

For Sale | \$749,950

DOWNTOWN EVERETT VIEW PROPERTY

2821 - 2831 W. Marine View Drive, Everett, WA 98201



PROPERTY HIGHLIGHTS

- Great investment/development property
- Existing restaurant onsite, includes Class 1 hood, all equipment
- 2 parcels with Everett port and Olympic mtn views
- Zoned C1 General Commercial
- Corner site with lighted intersection
- I-5 access 1 mile away

Presented by

Blake Stedman

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425.652.1722

CONTENTS

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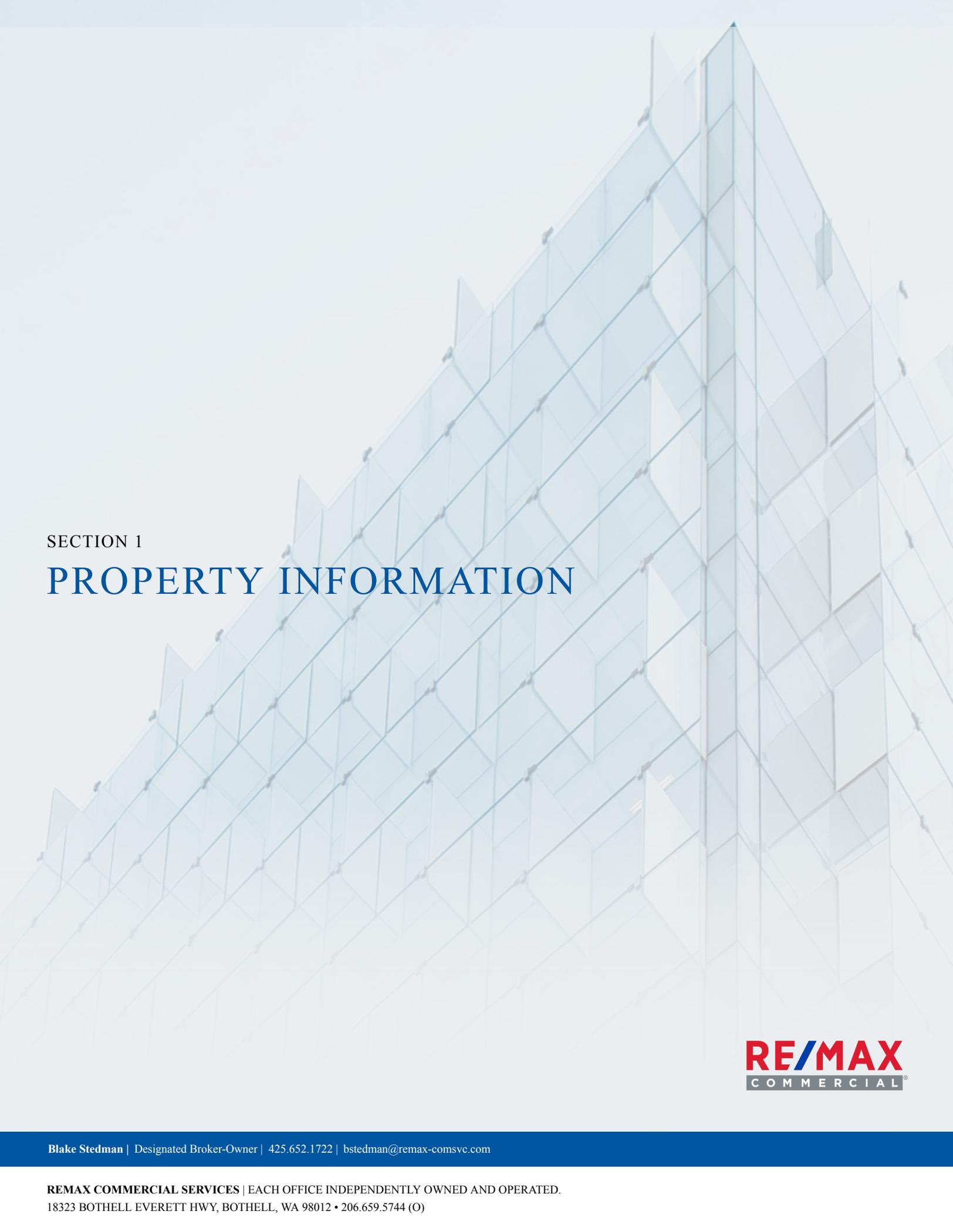
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by REMAX Commercial Services in compliance with all applicable fair housing and equal opportunity laws.



