

RETAIL FOR LEASE

SILVERLAKE PLAZA

11419 19th Ave SE, Everett, WA 98208



AVAILABLE SF: 875-3,464 SF

LEASE RATE: \$ 17.00 - \$24.00 / SF Base Rent
\$ 7.04 Estimated NNNs

BUILDING SIZE: 30,029 SF

YEAR BUILT: 2004

CROSS STREETS: 19th Av SE & 116th St SE

PROPERTY OVERVIEW

Excellent location on 19th Avenue. Located directly across the street from Silver Lake in Silver Lake Plaza. Approx. 4 miles East of the Boeing Everett Factory and 2 miles South of the Everett Mall. Great office/retail space. 10,792 Total SF available. Good freeway and main arterial access. High traffic counts along SR 527 in both directions. Approx. 29,000 cars per day.

KW COMMERCIAL
7525 28th Street West
University Place, WA 98466

MICHAEL ARMANIOUS, CCIM
Broker
O: 253.460.8640
C: 253.988.6115
marmanious@kw.com
WA #18346 - CA DRE #01874675

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

SILVERLAKE PLAZA

11419 19th Ave SE, Everett, WA 98208



PROPERTY NAME:	Silverlake Plaza
STREET ADDRESS:	11419 19th Ave SE
CITY, STATE, ZIP:	Everett, WA 98208
PROPERTY TYPE:	Retail
ZONING:	B-2 Community Business
YEAR BUILT:	2004



KW COMMERCIAL
7525 28th Street West
University Place, WA 98466

MICHAEL ARMANIOUS, CCIM
Broker
O: 253.460.8640
C: 253.988.6115
marmanious@kw.com
WA #18346 - CA DRE #01874675

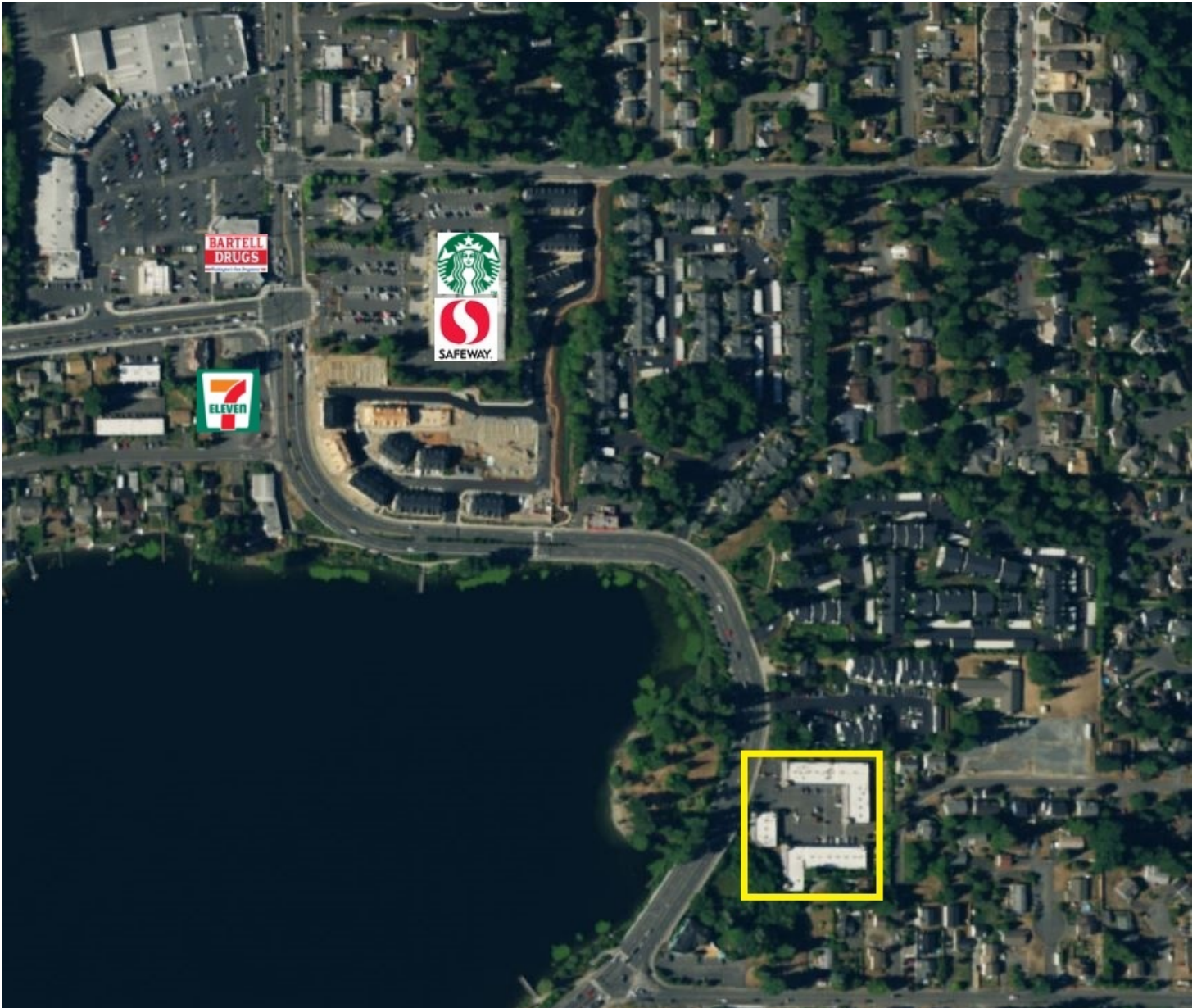
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

