

## RETAIL FOR LEASE

# SILVERLAKE PLAZA

11419 19th Ave SE, Everett, WA 98208



**AVAILABLE SF:** 875-3,464 SF

**LEASE RATE:** \$ 19.00 - \$24.00 / SF Base Rent  
\$ 8.50 Estimated NNNs

**BUILDING SIZE:** 30,029 SF

**YEAR BUILT:** 2004

**CROSS STREETS:** 19th Av SE & 116th St SE

### PROPERTY OVERVIEW

Excellent location on 19th Avenue. Located directly across the street from Silver Lake in Silver Lake Plaza. Approx. 4 miles East of the Boeing Everett Factory and 2 miles South of the Everett Mall. Great office/retail space. 10,792 Total SF available. Good freeway and main arterial access. High traffic counts along SR 527 in both directions. Approx. 29,000 cars per day.

**KW COMMERCIAL**  
7525 28th Street West  
University Place, WA 98466

**MICHAEL ARMANIOUS, CCIM**  
Broker  
O: 253.460.8640  
C: 253.988.6115  
marmanious@kw.com  
WA #18346

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<b>PROPERTY NAME:</b>	Silverlake Plaza
<b>STREET ADDRESS:</b>	11419 19th Ave SE
<b>CITY, STATE, ZIP:</b>	Everett, WA 98208
<b>PROPERTY TYPE:</b>	Retail
<b>ZONING:</b>	B-2 Community Business
<b>YEAR BUILT:</b>	2004