SECTION 1

PROPERTY INFORMATION



Blake Stedman | Designated Broker-Owner | 425.652.1722 | bstedman@remax-comsvc.com

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1,200 SF | 2821 - 2831 W. MARINE VIEW DRIVE | EVERETT, WA

Executive Summary



OFFERING SUMMARY

Sale Price:	\$749,950
Building Size:	1,200
Price / SF:	\$624.96
Zoning:	C1
Year Built:	1990
Renovated:	2017
Lot Size:	0.28 Acres
Market:	Downtown Everett
Submarket:	Everett CBD
Traffic Count:	9,000

PROPERTY HIGHLIGHTS

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- Existing restaurant onsite, includes Class 1 hood, all equipment
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1,200 SF | 2821 - 2831 W. MARINE VIEW DRIVE | EVERETT, WA

Property Description

PROPERTY OVERVIEW

For Sale. 2 parcels at corner of Hewitt and West Marine View Drive. Lighted intersection with 9000 daily traffic count. Close to Everett waterfront with views of Everett port and Olympic Mountains. Great development site zoned C1 General Commercial.

LOCATION OVERVIEW

The property is located within 1/2 mile of Everett Naval Station and Providence Hospital...two of the top 10 Employers in the entire Snohomish County! Outstanding views of Everett port, harbor and Olympic mountains. From I-5 take the Broadway Exit North to Hewitt Ave. Left on Hewitt. ~ 2/3 mile to West Marine View Drive. Parcels on the corner on the right.

CITY OVERVIEW

The City of Everett has a current population of over 109,000 and a labor force of more than 80,000. Employment growth is 65% higher than the national average with 400,000 jobs added since 2010. Personal income has increased an average of 4.2% between 2010 and 2014, with a high of 6.2% in 2014. The subject property is situated in the middle of Everett's Central Business District (CBD), within easy walking distance to downtown commercial and employment centers. Colby Avenue, one block west of the subject, is the main north-south arterial through the CBD. The Snohomish County Airport (Paine Field) was recently authorized to allow commercial passenger flights: Alaska Airlines will have 9 daily flights starting mid-2018, and United Airlines will have 6 daily flights. Allowing commercial passenger traffic from Paine Field will fundamentally change the area over the next decade.

COUNTY OVERVIEW

Snohomish County is urban and rural, manufacturing and research, maritime and alpine. It is aerospace and much, much more. Strong manufacturing base provides the stability for businesses in all sectors to grow and thrive. It is a collaborative community where the private and public sectors work together towards economic vitality for the region. An expanding inventory of housing options enables employees to live near where they work.

Washington State's two research institutions, University of Washington and Washington State University, have a presence here.

Economic Highlights:

- Blend of Urban and Suburban, White and Blue Collar
- 25% percent of the workforce is associated with manufacturing; Boeing, Google, AT&T, Philips Healthcare
- Everett Naval Station and Providence Regional Medical Center



1,200 SF | 2821 - 2831 W. MARINE VIEW DRIVE | EVERETT, WA

Property Details

SALE PRICE

\$749,950

LOCATION INFORMATION

Building Name	The Jubies Building
Street Address	2821 - 2831 W. Marine View Drive
City, State, Zip	Everett, WA 98201
County/Township	Snohomish
Market	Downtown Everett
Submarket	Everett CBD
Cross Streets	Hewitt & West Marine View Drive
Signal Intersection	Yes

BUILDING INFORMATION

Building Size	1,200 SF
Price / SF	\$624.96
Year Built	1990
Last Renovated	2017
Number Of Floors	1
Load Factor	Yes
Free Standing	Yes

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Street Retail
Zoning	C1
Lot Size	12,197 SF
APN#	00439167101000
Submarket	Everett CBD
Lot Frontage	136
Lot Depth	72
Corner Property	yes
Traffic Count	9,000
Traffic Count Street	Hewitt
Waterfront	No