SILVERLAKE PLAZA

11419 19th Ave SE, Everett, WA 98208



KW COMMERCIAL
7525 28th Street West
University Place, WA 98466

MICHAEL ARMANIOUS, CCIM
Broker
O: 253.460.8640
C: 253.988.6115
marmanious@kw.com
WA #18346 - CA DRE #01874675

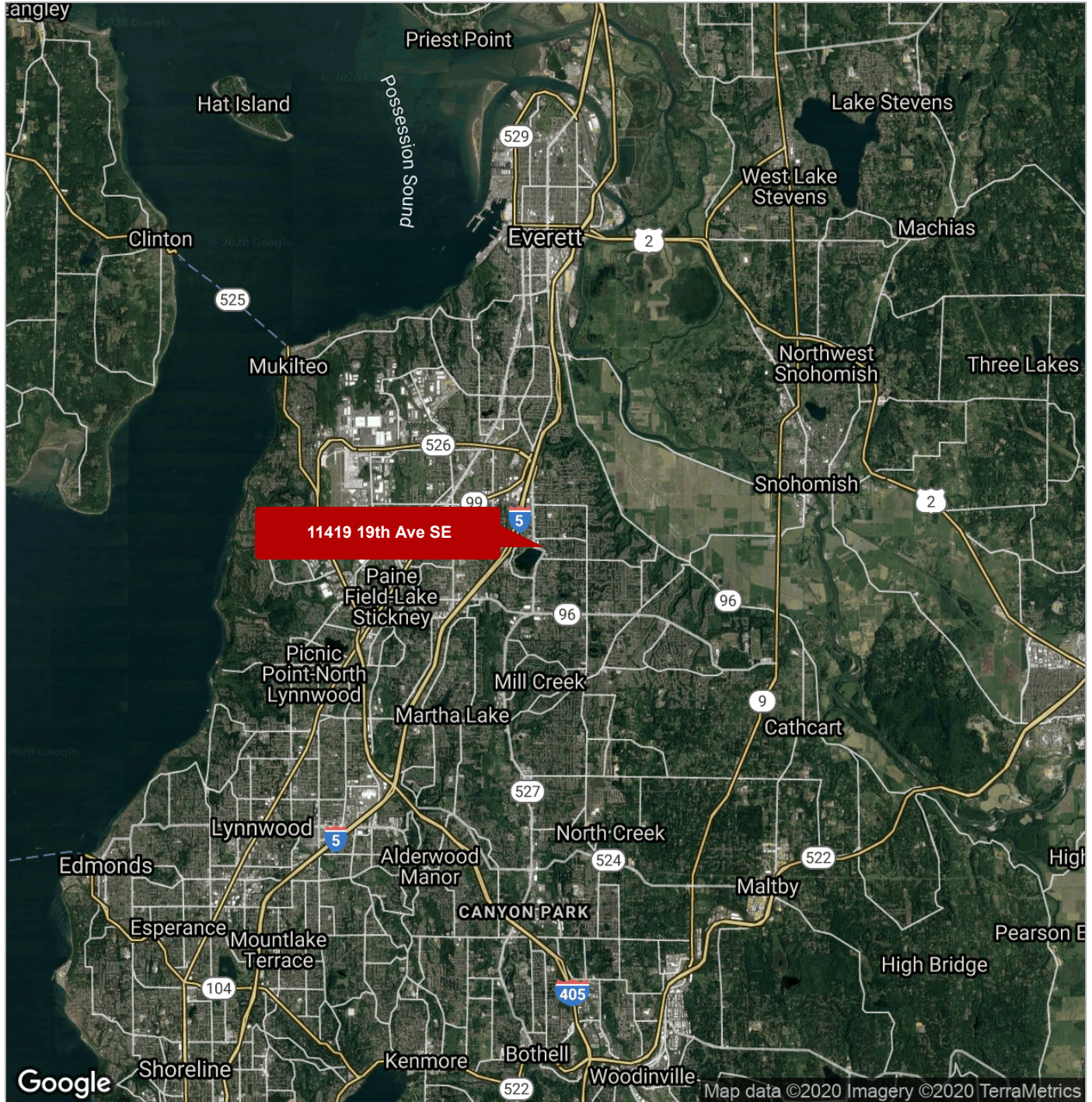
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

