades. The existing rents are near the bottom of the submarket range. Capital investment including facades, exterior paint, landscaping, signage, and drive aisles could increase rents and drastically improve tenant appeal.



ADDRESS	1201-1505 Everett Mall Way
CITY/STATE/ZIP	Everett, WA 98208
TOTAL GLA	124,268 SF
OCCUPANCY	83.1%
SITE SIZE (ACRES)	10.29 AC
YEARS BUILT	1985 - 1988
PARKING	4.7 : 1
ZONING	MU - Mixed Urban

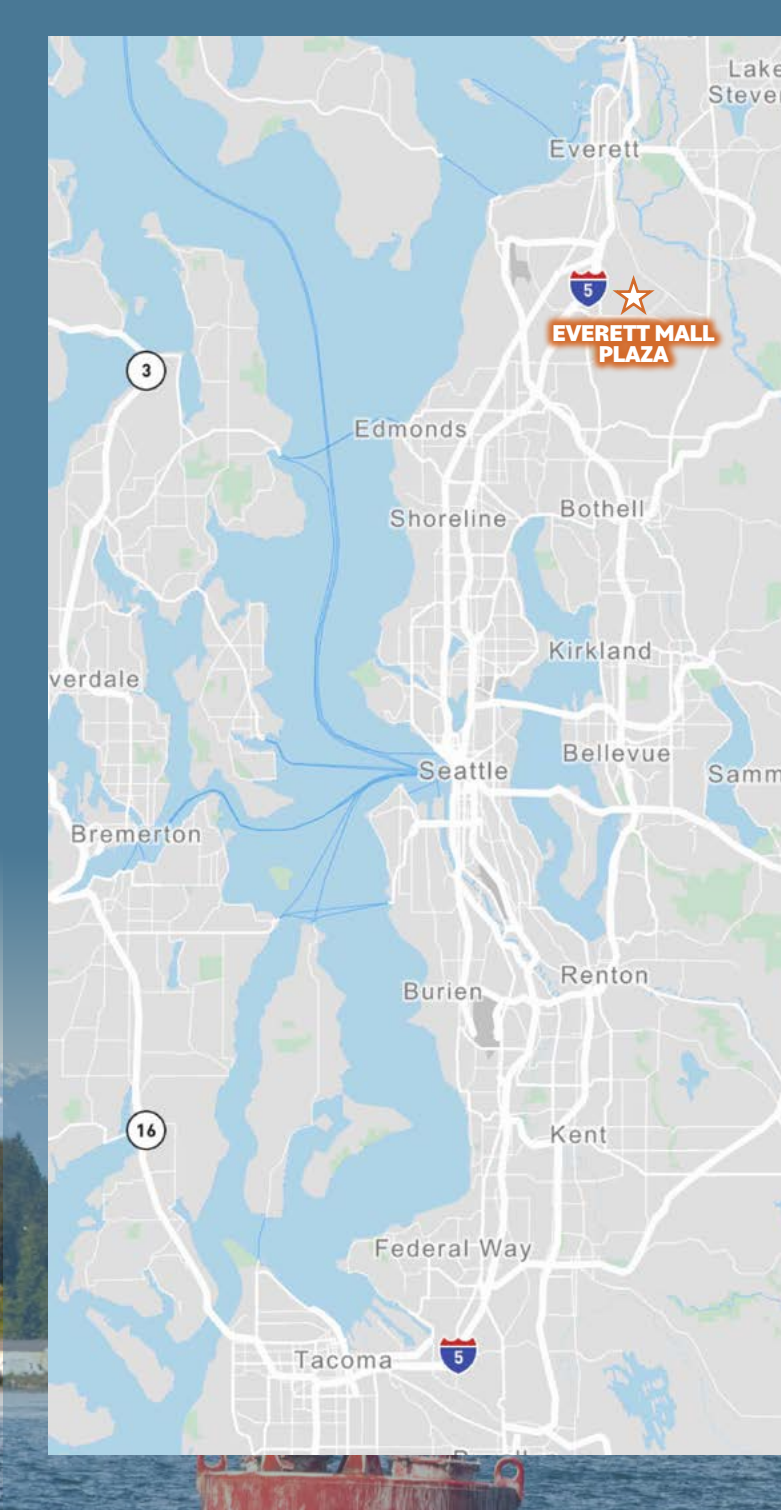
EVERETT, WA

The history and growth of Everett are closely intertwined with Boeing. Beginning in the 1960s, the city expanded rapidly alongside Boeing's manufacturing operations. Boeing's Everett Factory is the largest manufacturing building in the world (4.3 million SF). The facility produced several wide-body aircraft programs, including the 747, 767, 777/777X, and 787. While 787 production was consolidated in South Carolina in the early 2020s, Everett remains a critical hub for Boeing's wide-body manufacturing. Today, the facility employ 30,000-35,000 workers, many of whom live in the surrounding area. This population growth drove early commercial development, including the construction of Everett Mall in the late 1960s.