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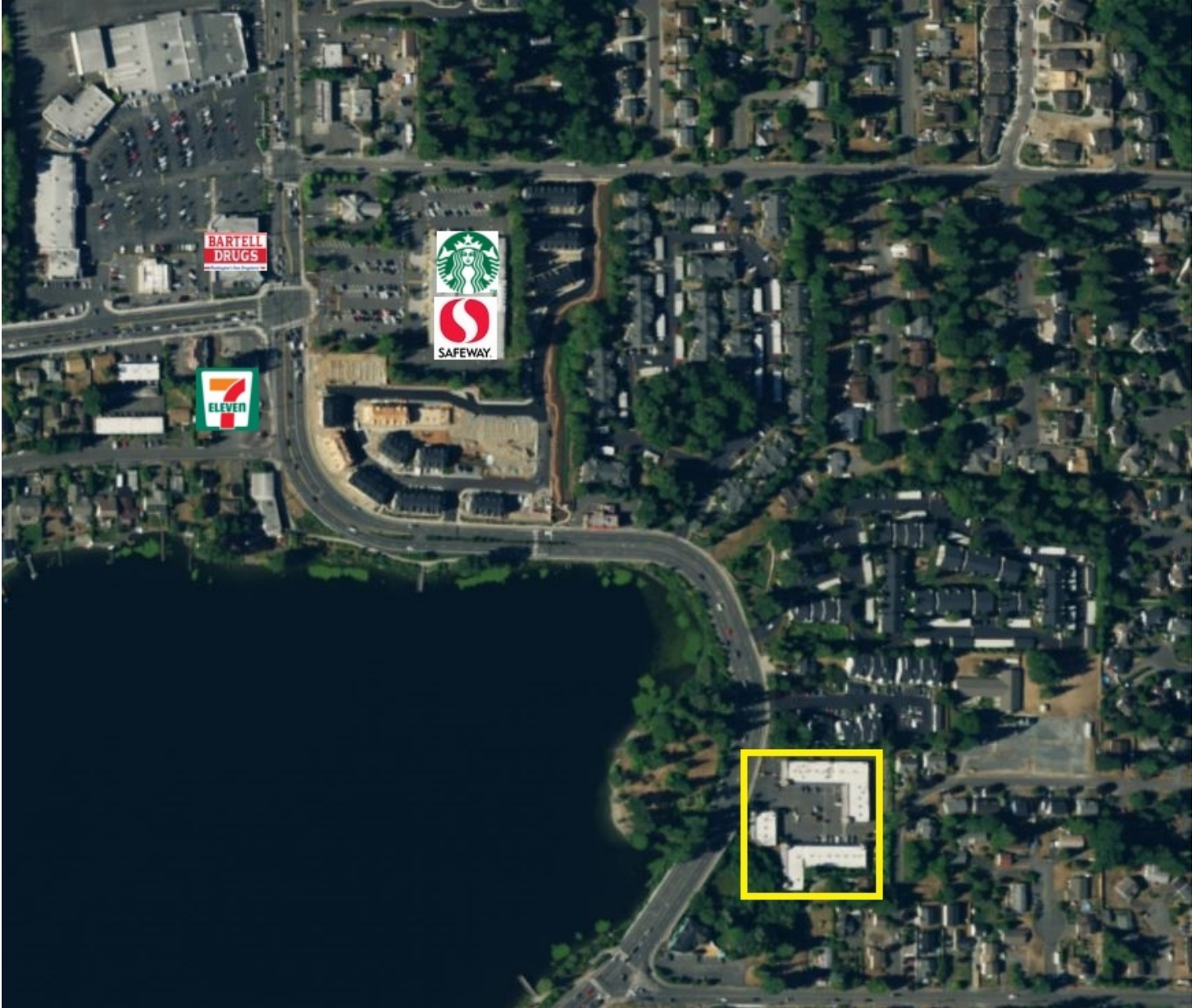
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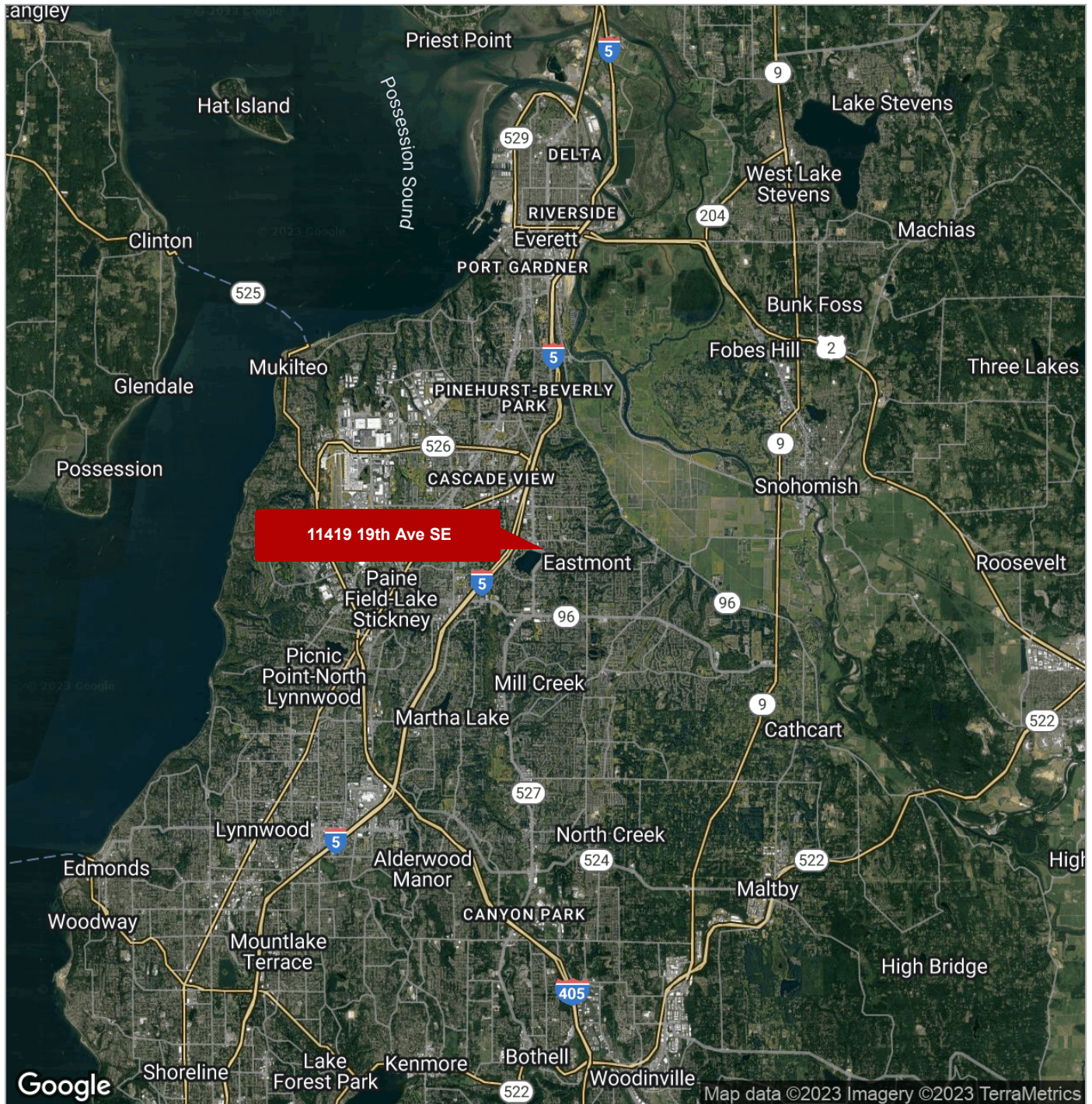
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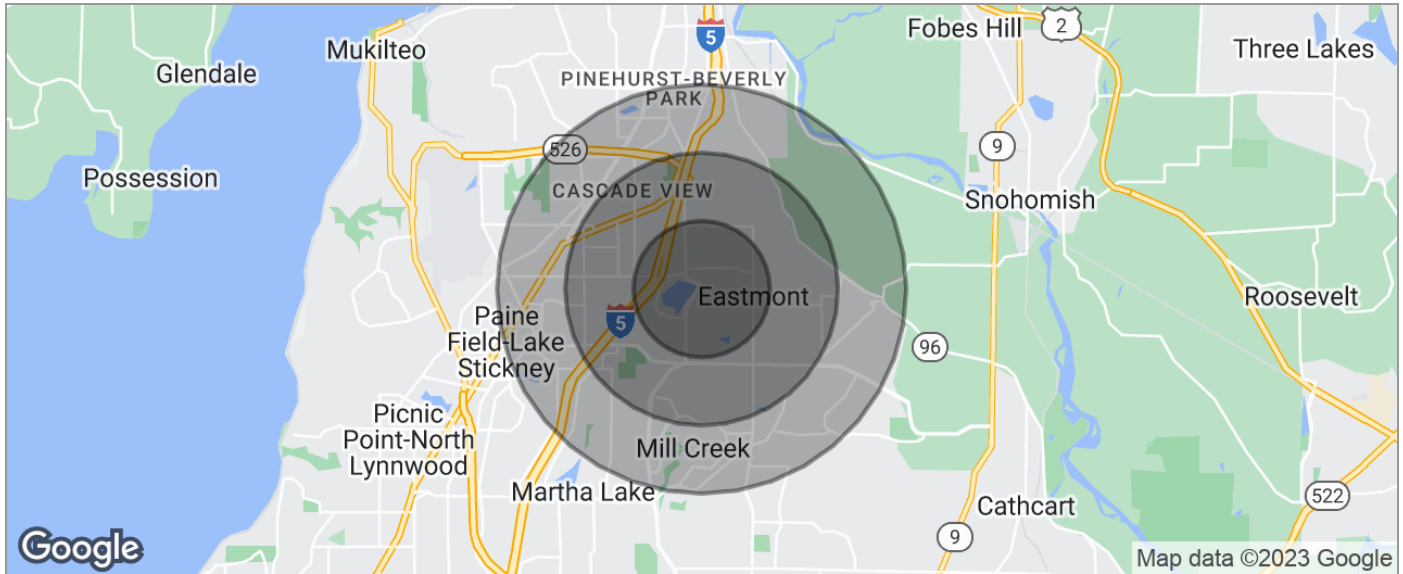
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	14,550	52,801	113,648
MEDIAN AGE	36.3	36.5	35.2
MEDIAN AGE (MALE)	34.4	35.2	34.3
MEDIAN AGE (FEMALE)	38.9	38.4	36.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,572	20,531	44,025
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$75,796	\$78,843	\$76,151
AVERAGE HOUSE VALUE	\$365,387	\$378,582	\$374,995
RACE	1 MILE	2 MILES	3 MILES
% WHITE	81.1%	77.7%	75.0%
% BLACK	1.1%	2.5%	3.0%
% ASIAN	9.7%	10.9%	11.9%
% HAWAIIAN	0.1%	0.1%	0.3%
% INDIAN	1.1%	0.9%	0.8%
% OTHER	2.2%	2.6%	4.0%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	7.0%	8.3%	10.8%