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

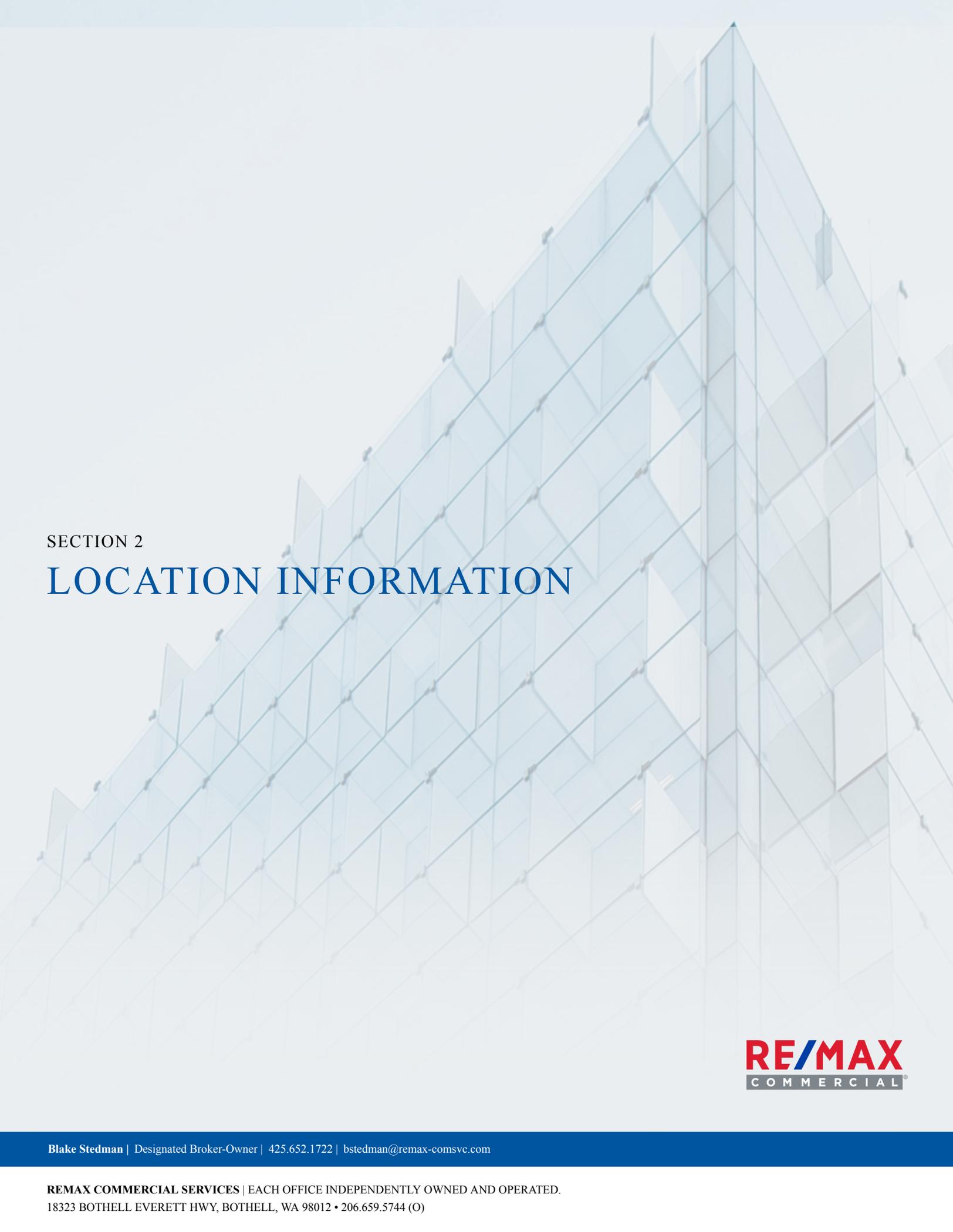
UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes

1,200 SF | 2821 - 2831 W. MARINE VIEW DRIVE | EVERETT, WA

Additional Photos





SECTION 2

LOCATION INFORMATION

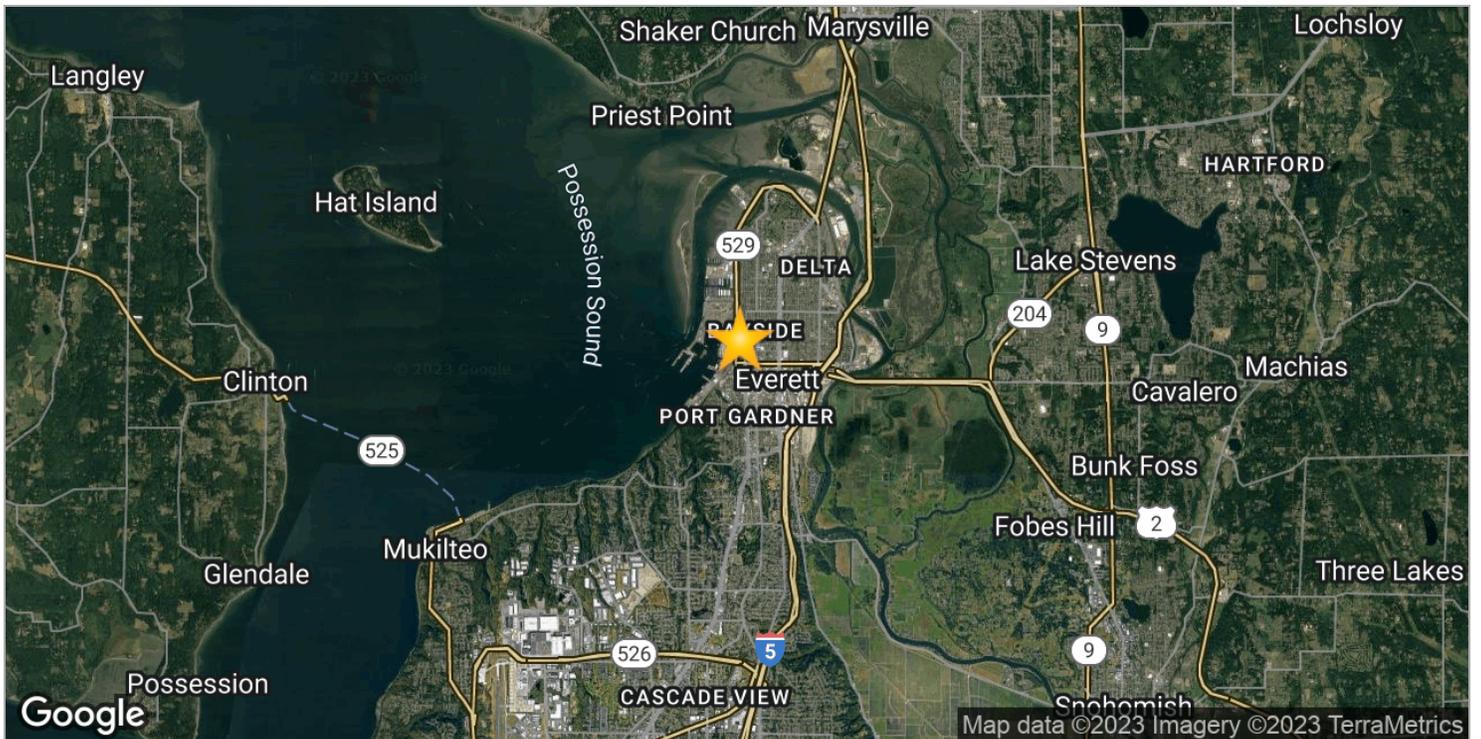
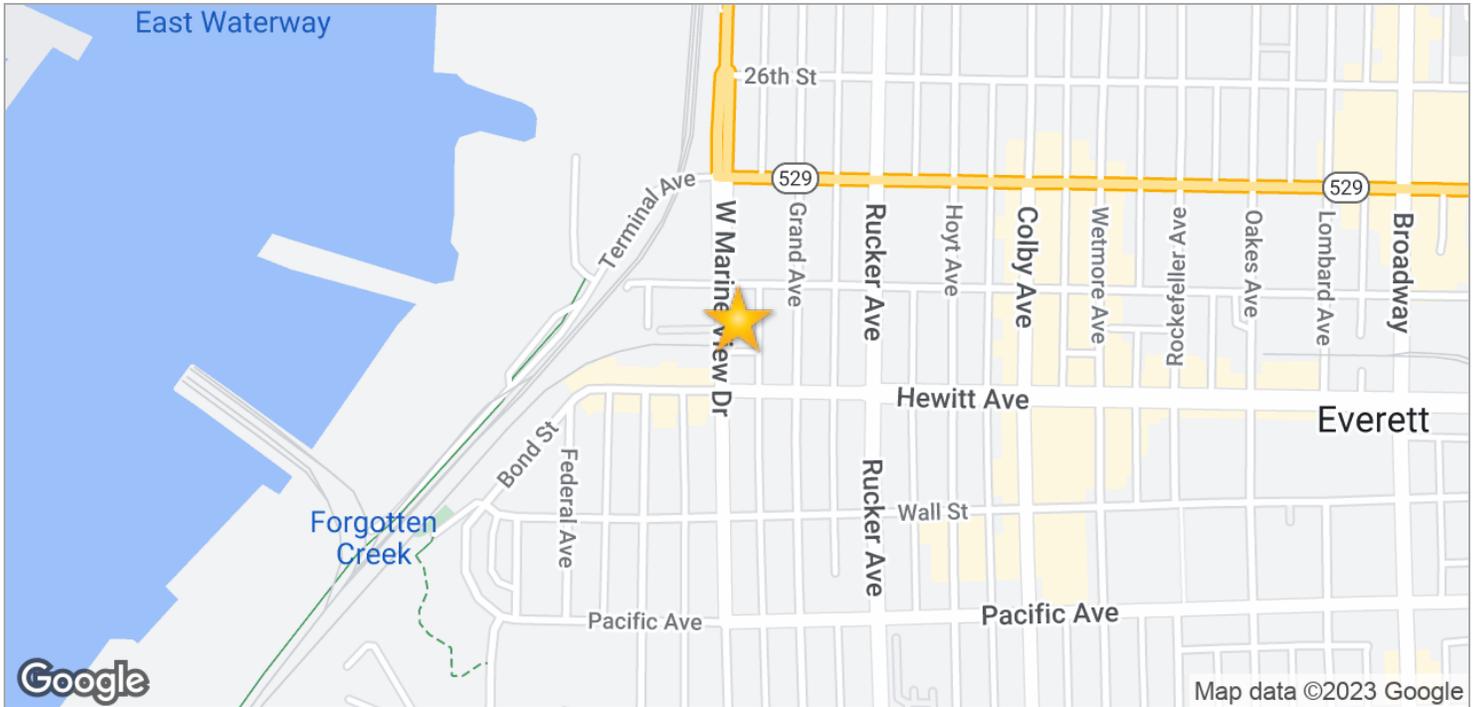


