

# 4-Corners Everett

8102/8120 Evergreen Way, Everett, WA



**FOR LEASE**

Up to 126,000 Contiguous SF Available with  
Evergreen Way Frontage and proximity to SR-526

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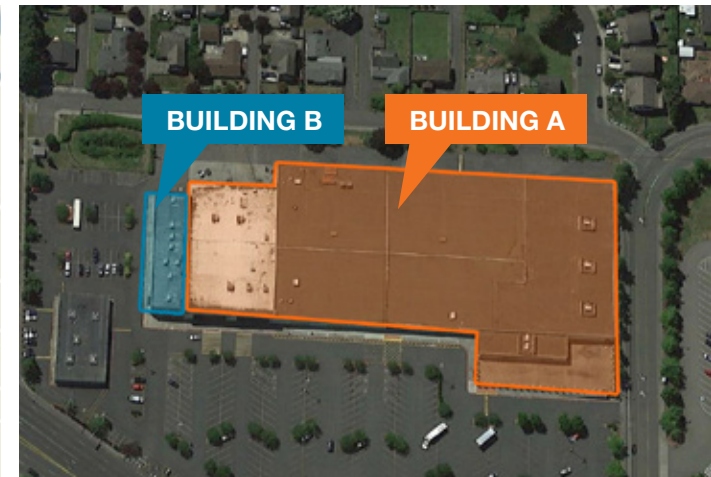
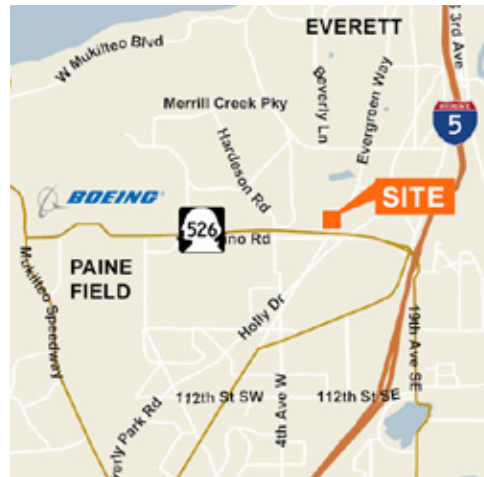
**km** Kidder  
Mathews

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## Features

- AVAILABLE**
- Building A - 8102 Evergreen Way**  
126,000 SF available in big box retail building, on a 10.58 acre site.  
Divisible to ±35,000 SF
  - Building B - 8120 Evergreen Way**  
15,250 SF End-cap building (2 floors) -  
Former Option Care space
- 
- CLEAR HEIGHT** 22' clear height in Building A
- 
- ACCESS/  
TRAFFIC COUNT** Excellent access to SR-526 and I-5,  
less than 2 miles from Boeing
- 37,252 ADT traffic count on Evergreen Way
- 
- SIGNAGE** Monument signage available
- 
- IMPROVEMENTS** Extensive renovations underway
- 
- PARKING** 524 on-site parking stalls



