

# The Gregory Building

OFFICE/RETAIL FOR LEASE

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](http://www.wccommercialrealty.com)

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## 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!



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EDMONDS-KINGSTON FERRY  
11,000+ PASSENGERS  
EVERY DAY!



Over 4 million passengers annually.

## 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



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## 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.



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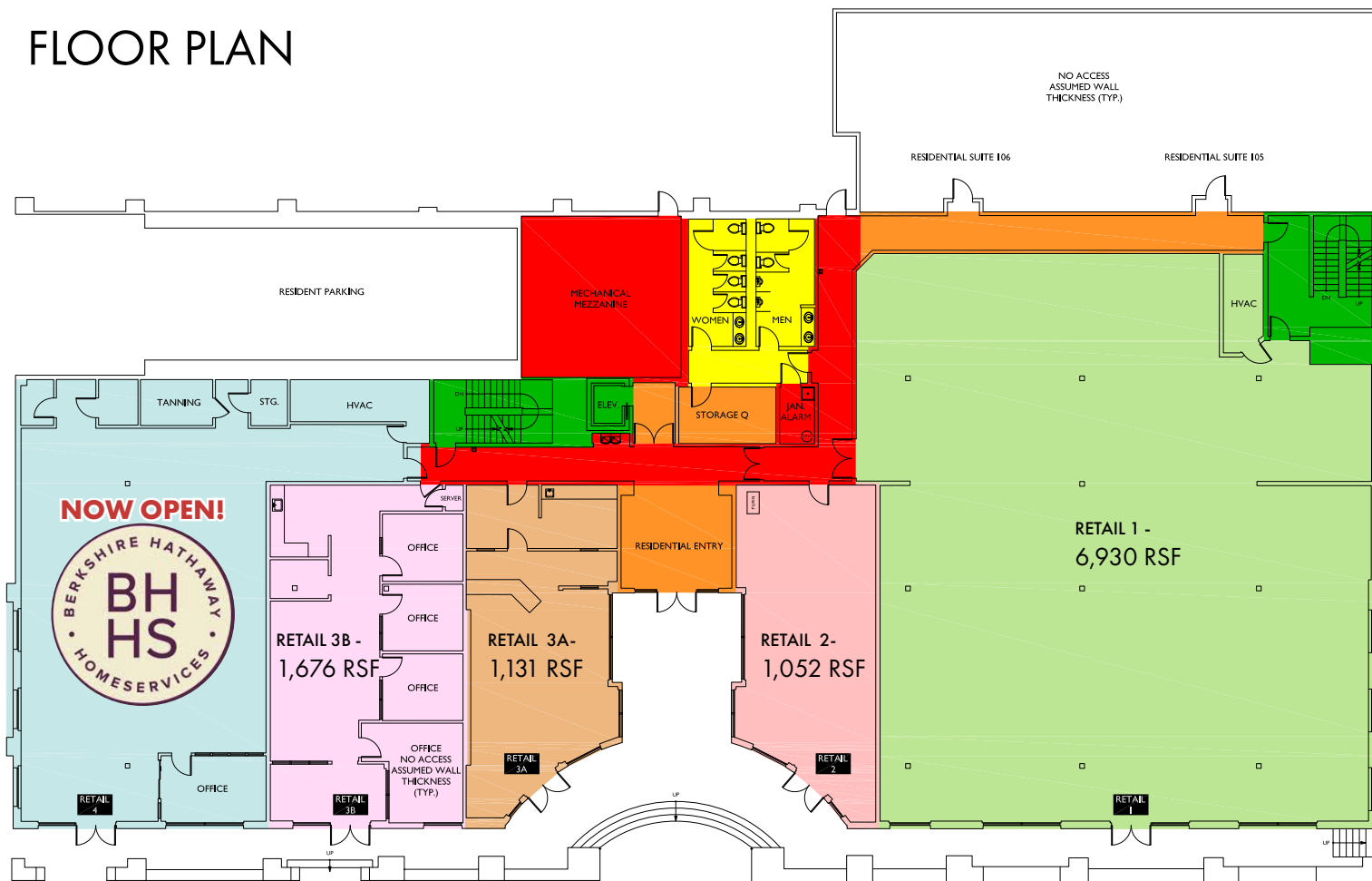
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## FLOOR PLAN



