



**NEW REDUCED PRICE
\$3,900,000**

**15,068 SF
OWNER/USER
SALE**

Available

Evergreen Way - 29,364 CPD

RODDA PAINT BUILDING

7825 Evergreen Way | Everett, WA

Grant Rubenstein

425.289.2220

grant@rosenharbottle.com

Mimi Rosen

425.289.2217

mimi@rosenharbottle.com

425.454.3030
rosenharbottle.com

PO Box 5003
Bellevue, WA 98009 - 5003





NEW OFFERING PRICE: \$3,900,000
PROFORMA CAP RATE: 6.6%
BUILDING SF: 15,068 SF

PROPERTY FEATURES:

- Quick access to Highway 526 and I-5
- Adjacent to Cascade Plaza Anchored by Safeway, Big Lots & Ross
- Prominent Monument Signage on Evergreen Way
- Abundant Parking: ~4.9/1000

OWNER/USER SUITE DETAILS:

- 5,697 SF Available for Owner/User or Investor Opportunity
- \$15.00/SF, NNN Owner/User Lease Rate
- \$7.88/SF Estimated 2021 NNN
 - Includes water/sewer and amortizations
- 20' Ceiling Height
- New High-Efficiency Lighting
- Large Pylon Signage Available

Please be advised that this analysis is generalized, does not purport to be all-inclusive and does not factor in many of the financial and personal aspects one should take into account when electing to purchase real property. The potential purchaser must analyze this investment based upon its own analysis, including, without limitations, its own tax considerations (including current and future tax laws), recapture of depreciation, ultimate sales price and market considerations. These items must be evaluated by a qualified CPA, attorney or other consultant when making the decision to purchase. RHCRE makes no representation or warranty with respect to the accuracy or completeness of the information provided herein.

PROPERTY OVERVIEW

Land Size:	1.24 Acres
Year Built:	1987
Renovations:	Exterior Paint (2017) Roof & Units Replaced (2011)
Parking Ration:	74 Parking Stalls 4.9/1000 Parking Ratio
Zoning:	E-1, City of Everett



TENANT SUMMARIES



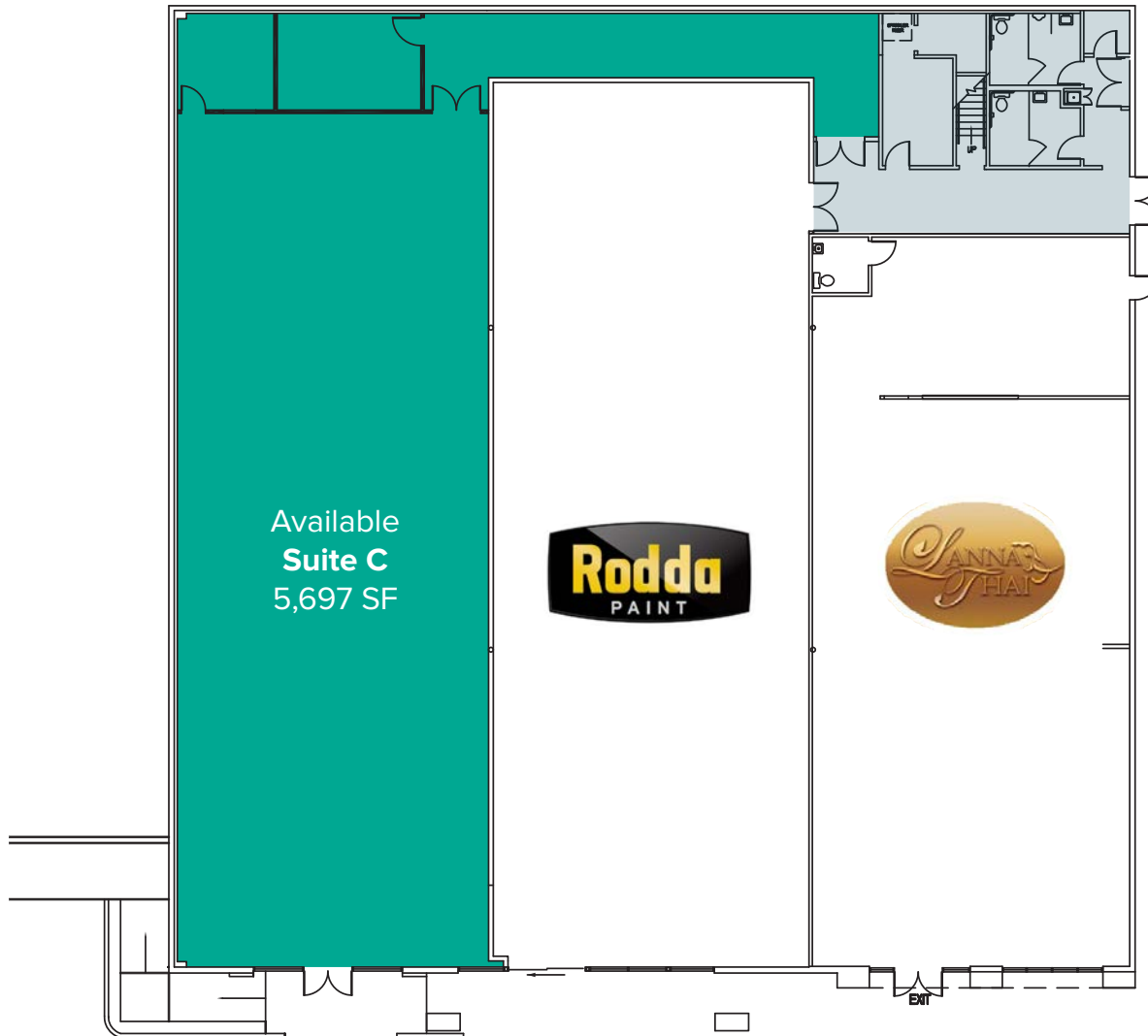
Rodda Paint has occupied their space since November 1994. Founded in 1932 by Arthur Rodda along in Portland, Oregon, Rodda is the largest regional paint company in the Pacific Northwest. The company owns and operates 56 commercial and retail stores throughout Oregon, Washington, Alaska, Idaho, and Montana.



Lanna Thai has occupied their space since May 1999. Named after the Lanna region of northern Thailand. It was the first independent kingdom within the fabled golden triangle.



FLOOR PLAN



The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

LOCATION MAP