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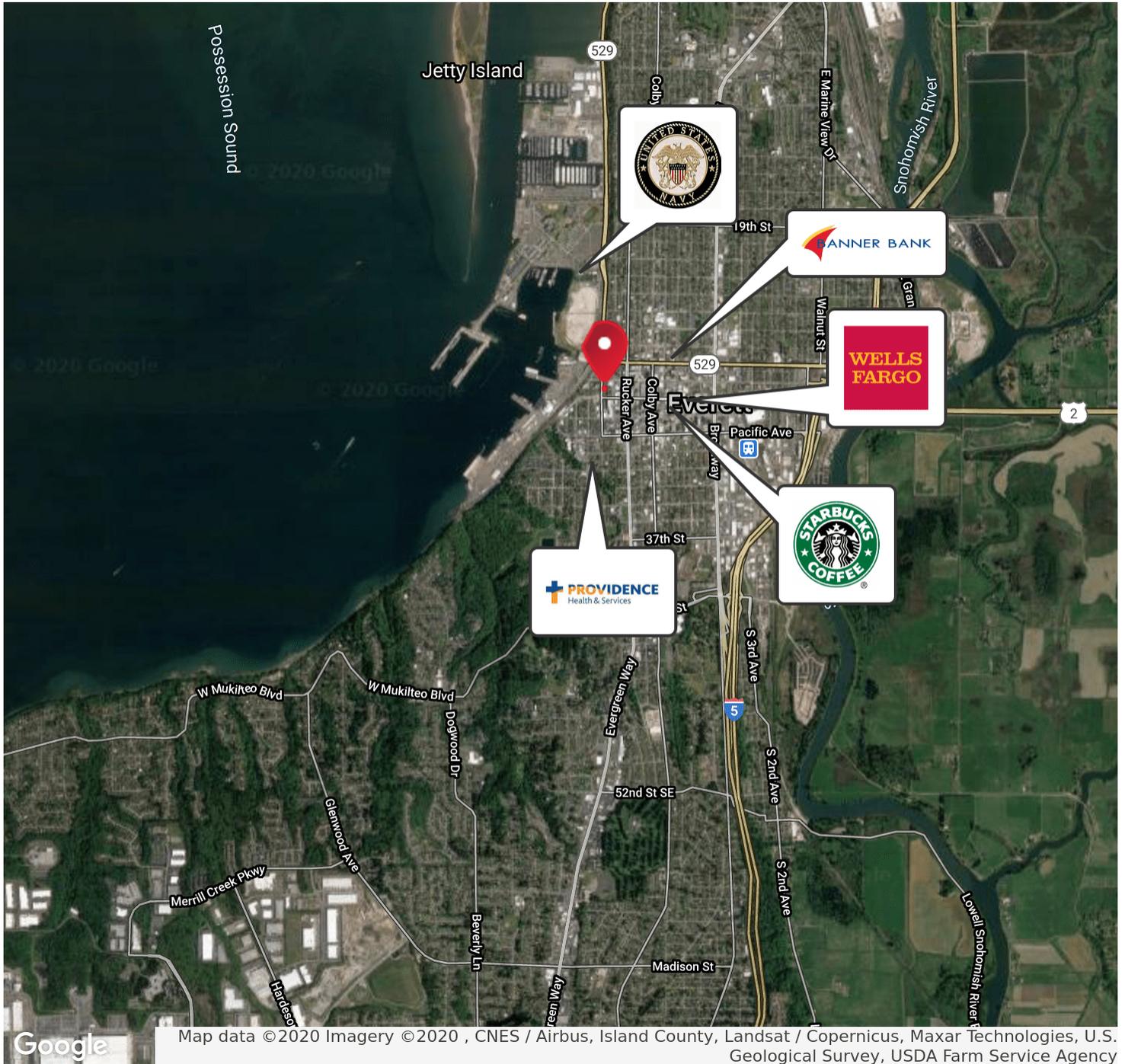
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Location Maps



