

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

**Available**

**Evergreen Way - 29,364 CPD**

# RODDA PAINT BUILDING

## 7825 Evergreen Way | Everett, WA

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**OFFERING PRICE: \$4,150,000**  
**PROFORMA CAP RATE: 6.5%**  
**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
- \$18.00/SF, NNN Owner/User Lease Rate
- \$7.88/SF Estimated 2020 NNN
  - Includes water/sewer and amortizations
- 20' Ceiling Height
- New High-Efficiency Lighting
- Large Pylon Signage Available

# PROPERTY OVERVIEW

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



# TENANT SUMMARIES



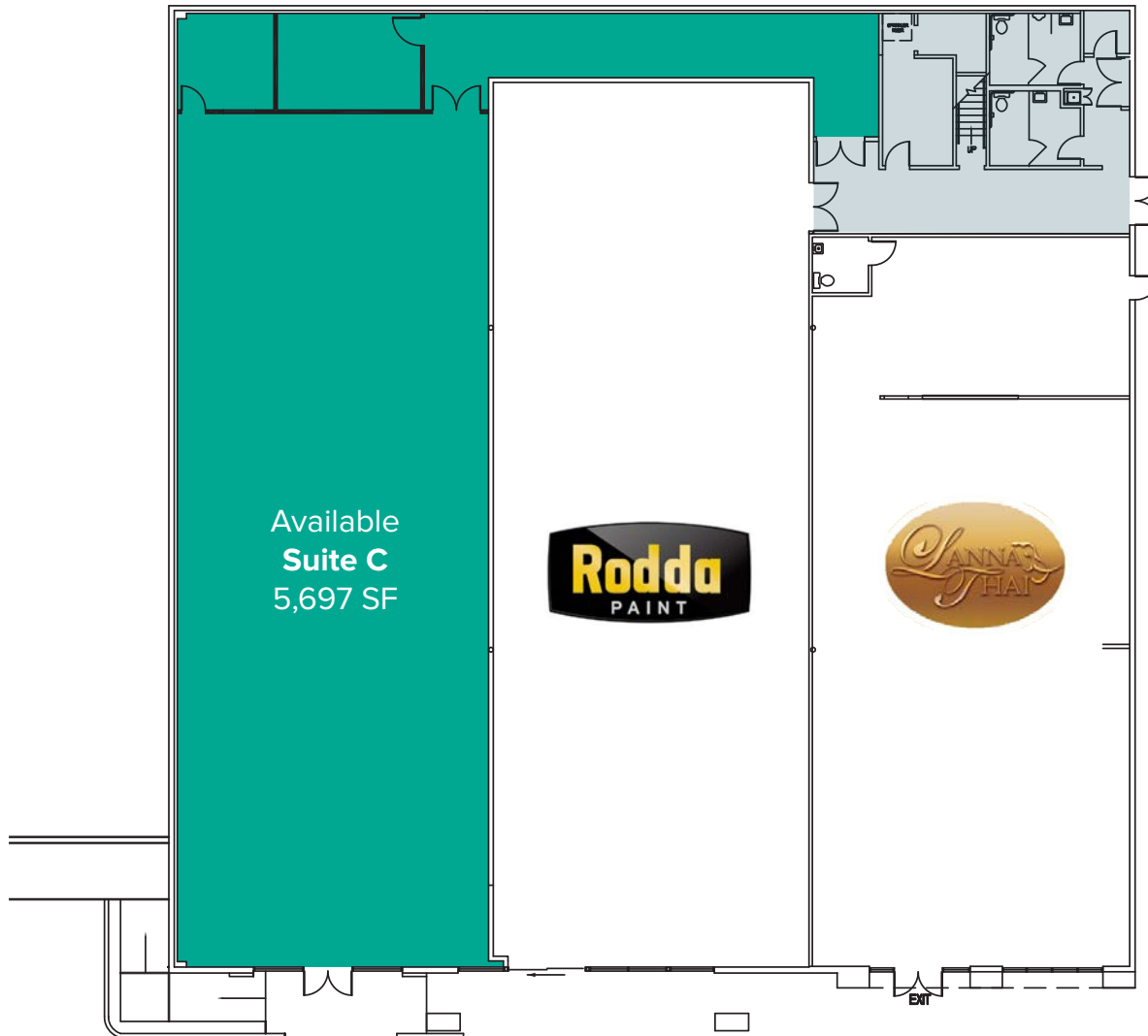
Rodda Paint has occupied their space since November 1994. Founded in 1932 by Arthur Rodda along in Portland, Oregon, Rodda is the largest regional paint company in the Pacific Northwest. The company owns and operates 56 commercial and retail stores throughout Oregon, Washington, Alaska, Idaho, and Montana.



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





# LOCATION MAP

