The Gregory Building

505 5th Avenue South Edmonds, WA 98020



Ground Floor Oriented Retail:

Retail 1 - 6,930 RSF

Retail 2 - 1,052 RSF

Retail 3A - 1,131 RSF

Retail 3B - 1,676 RSF



Blake Taylor

(206) 283-5212 www.wccommercialrealty.com

West Coast Commercial Realty Retail Office Investment

The Gregory Building

505 5th Avenue South Edmonds, WA 98020



THE OPPORTUNITY

Update your business location and your employees lifestyles to the Edmonds waterfront where work meets fun! The Gregory Building sits along busy 5th Avenue providing multiple ground floor retail or office oriented spaces available for lease. Take advantage of existing infrastructure, shared restroom access and on-site garage parking!



Blake Taylor

(206) 283-5212

www.wccommercialrealty.com

West Coast Commercial Realty
Retail
Office
Investment

The Gregory Building

505 5th Avenue South Edmonds, WA 98020



Trade Area Demographics:



Just over half of the trade area population is between the ages of 35 and 65.



Approximately 5,000 employees within 1/2 mile.



93% of the population has some college or a college degree.



Nearly 65% own their own homes, with average home values of nearly \$430,000.

STRONG DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

2-Mile: \$131,062 3-Mile: \$115,402 5-Mile: \$101,431

TOTAL POPULATION

2-Mile: 32,736 3-Mile: 70,939 5-Mile: 172,106

TOTAL EMPLOYEES

2-Mile: 8,637 3-Mile: 25,069 5-Mile: 57,584



Blake Taylor

(206) 283-5212

www.wccommercialrealty.com

West Coast Commercial Realty
Retail
Office
Investment

WCCF

The Gregory Building

Issaguah

505 5th Avenue South Edmonds, WA 98020



Renton

(99

Location:

- The Gregory Building is located in Edmonds, Washington, approximately 11 miles north of Seattle, with convenient commuter access to Highway 99 and I-5.
 - Edmonds is the 3rd most populous city in Snohomish County and in the top 7% of the most affluent areas in Washington State.
 - The Edmonds Kingston Ferry is the 3rd busiest ferry terminal in the State with nearly 4 million riders/year.
 - There are 10 public elementary schools, two middle schools, two high schools and two private K-8 schools within three miles of the site. Smaller class sizes, "Choice" schools and the high number of neighborhood schools make this a sought-after residential destination.
- The trade area for Downtown Edmonds includes some of the highest average income households in Snohomish County.







Blake Taylor

(206) 283-5212

www.wccommercialrealty.com

Retail
Office
I configuration are subject to change. Properties are

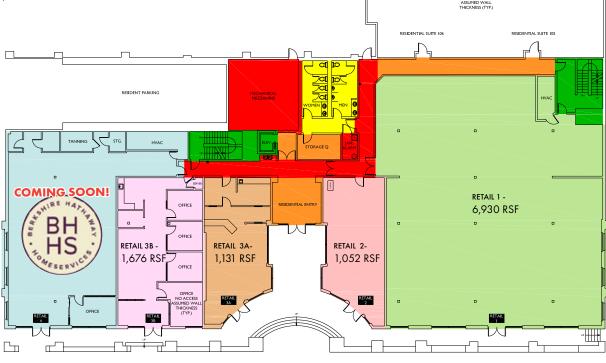
West Coast Commercial Realty

The Gregory Building

505 5th Avenue South Edmonds, WA 98020

FLOOR PLAN

- RETAIL 1 -6,930 RSF
- RETAIL 2 -1,052 RSF
- RETAIL 3A -1,131 RSF
- RETAIL 3B -1,676 RSF



5th Avenue South









Blake Taylor

(206) 283-5212

www.wccommercialrealty.com

Retail Office Investment

West Coast Commercial Realty