\* Demographic data derived from 2020 ACS - US Census

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## RETAIL FOR LEASE

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**Lease Rate:** \$19.00 - 24.00 SF/YR (NNN)

**Total Space** 875 - 1,946 SF

**Lease Type:** NNN

**Lease Term:** Negotiable

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
A-100	\$24.00 SF/YR	NNN	986 SF	VACANT
C-107	\$19.00 SF/YR	NNN	1,015 SF	VACANT
C-113	\$19.00 SF/YR	NNN	875 SF	VACANT
A-105	\$19.00 SF/YR	NNN	1,946 SF	VACANT
C-111	\$19.00 SF/YR	NNN	1,143 SF	VACANT
C-112	\$19.00 SF/YR	NNN	1,396 SF	VACANT

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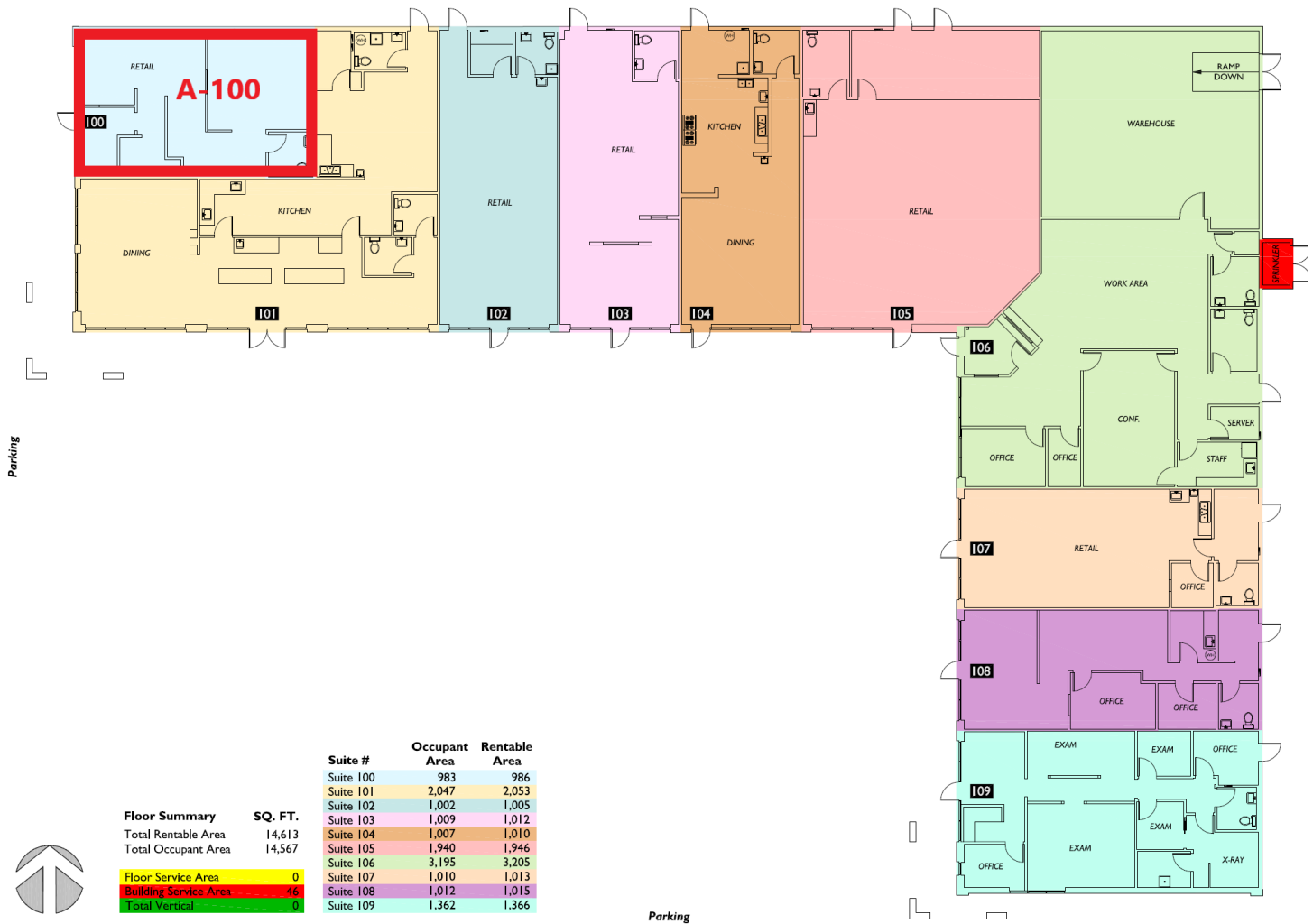
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### 1 BUILDING A