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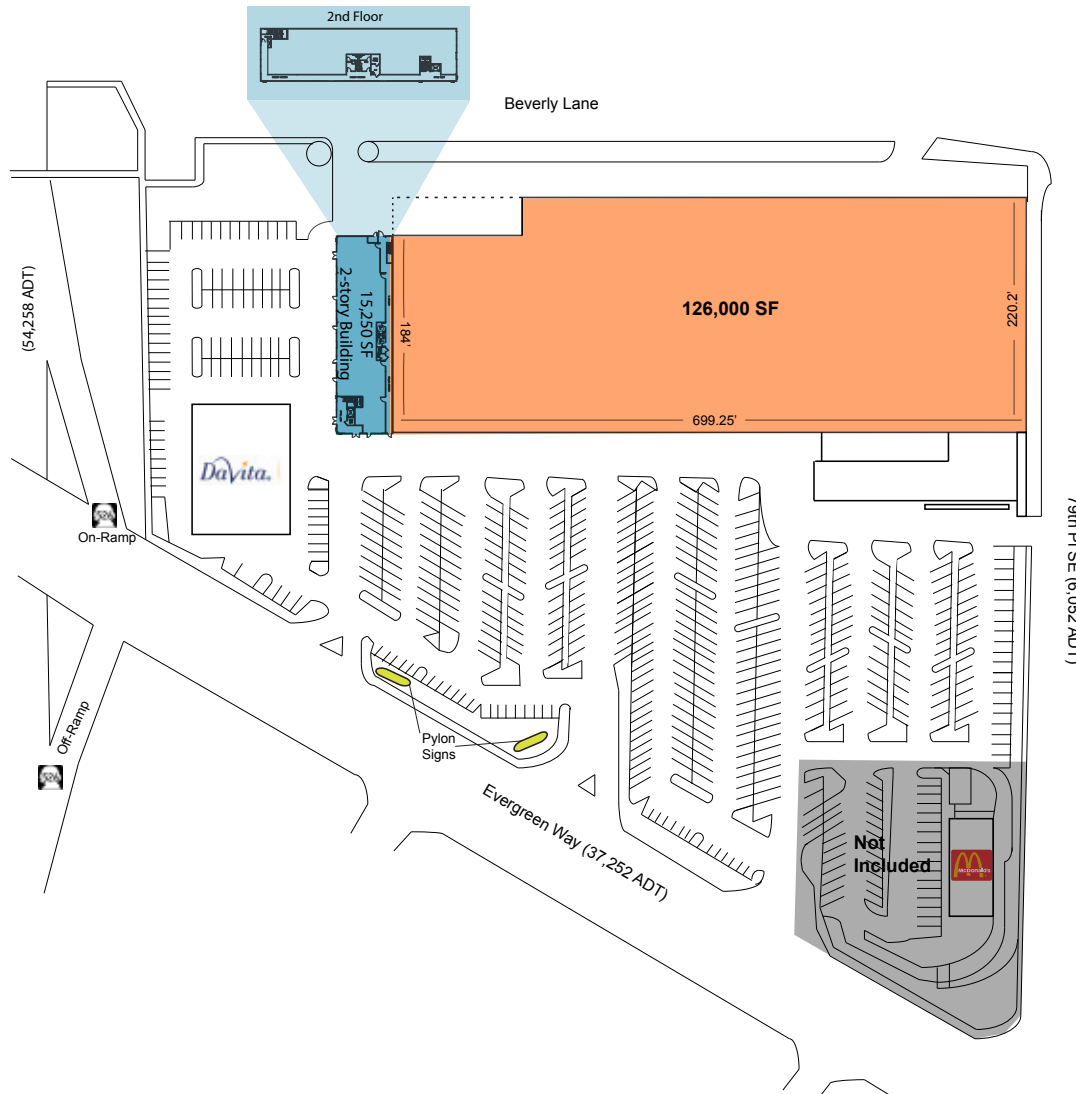


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## Site Plan



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## Demographics

	1 MILE	3 MILE	5 MILE
<b>Population</b>			
2022 Projection	23,351	114,595	237,190
2017 Estimate	21,697	106,285	219,812
2010 Census	20,193	97,791	201,222
Growth 2017-2022	7.62%	7.82%	7.91%
Growth 2010-2017	7.45%	8.69%	9.24%
<b>Households</b>			
2022 Projection	8,883	44,868	92,193
2017 Estimate	8,265	41,624	85,438
2010 Census	7,769	38,399	78,308
Growth 2017-2022	7.48%	7.79%	7.91%
Owner Occupied	3,691	20,756	48,061
Renter Occupied	4,574	20,868	37,377
<b>Households by Household Income</b>			
<\$25,000	2,131	8,469	14,432
\$25,000 - \$50,000	2,203	9,099	15,824
\$50,000 - \$75,000	1,387	7,852	14,893
\$75,000 - \$100,000	1,088	6,681	14,300
\$100,000 - \$125,000	828	3,812	8,940
\$125,000 - \$150,000	329	2,098	5,808
\$150,000 - \$200,000	169	2,031	6,174
\$200,000+	131	1,581	5,069
<b>2017 Avg Household Income</b>	<b>\$60,900</b>	<b>\$74,466</b>	<b>\$87,040</b>
<b>2017 Med Household Income</b>	<b>\$45,304</b>	<b>\$60,024</b>	<b>\$70,852</b>

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