

**Evergreen Crossing****315 E Casino Rd Everett, WA 98208****Listing #544092****Listed Date: 8/5/2014****Days on Market: 1515****Price: \$13-\$16 NNN****Status: Available****Last Modified: 9/10/2018****Full Listing Report****Listing Information**

Asset Class: Retail

Sublease-Term:	No	Days on Market:	1515	Date Available:	N/A
Suite/Floor:	Suite E / Floor	Rail:	No	SF Current Vacant:	2,400
Avail SF (min-max):	1,200 - 2,400	DH Doors:	Unk	Availability Status:	Vacant
Rent (min-max):	\$13 - \$16	GL Doors:	Unk	Office SF Min:	N/A
Total Monthly Rent:	\$2,600	Clear Height Min:	Unk	Office SF Max:	N/A
Lease Type (+NNNs):	NNN(\$5.75)	Clear Height Max:	Unk	Industrial SF Min:	N/A
				Industrial SF Max:	N/A

Move In Terms: Pending Tenants improvements

**Property Information**

Other Details:		Construction Type:					
Property Type:	Retail	Building Total SF:	7,740	# of Buildings:	1	Construction Status:	Existing
Zoning:	Unknown	Net Rentable SF:	7,740	# of Floors:	1		
Amps/Volts/Phase:	Unknown	Bay Depth:		DH/GL Doors:	Unknown	Clearance Height:	
Lot SF/Acres:	9,583/0.22	Cranes:	0	# of Elevators:	N/A	Uncovered Parking:	29
Primary Tax ID:	28050700301600			Sprinkler:	Yes	Covered Parking:	Unknown
Year Built/Remodeled:	1984			Air Conditioning:	Yes	Total Parking/Ratio:	29/4:1,000 SF
Tax ID: 28050700301600, 28050700301800							

**Public Building Comments**

On Bus Line - Close to Freeway Access - Busy Corner Location

**Retail Asset Class Information**

Retail Center Type:	Lease Rate Low/High: 0/0		
Pads:	Population (3 Mile radius): Unknown		
Household Income (3 mile radius): \$0	Signage on Building: No	Traffic Count:	
Anchor: 7 - 11 Store	Signage Freestanding: No	Traffic Count Year:	

Tags: Mini-Mart/C-Store, Restaurant, Street Retail, Strip Mall

**Public Listing Comments**

Great corner space at major crossing Casino and Evergreen Way. Ample parking, great tenant mix, cell phones, hair salon, dentist. Owner willing to provide some tenant flooring allowance. New HAVC will be installed.