

# FOR LEASE

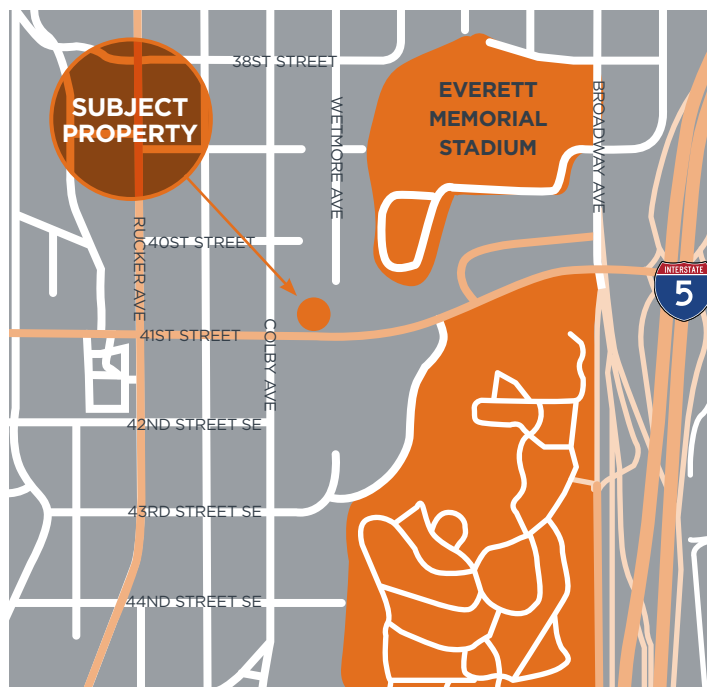
## FREE-STANDING // FULL SERVICE RESTAURANT

1621 - 41ST STREET EVERETT, WA 98201



## PROPERTY HIGHLIGHTS

- 3,318 SF STAND-ALONE RESTAURANT  
// 1,824 SF BASEMENT INCLUDED AT NO ADDITIONAL CHARGE
- VERY DESIRABLE LOCATION
- EXCELLENT RESTAURANT BUILDING WITH DRIVE-THRU
- PARKING FOR OVER 60 VEHICLES
- HIGH TRAFFIC COUNTS & GREAT VISIBILITY
- ONE BLOCK FROM I-5 & ON-RAMPS
- POSSIBLE BUILD-TO-SUIT OR GROUND LEASE OPPORTUNITY
- LEASE RATE: \$16.00 PSF // NNN



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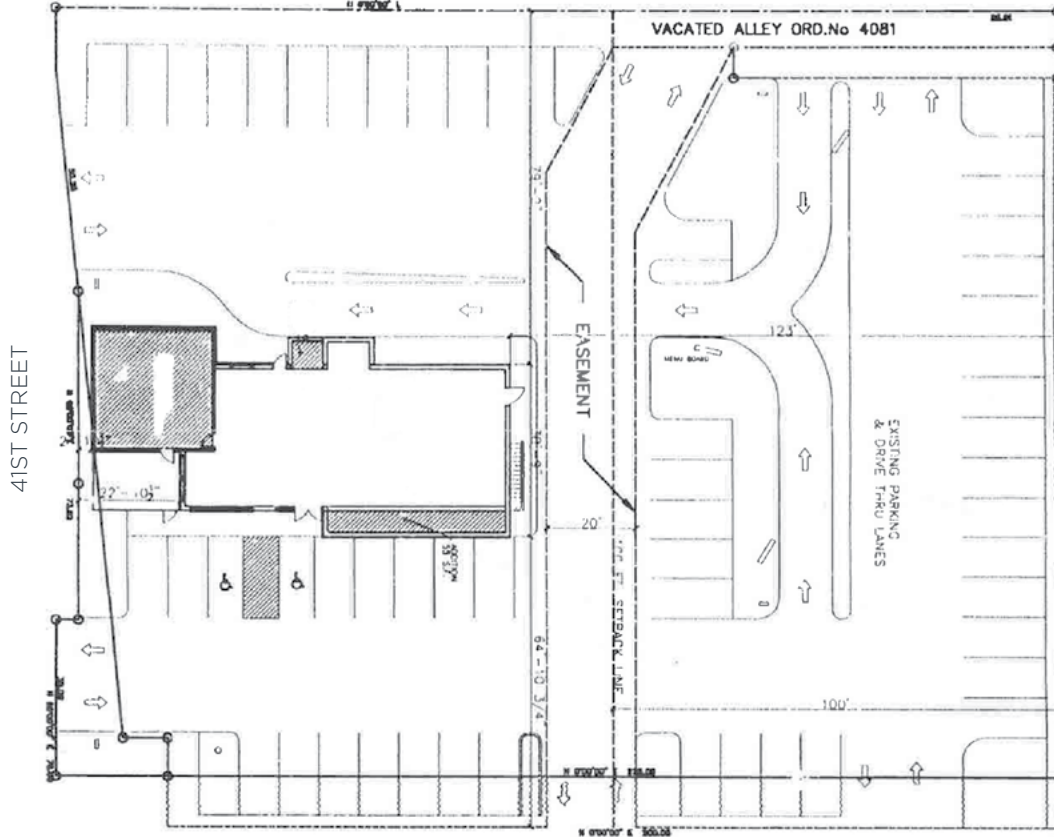
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COMMERCIAL PARTNERS

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### SITE PLAN



| POPULATION 5 MILE      |           |
|------------------------|-----------|
| 2017 Total Population: | 138,549   |
| 2022 Population:       | 149,370   |
| Pop Growth 2017-2022:  | 7.81%     |
| Average Age:           | 37.40     |
| HOUSEHOLDS             |           |
| 2017 Total Households: | 54,013    |
| HH Growth 2017-2022:   | 7.77%     |
| Median Household Inc:  | \$60,581  |
| Avg Household Size:    | 2.50      |
| 2017 Avg HH Vehicles:  | 2.00      |
| HOUSING                |           |
| Median Home Value:     | \$288,094 |



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