5th Avenue South

## AVAILABLE SPACE

▶ RETAIL 1 -  
6,930 RSF

▶ RETAIL 2 -  
1,052 RSF

▶ RETAIL 3A -  
1,131 RSF

▶ RETAIL 3B -  
1,676 RSF



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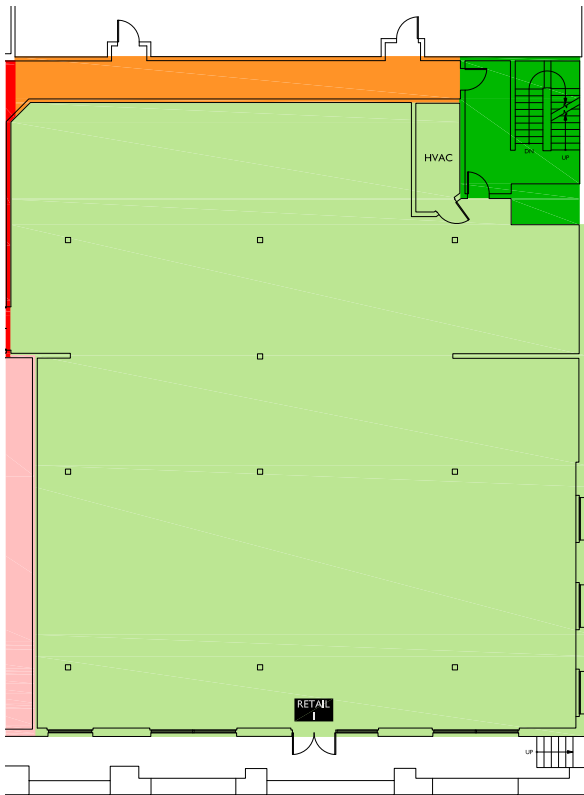
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## ► RETAIL 1 - 6,930 RSF AVAILABLE



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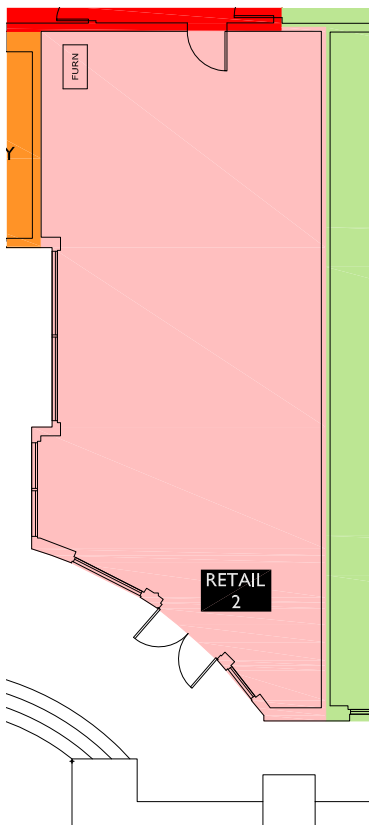
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## ► RETAIL 2 - 1,052 RSF AVAILABLE



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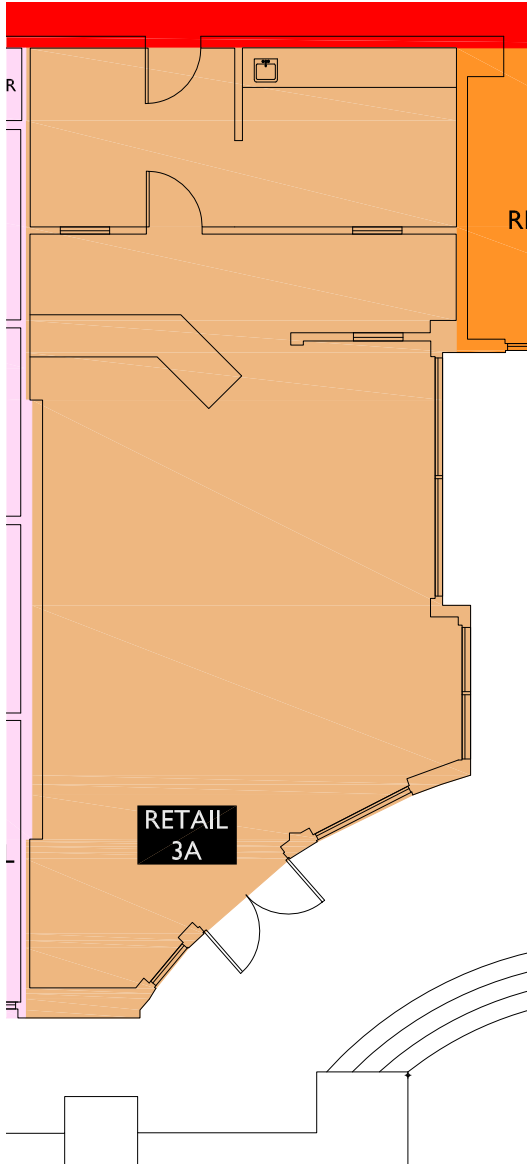


