

# 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



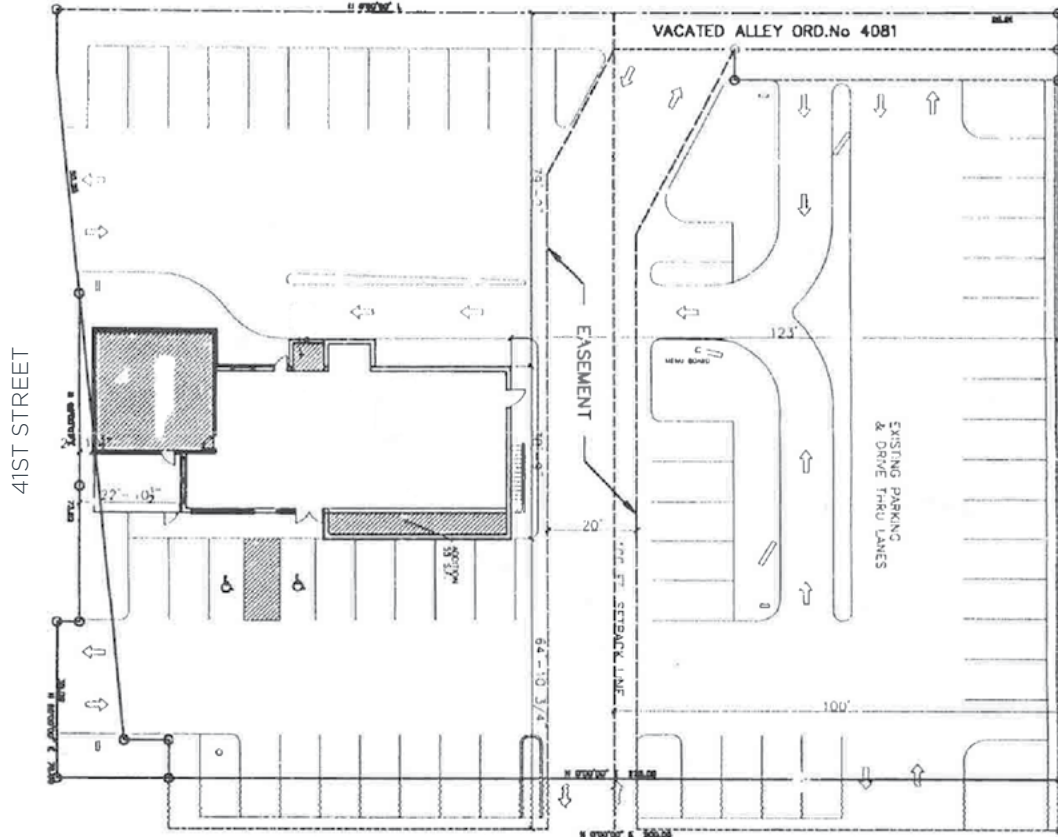


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#### SITE PLAN



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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