Although Boeing remains Everett's largest employer, the local economy has diversified over time. The downtown core is anchored by Providence Regional Medical Center, formed through the merger of Providence Hospital and Everett General. Today, the medical center is one of the region's largest healthcare providers, employing 3,000+ staff and physicians.

Another key employment driver is Naval Station Everett. Opened in 1994, the facility supports 6,000+ of active-duty personnel, plus thousands more dependents and contractors.

Residential uses surround the city, while commercial uses are concentrated along Everett Mall Way and in Everett's downtown core. The downtown core hosts primarily smaller boutique shoppes, while Everett Mall Way is home to all the major retailers, centered around Everett Mall.



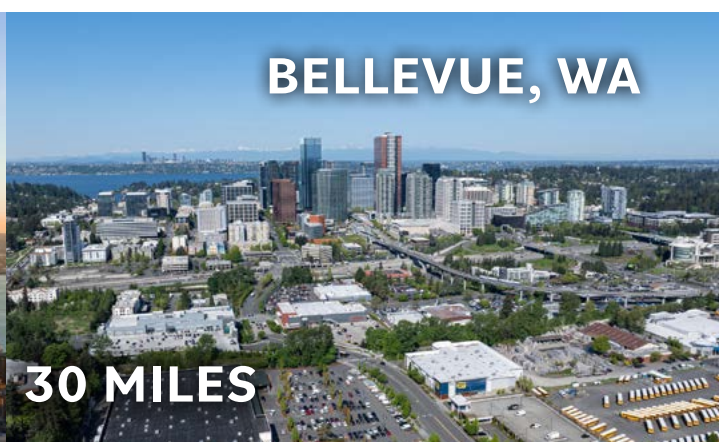
SNOHOMISH COUNTY TOP EMPLOYERS

Company	Business Line	Total
The Boeing Company	Aircraft Manufacturing	29,630
Providence Regional Medical Center	Health Care	7,350
The Everett Clinic	Health Care	6,951
Naval Station Everett	U.S. Navy Base	4,300
The Tulalip Tribes	Gaming, Real Estate,	3,413
Washington State Government	State Government	3,319
Snohomish County Government	County Government	2,877
Edmonds School District	School District	2,850
Everett Public Schools	School District	2,533