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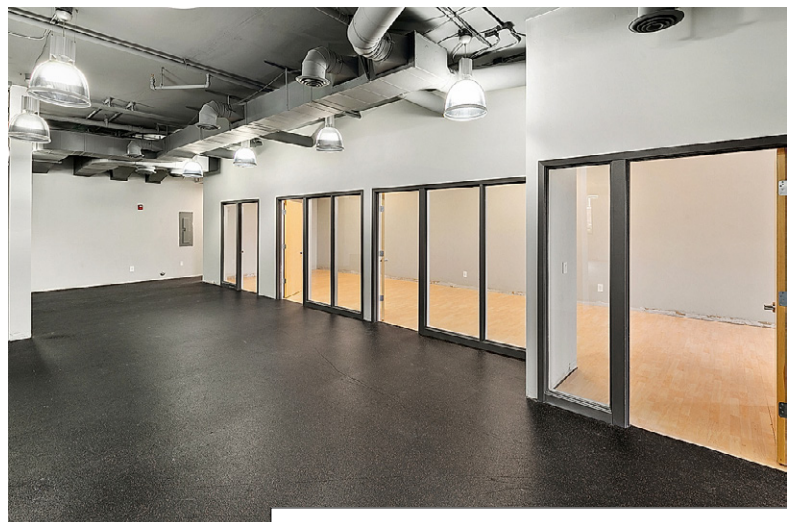
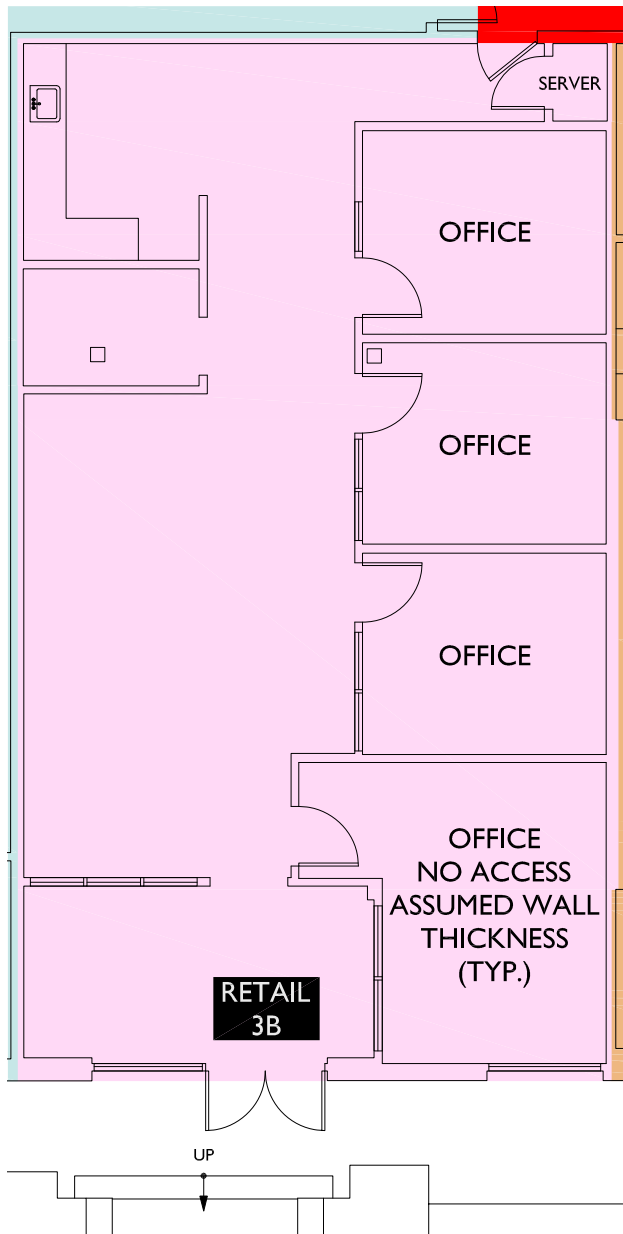


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