SILVERLAKE PLAZA

11419 19th Ave SE, Everett, WA 98208



KW COMMERCIAL
7525 28th Street West
University Place, WA 98466

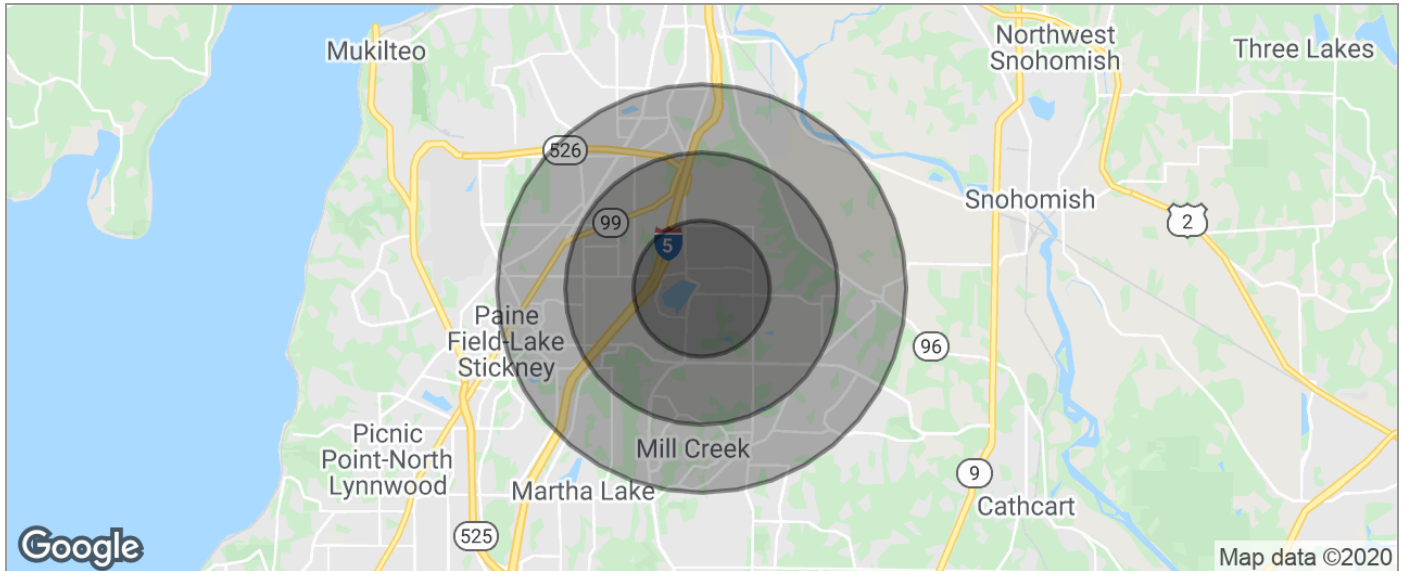
MICHAEL ARMANIOUS, CCIM
Broker
O: 253.460.8640
C: 253.988.6115
marmanious@kw.com
WA #18346 - CA DRE #01874675

