

For Sale
500 SE Everett Mall Way Everett WA 98208-8111



Listing Information

Price

Listing Price	\$ 6,500,000
\$/SF	\$ 160.02
Selling Ofc Com	2
Listing Status	New
Days On Market	10
Asset Class	Retail, Office
Search Tags	Mixed-Use, Pad(s), Parking Structure, Restaurant, Street Retail, Strip Mall, Executive Suite, Business Park

Investment Information

Investment Type	Proforma
Investment Prop	Yes
1031 Exchange	Yes
Gross Income	\$ 700,233
Vacancy Factor %	3.00%
Operating Expenses	\$ 211,009
Net Operating Income	\$ 468,217
CAP Rate	7.2 %

Documents (Num of Years Available)

Profit/Loss Years	3 plus
Balance Sheet Years	3 plus
YTD Operating Statement	Yes

Detail Listing Information

Dividable	Yes
Easements	Yes
Topography	Slope

Utilities

Sanitary Sewer	City
Water	City
Storm Sewer	City

Associated Files

Marketing Brochure	
Confidentiality Agreement access	
CBA Flyer	

Property Information

Building Information

Building Status	Existing
# of Buildings	2
# of Floors	2
# of Units	0
# of Elevators	1
A/C	Yes
Clearance Height Min	0
Total Building Sq/ft	40,620
Net Rentable Area	29,903
Total Office Sq/ft	0
Lot Sq/ft	85,813
Acres	1.97

Property Type

Property Type	Mixed Use
Office Type	Multi-Tenant
Investment	Yes
Owner	Robinson
Building Class	B

Location

County	Snohomish
Location Description	Everett Mall Way Professional/Retail
Cross Street	Everett Mall Way & 4th ave
Market Area	Mukilteo
Tax ID #	28051800305100
Additional Parcels	28051800305000
Zoning	C-1R Regional Commercial

Parking Information

# Covered Spaces	28
# Uncovered Spaces	121
Total Parking Spots	149
Parking Ratio	5/1000

Construction

Year Built	1998
Roof Type	Built-up
Construction Type	Brick, Concrete

Agent Information

Showing Instructions

Call Listing Agent	Yes
Use Discretion	Yes

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CRE Northwest
 (206) 491-9047

Public Comments: Everett Mall Way Plaza started construction in 1998 and was completed in 1999. The two buildings consist of 29,903 square feet of rentable area. They sit on 85,717 square feet of land. Building 1 is a one story office/retail building over a sub-terranean garage. Building 2 is two story office/retail building. The grounds are well landscaped. The combination of office, retail and restaurants offer property tenants and their clients convenient access to services and parking without having to leave the property for added service.

Showing Instructions: Owner is on site. Please contact the listing agent before disturbing owner.

Public Building Comments: High quality building located in the center of activity on Everett Mall Way. Built meeting standards and requirements for medical, Professional office and Retail requirements. Heavy duty power, air conditioning & heating and systems installed.

Search Tags: Mixed-Use, Multi-Tenant, Street Retail, Strip Mall,

History

For Sale

Listing ID#	Status	Listing Date	List Price	Sale Price	Closing Date	CMA
586377	New	06/02/2017	\$ 6,500,000	\$ N/A		
567689	Withdrawn	11/01/2015	\$ 6,500,000	\$ N/A		
527579	Expired	07/03/2013	\$ 6,900,000	\$ N/A		
508117	Withdrawn	05/03/2012	\$ 7,600,000	\$ N/A		
433485	Expired	03/21/2008	\$ 10,000,000	\$ N/A		

For Lease

Listing ID#	Suite	Status	Listing Date	Asking Rent	Max Rent	Available Sq/ft	Off Market
572850	Suite A6	Leased	04/13/2016	\$ 2.00	\$ 2.00	1,200	
562493		Expired	06/23/2015	\$ 3.00	\$ 5.00	8,000	
546011	Building A	Withdrawn	09/25/2014	\$ 18.00	\$ 18.00	9,100	
546012	Building B	Withdrawn	09/25/2014	\$ 18.00	\$ 18.00	9,634	
528062		Expired	07/16/2013	\$ 15.00	\$ 15.00	11,133	07/03/2014
528071		Expired	07/16/2013	\$ 22.00	\$ 22.00	6,500	07/03/2014
508118		Withdrawn	05/03/2012	\$ 18.00	\$ 18.00	11,000	06/05/2013
487167		Withdrawn	03/09/2011	\$ 48.00	\$ 72.00	107	10/05/2011
487168		Withdrawn	03/09/2011	\$ 48.00	\$ 72.00	532	10/05/2011
207764	B200	Expired	09/21/2010	\$ 12.00	\$ 14.00	11,163	04/11/2007
474838	Suite 200	Expired	07/07/2010	\$ 24.00	\$ 24.00	1,740	12/31/2010
433486	A1 - A6	Leased	07/31/2009	\$ 19.00	\$ 22.00	3,800	11/30/2009
454736		Expired	05/19/2009	\$ 16.00	\$ 16.00	4,000	04/01/2010
207763	B110	Expired	03/21/2008	\$ 15.00	\$ 17.00	4,000	09/21/2008
298684		Leased	03/21/2008	\$ 18.00	\$ 20.00	2,300	07/13/2004
298685	A5	Leased	12/08/2003	\$ 23.50	\$ 23.50	1,300	06/15/2004
329827	B105	Leased	10/31/2001	\$ 17.00	\$ 18.00	2,400	06/03/2004
329828	B105	Leased	10/31/2000	\$ 17.00	\$ 18.00	400	11/14/2002