SEATTLE, WA

20 MILES



BELLEVUE, WA

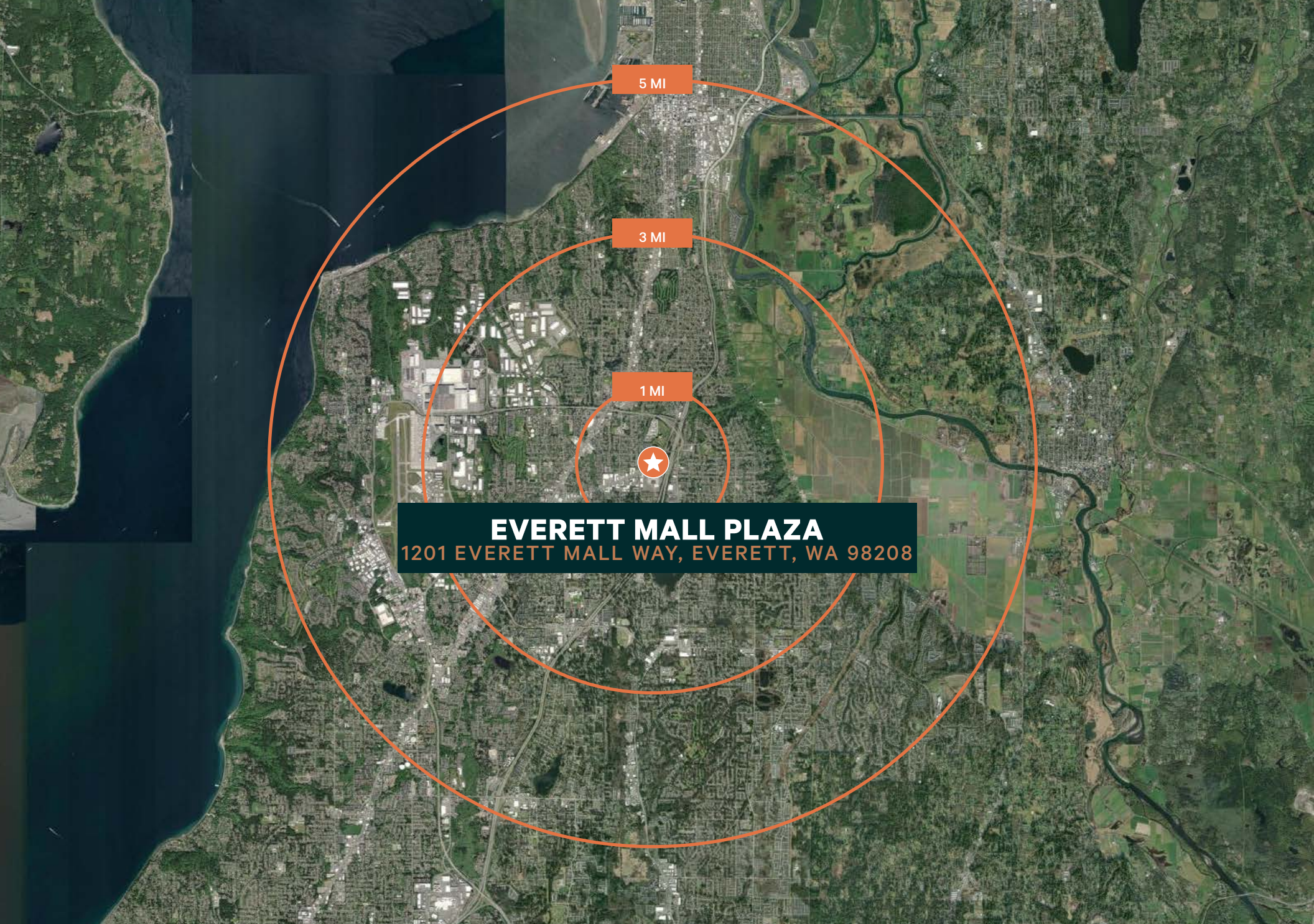
30 MILES



TACOMA, WA

62 MILES

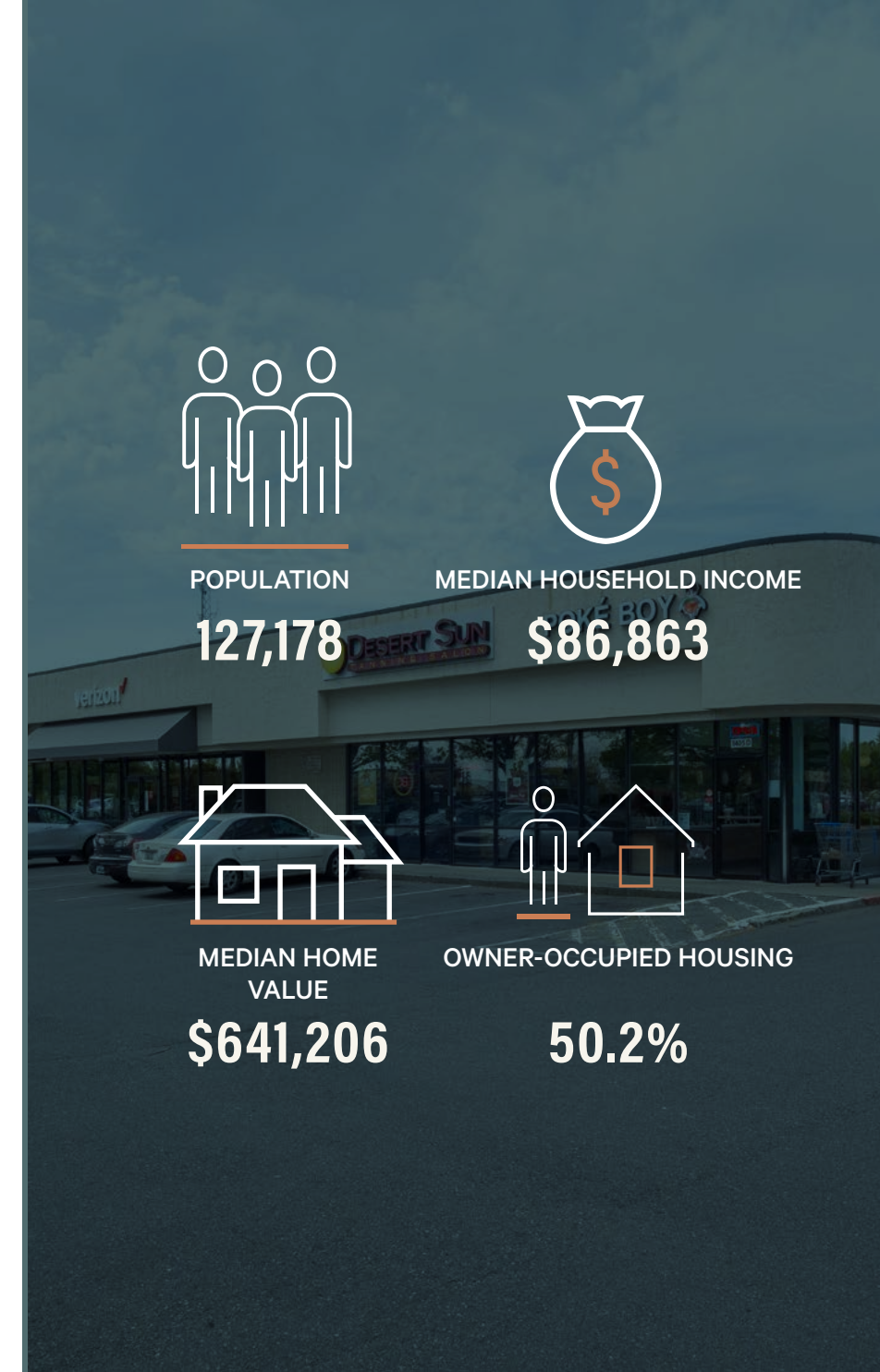




EVERETT MALL PLAZA
 1201 EVERETT MALL WAY, EVERETT, WA 98208

DEMOGRAPHICS

DRIVING DISTANCE	1 MILE	3 MILE	5 MILE
POPULATION			
2025 Population	16,785	127,178	268,578
2030 Population - Projection	17,221	130,391	277,495
GENERATIONS			
Generation Alpha (Born 2017 or Later)	1,839	14,471	29,661
Generation Z (Born 1999-2016)	3,790	29,123	58,975
Millennials (Born 1981-1998)	4,600	35,118	73,966
Generation X (Born 1965-1980)	3,217	23,892	52,863
Baby Boomers (Born 1946-1964)	2,774	20,690	44,869
Greatest Generation (Born 1945 or Earlier)	566	3,885	8,244
AGE			
2025 Median Age	37.80	37.30	38.30
HOUSEHOLD INCOME			
Average Household Income	\$103,792	\$113,484	\$136,211
Median Household Income	\$81,222	\$86,863	\$105,154
HOUSING VALUE			
Median Home Value	\$624,826	\$641,206	\$756,006
Average Home Value	\$643,483	\$684,019	\$805,828
CLASS OF WORKER			
White Collar	50.1%	54.0%	62.6%
Services	23.3%	19.4%	15.8%
Blue Collar	26.6%	26.6%	21.6%
HOUSING UNITS			
Owner-Occupied Housing	48.0%	50.2%	56.5%
Renter-Occupied Housing	49.2%	46.3%	40.1%



POPULATION
127,178



MEDIAN HOUSEHOLD INCOME
\$86,863



MEDIAN HOME VALUE
\$641,206



OWNER-OCCUPIED HOUSING
50.2%

AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

INVESTMENT ADVISORS

Dino A. Christophilis
Senior Vice President
T: 206 292 6152 | C: 206 595 5752
Lic. 24717
dino.christophilis@cbre.com

Daniel Tibeau
Vice President
T: 206 292 6052 | C: 509 432 3471
Lic. 129383
daniel.tibeau@cbre.com



OFFERING MEMORANDUM

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

EVERETT MALL PLAZA

CBRE