1,200 SF | 2821 - 2831 W. MARINE VIEW DRIVE | EVERETT, WA

Retailer Map



SECTION 3

SALE COMPARABLES



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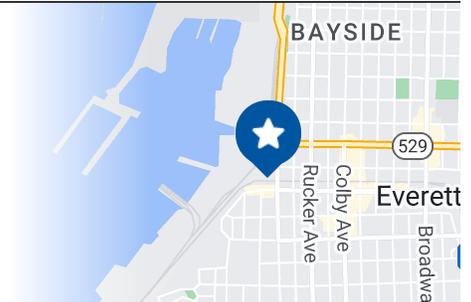
Sale Comps



SUBJECT PROPERTY

2821 - 2831 W. Marine View Drive | Everett, WA 98201

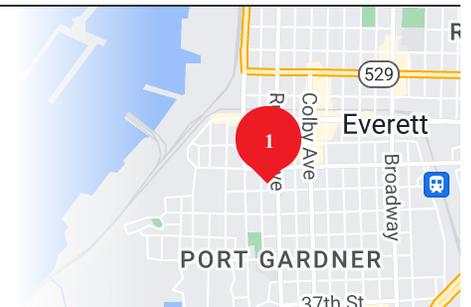
Sale Price: \$749,950 Lot Size: 0.28 AC
 Year Built: 1990 Building SF: 1,200 SF
 Price PSF: \$624.96



EVERETT AUTO CLINIC BLDG

3132 Rucker Ave | Everett, WA 98201

Sale Price: \$1,200,000 Lot Size: 0.21 AC
 Year Built: 1972 Building SF: 1,858 SF
 Price PSF \$645.86 Closed: 04/28/2017
 Occupancy: 100%



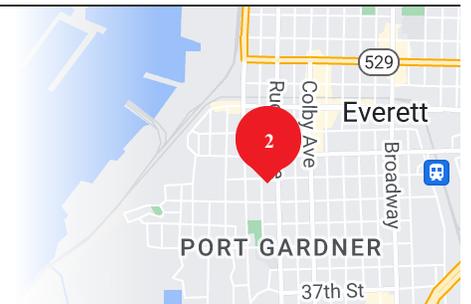
Sale price \$645.85/SF is above the range for Auto Repair General Retail buildings in Northend Market cluster.
 The property was purchased as an owner/user. This was an off-market deal with no brokers involved.



RUCKER AUTO SALES

3200 Rucker Ave | Everett, WA 98201

Sale Price: \$899,000 Lot Size: 0.27 AC
 Year Built: 1999 Building SF: 1,200 SF
 Price PSF \$749.17 Occupancy: 100%



Corner lot comprised of 11761 sq ft lot and a 1200 sq ft office/industrial building.
 Property is pending at this time.

1,200 SF | 2821 - 2831 W. MARINE VIEW DRIVE | EVERETT, WA

Sale Comps Summary



SUBJECT PROPERTY **PRICE** **BLDG SF** **PRICE/SF** **CAP** **GRM**

The Jubies Building
 2821 - 2831 W. Marine View Drive
 Everett, WA 98201 \$749,950 1,200 SF \$624.96 - -



SALE COMPS **PRICE** **BLDG SF** **PRICE/SF** **CAP** **GRM** **CLOSE**

1 **Everett Auto Clinic Bldg**
 3132 Rucker Ave
 Everett, WA 98201 \$1,200,000 1,858 SF \$645.86 - - 04/28/2017

