

OFFICE/RETAIL BUILDING - FOR SALE

3019 Colby Avenue ♦ Everett, WA 98201



FOR SALE

Office/Retail building with large lower level secure parking + storage area for sale in Everett's growing and dynamic downtown commercial core. Strong investment or owner-user opportunity in a prime location within walking distance to Snohomish County and City of Everett offices, shopping, dining and entertainment. Strong demographics including over 45,000 employees and residents within a one mile radius. Located just 32 minutes from Seattle, Everett has grown from an industrial mill town to a dynamic and diverse community that is ideal for businesses to locate or relocate, offering employees a lower cost of living with the amenities of a vibrant metropolitan area. The building is currently vacant and is being marketed for lease. Current main floor buildout is move-in-ready for general office use with a large lower level storage area with secure parking. The building is an ideal investment or owner-user opportunity with potential for long-term redevelopment.

+/- 8,250 SF Ground Level

+/- 8,250 SF Lower Level with Garage Door Alley Access

8,276 SF Lot

Zoning: CITY



WCCR
West Coast Commercial Realty

Tiffini Connell
(206) 283-5212
www.wccommercialrealty.com

Windermere
REAL ESTATE

Arlene Nornes
(206) 910-1737
anornes@windermere.com

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

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DEMOGRAPHICS

▶ TOTAL POPULATION

1-Mile: 15,729
3-Mile: 55,059
5-Mile: 118,450

▶ POPULATION DENSITY

1-Mile: 4,990
3-Mile: 1,941
5-Mile: 1,503

▶ TOTAL EMPLOYEES

1-Mile: 29,284
3-Mile: 42,149
5-Mile: 69,644

▶ AVERAGE HOUSEHOLD INCOME

1-Mile: \$65,073
3-Mile: \$75,814
5-Mile: \$82,083



91

Walk Score
"Walker's Paradise"

▶ 3019 Colby Avenue has a Walk Score of 91 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

▶ 3019 Colby Avenue is a 13 minute walk from the Amtrak and the Sounder Everett - Seattle at the Everett Station stop.



POWER BROKER
2019 Top Broker Award

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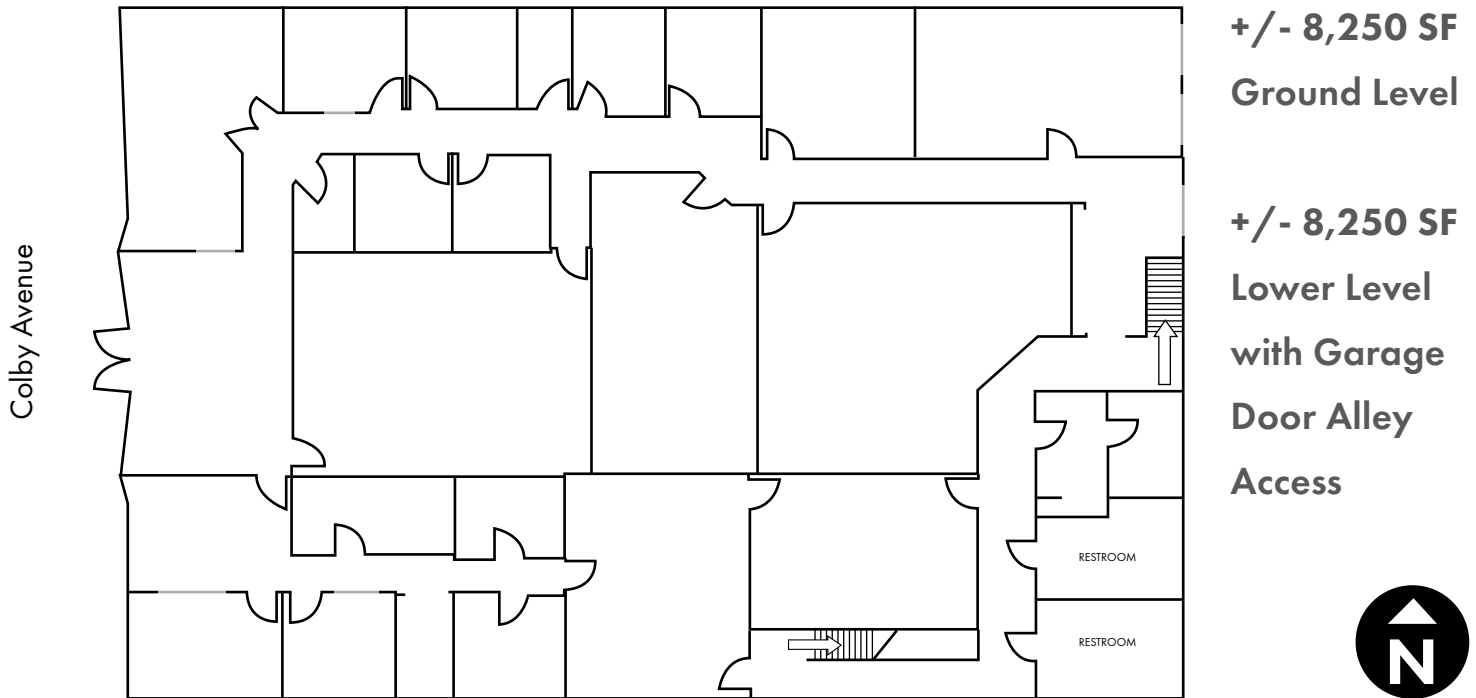
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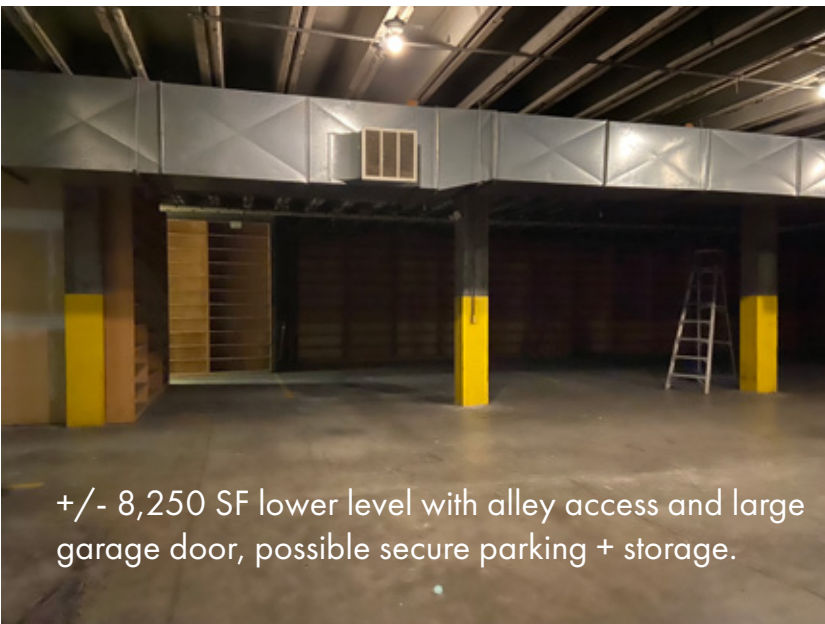
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SITE PLAN - Main Floor



*This floor plan is a depiction and may not represent actual field conditions.



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