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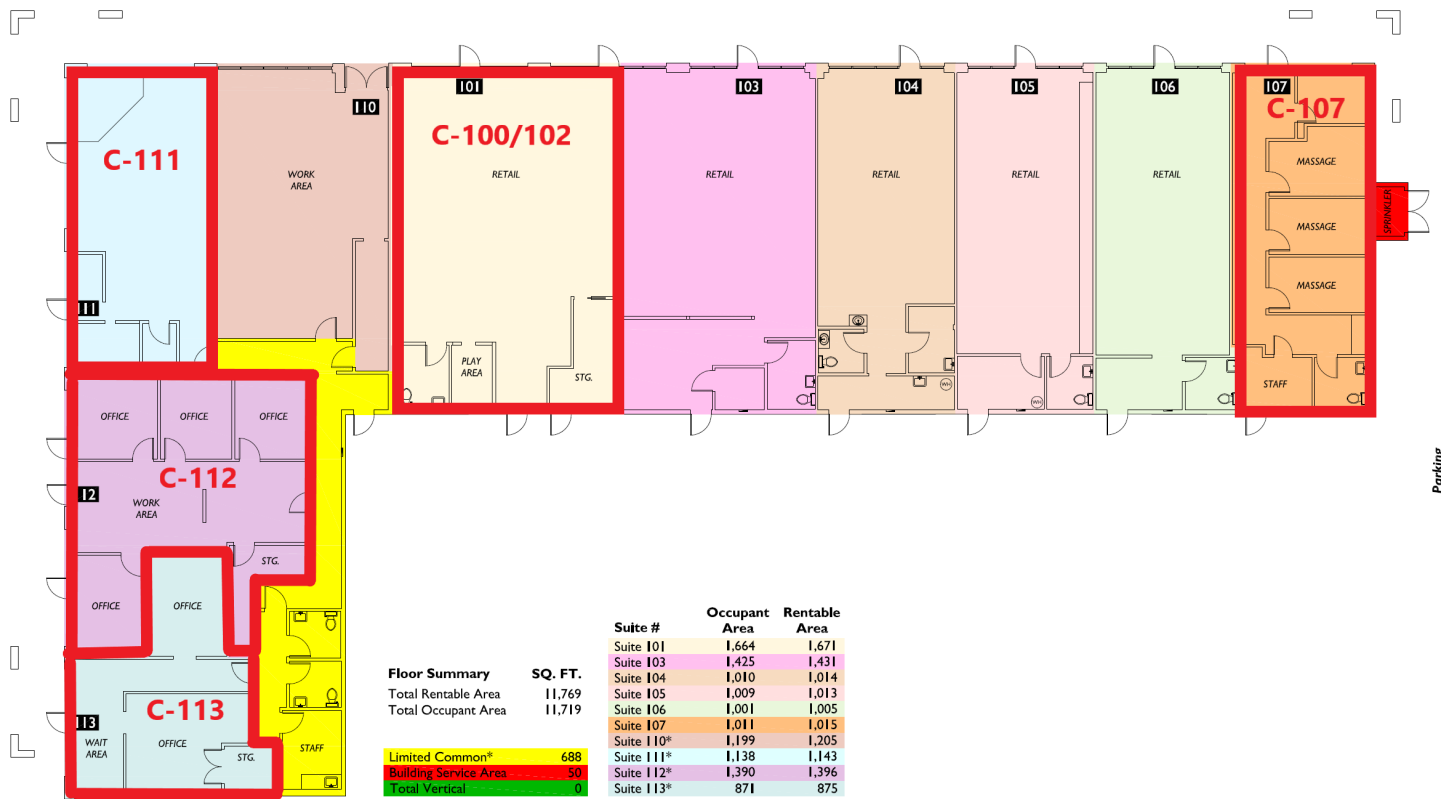
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3

BUILDING C

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EVERETT, WA

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*PRESENTED BY:*

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