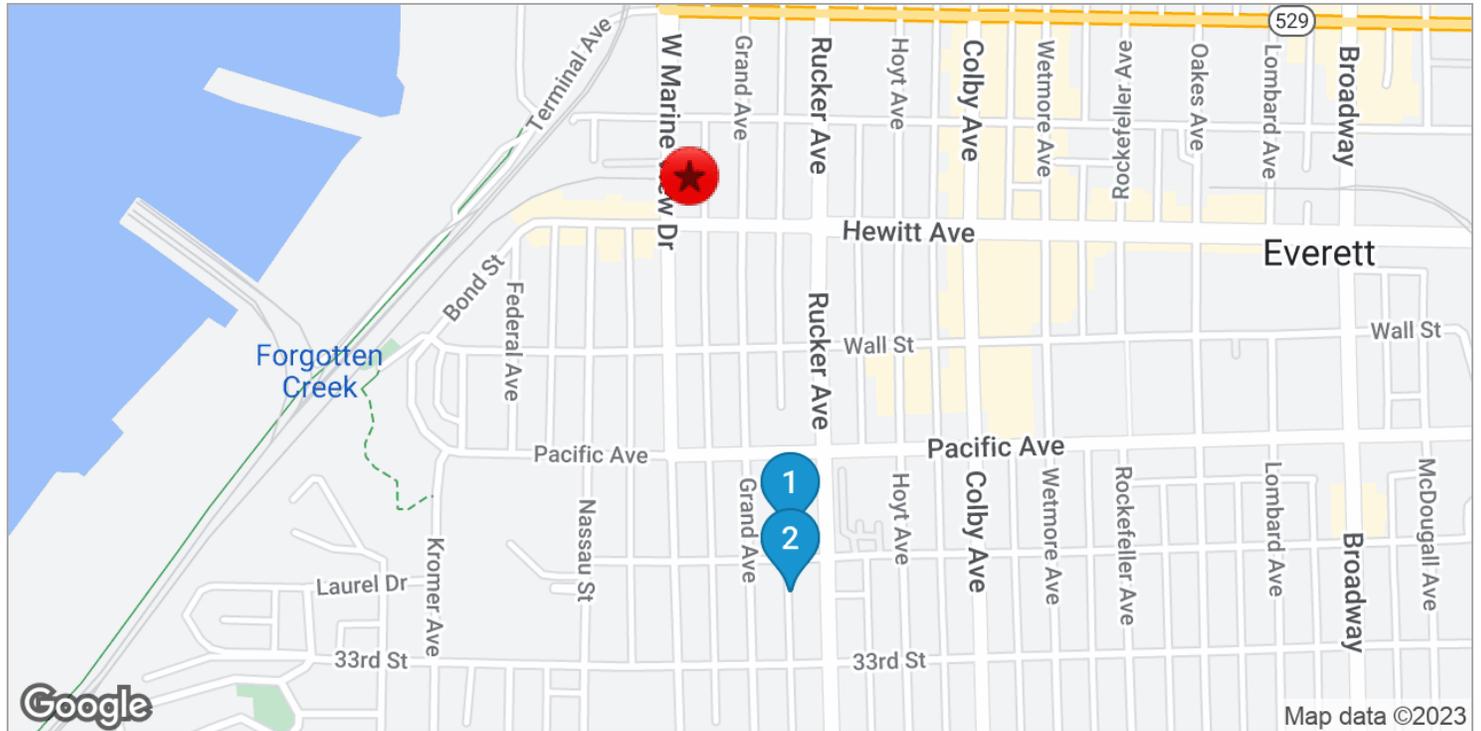


2 **Rucker Auto Sales**
 3200 Rucker Ave
 Everett, WA 98201 \$899,000 1,200 SF \$749.17 - - On Market

	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS
Totals/Averages	\$1,049,500	1,529 SF	\$686.40	-	1