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

SILVERLAKE PLAZA

11419 19th Ave SE, Everett, WA 98208



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	14,550	52,801	113,648
MEDIAN AGE	36.3	36.5	35.2
MEDIAN AGE (MALE)	34.4	35.2	34.3
MEDIAN AGE (FEMALE)	38.9	38.4	36.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,572	20,531	44,025
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$75,796	\$78,843	\$76,151
AVERAGE HOUSE VALUE	\$365,387	\$378,582	\$374,995
RACE	1 MILE	2 MILES	3 MILES
% WHITE	81.1%	77.7%	75.0%
% BLACK	1.1%	2.5%	3.0%
% ASIAN	9.7%	10.9%	11.9%
% HAWAIIAN	0.1%	0.1%	0.3%
% INDIAN	1.1%	0.9%	0.8%
% OTHER	2.2%	2.6%	4.0%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	7.0%	8.3%	10.8%

* Demographic data derived from 2010 US Census

KW COMMERCIAL
7525 28th Street West
University Place, WA 98466

MICHAEL ARMANIOUS, CCIM
Broker
O: 253.460.8640
C: 253.988.6115
marmanious@kw.com
WA #18346 - CA DRE #01874675

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

SILVERLAKE PLAZA

11419 19th Ave SE, Everett, WA 98208



UNIT	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
A-100	\$22-\$24 SF/YR	NNN	986 SF	Available
C-101/102	\$17.00 SF/YR	NNN	1671 SF	Vacant
C-107	\$17.00 SF/YR	NNN	1015 SF	Vacant
C-111	\$17.00 SF/YR	NNN	1143 SF	Vacant
C-112	\$17.00 SF/YR	NNN	1396 SF	Vacant
C-113	\$17.00 SF/YR	NNN	875 SF	Vacant
* C111-C113	\$17.00 SF/YR	NNN	UP TO 3414 SF	Vacant

KW COMMERCIAL
7525 28th Street West
University Place, WA 98466

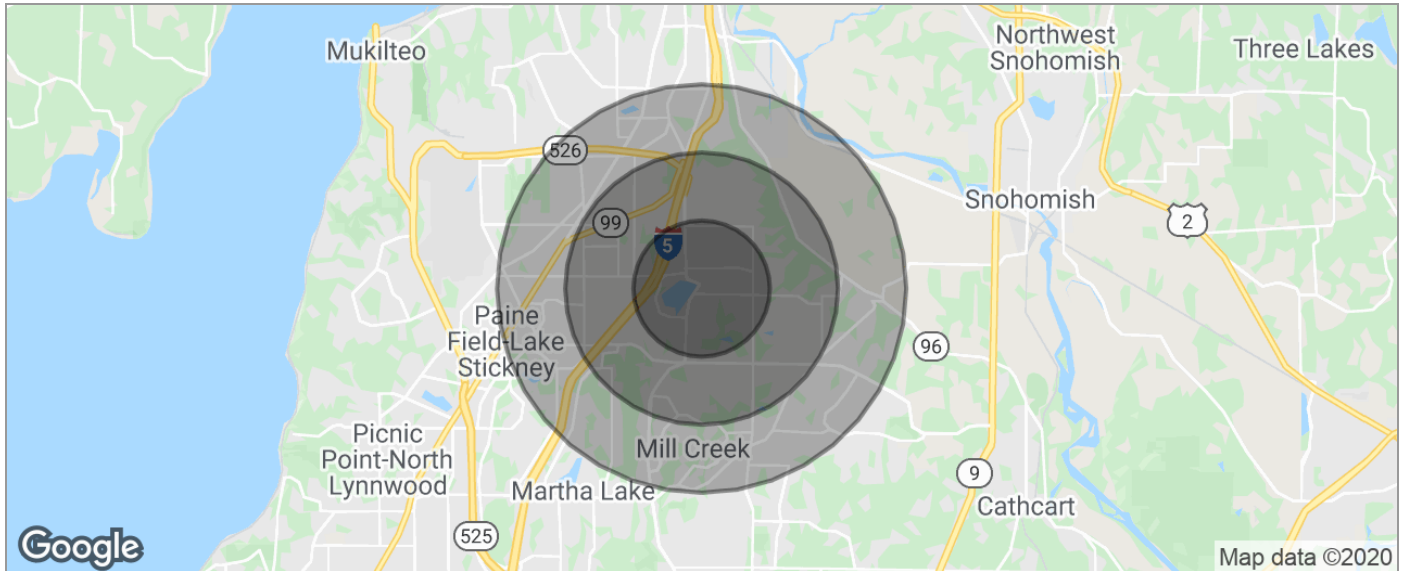
MICHAEL ARMANIOUS, CCIM
Broker
O: 253.460.8640
C: 253.988.6115
marmanious@kw.com
WA #18346 - CA DRE #01874675

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

SILVERLAKE PLAZA

11419 19th Ave SE, Everett, WA 98208



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	14,550	52,801	113,648
MEDIAN AGE	36.3	36.5	35.2
MEDIAN AGE (MALE)	34.4	35.2	34.3
MEDIAN AGE (FEMALE)	38.9	38.4	36.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,572	20,531	44,025
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$75,796	\$78,843	\$76,151
AVERAGE HOUSE VALUE	\$365,387	\$378,582	\$374,995
RACE	1 MILE	2 MILES	3 MILES
% WHITE	81.1%	77.7%	75.0%
% BLACK	1.1%	2.5%	3.0%
% ASIAN	9.7%	10.9%	11.9%
% HAWAIIAN	0.1%	0.1%	0.3%
% INDIAN	1.1%	0.9%	0.8%
% OTHER	2.2%	2.6%	4.0%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	7.0%	8.3%	10.8%