1,200 SF | 2821 - 2831 W. MARINE VIEW DRIVE | EVERETT, WA

Sale Comps Map



SUBJECT PROPERTY
 2821 - 2831 W. Marine View Drive | Everett, WA 98201

1 EVERETT AUTO CLINIC BLDG
 3132 Rucker Ave
 Everett, WA 98201

2 RUCKER AUTO SALES
 3200 Rucker Ave
 Everett, WA 98201



SECTION 4

DEMOGRAPHICS



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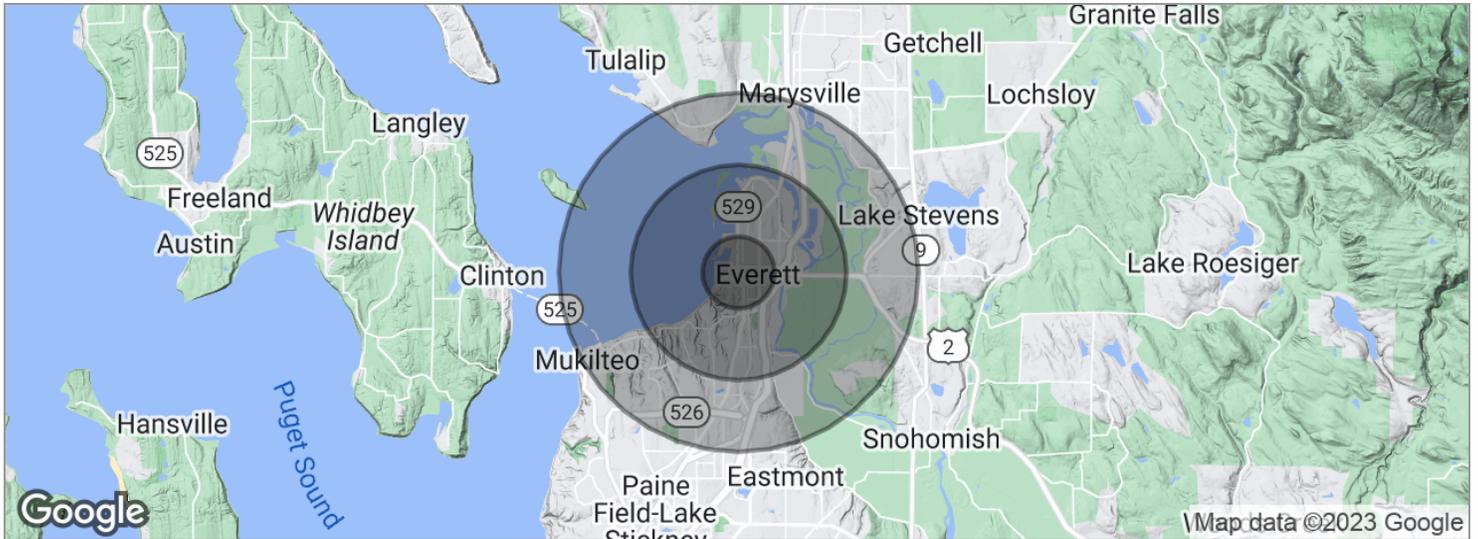
Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	10,409	62,113	112,557
Median age	38.5	36.3	34.9
Median age (Male)	36.7	35.3	33.8
Median age (Female)	41.5	37.7	36.3
	1 MILE	3 MILES	5 MILES
Total households	4,615	25,440	44,321
Total persons per HH	2.3	2.4	2.5
Average HH income	\$51,648	\$56,777	\$59,535
Average house value	\$373,570	\$316,725	\$304,616

** Demographic data derived from 2020 ACS - US Census*

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Demographics Map



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SECTION 5

ADVISOR BIOS



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Advisor & Bio Contact 1

BLAKE STEDMAN

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WA #2495

PROFESSIONAL BACKGROUND

Blake Stedman serves as Managing Broker for RE/MAX Commercial Services, specializing in sales and leasing of office, retail, industrial and land in Washington. With 35 years of commercial real estate experience, Blake has worked with regional, national and international companies in numerous Real Estate Broker and Management positions, overseeing portfolios in excess of \$100 million. His client list include institutional clients include Qwest, Roundtable Pizza, Jackson Hewitt, Kumon Math and Reading, GP Realty Group, Key Bank, as well as other local and regional clients.

Prior to forming RE/MAX Commercial Services, Blake was the Managing Broker for REMAX Elite Commercial as well as one of the top producers for Coast SVN, with combined sales and lease transactions in excess of \$105 million, placing him in the top tier brokers within the SVN brokerage community.

Blake earned his Bachelor's Degree in Business Management from the California State University Fullerton in 1984 before receiving a scholarship from his employer to attend the coveted University of Southern California's Marshall School of Business. Additionally, he holds his Designated Broker's Real Estate license from the State of Washington.

Blake resides in Everett, Washington. Prior to moving to Everett, Blake served a term on the Bothell Planning Commission. For relaxation, Blake enjoys spending time with his wife of 40 years and fly-fishing the local rivers.

EDUCATION

Saddleback Junior College 1974-1976
Cal State Fullerton 1976-1979
USC School of Business 1985-1986

MEMBERSHIPS & AFFILIATIONS

Commercial Brokers Association
National Association of Realtors
Washington Association of Realtors
CoStar/Loopnet
City of Bothell Planning Commission (Past)

1,200 SF | 2821 - 2831 W. MARINE VIEW DRIVE | EVERETT, WA

Advisor Bio & Contact 2

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