* Demographic data derived from 2010 US Census

KW COMMERCIAL
7525 28th Street West
University Place, WA 98466

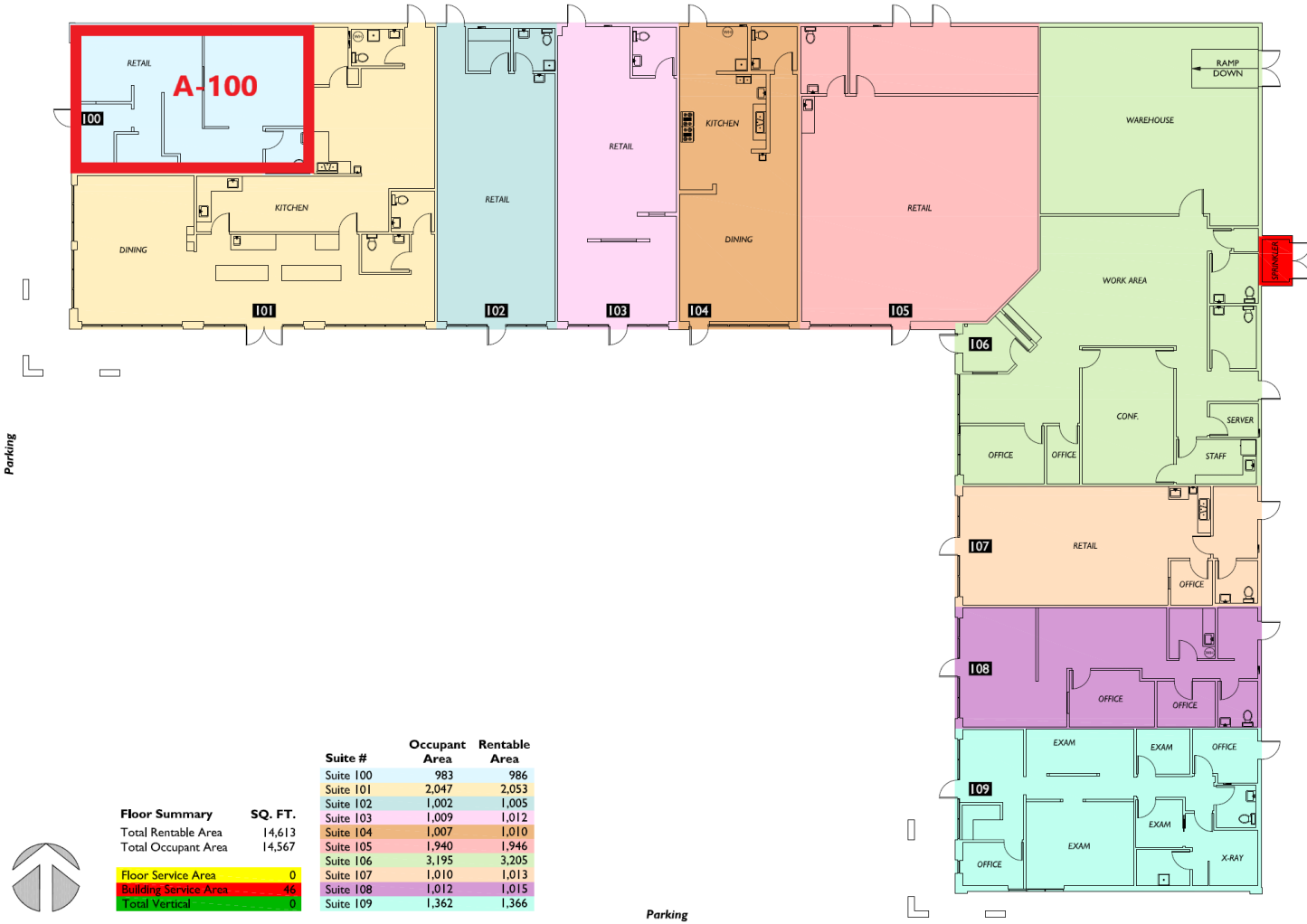
MICHAEL ARMANIOUS, CCIM
Broker
O: 253.460.8640
C: 253.988.6115
marmanious@kw.com
WA #18346 - CA DRE #01874675

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

SILVERLAKE PLAZA

11419 19th Ave SE, Everett, WA 98208



1 BUILDING A

KW COMMERCIAL
7525 28th Street West
University Place, WA 98466

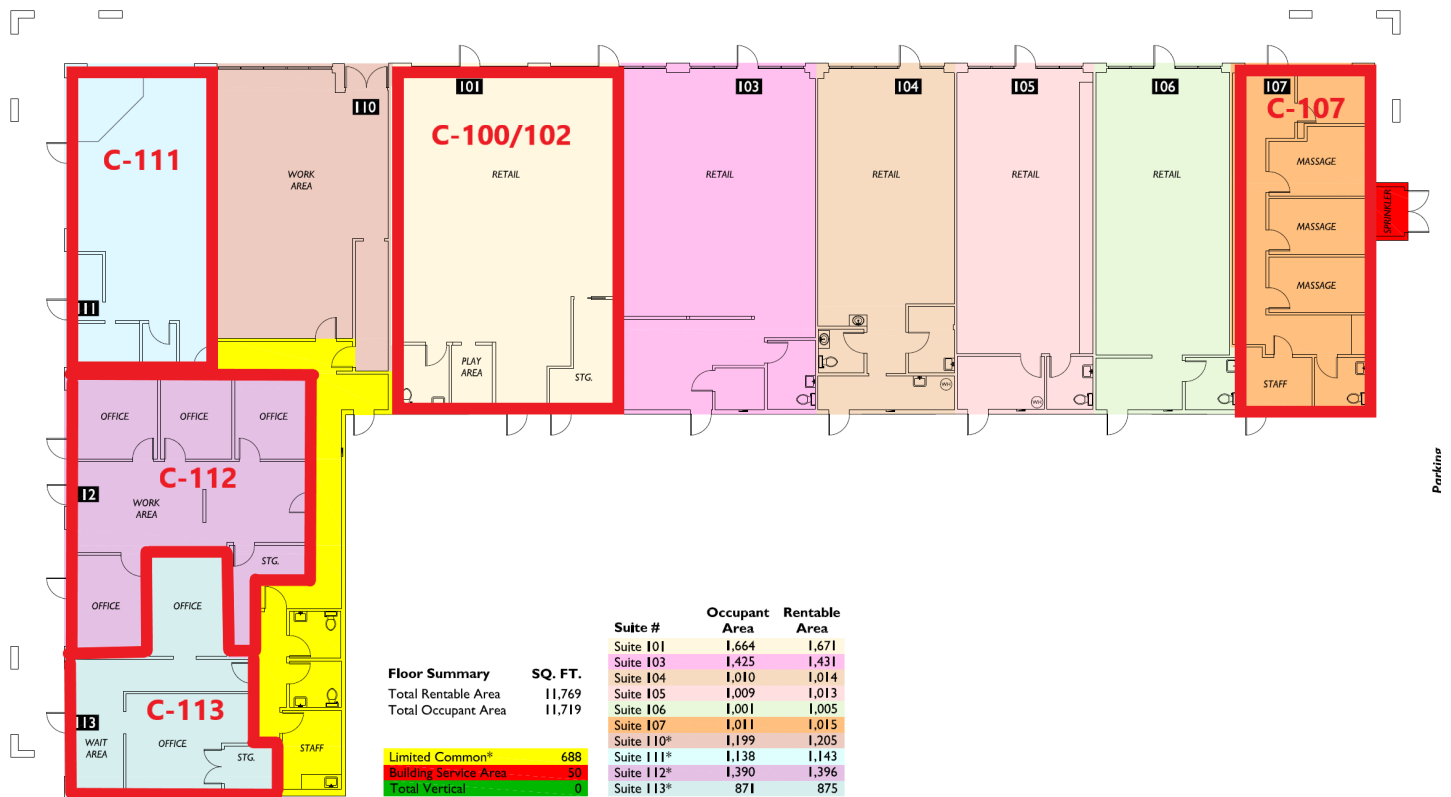
MICHAEL ARMANIOUS, CCIM
Broker
O: 253.460.8640
C: 253.988.6115
marmanious@kw.com
WA #18346 - CA DRE #01874675

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

SILVERLAKE PLAZA

11419 19th Ave SE, Everett, WA 98208



3

BUILDING C

KW COMMERCIAL
7525 28th Street West
University Place, WA 98466

MICHAEL ARMANIOUS, CCIM
Broker
O: 253.460.8640
C: 253.988.6115
marmanious@kw.com
WA #18346 - CA DRE #01874675

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

Confidentiality & Disclaimer

EVERETT, WA

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Tacoma in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

KW COMMERCIAL

7525 28th Street West
University Place, WA 98466

MICHAEL ARMANIOUS, CCIM
Broker
O 253.460.8640
C 253.988.6115
marmanious@kw.com
WA #18346 - CalDRE #01874675

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.