

FOR LEASE

10121 Evergreen Way
Everett, WA 98204



Owned & Operated by

**Perform
Properties**

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

First Western Properties, Inc. | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com



SOUTH POINT PLAZA

Justin Holmes | Josh Parnell | Jake Thurber | Chandler Williams

SOUTH POINT PLAZA offers excellent visibility and easy access for local residents and commuters. The area is surrounded by a dense residential population and a mix of national retailers, drawing consistent foot and vehicle traffic throughout the day. With proximity to major arterials like I-5 and Highway 99, this location is ideal for businesses seeking strong exposure in a growing commercial district.

AVAILABLE

- » SUITE A: 1,523 SF
- » SUITE 11: 1,200 SF

- **Anchored** by Grocery Outlet and Hobby Lobby. Car Toys Coming Soon!
- **Located** in a rapidly developing area with a growing population, providing a substantial customer base.
- **Situated** on a major retail corridor, offering high visibility and accessibility to a diverse customer base.

Regis - 2025	Population	Average HH Income	Daytime Population
Mile 1	26,673	\$96,940	14,160
Mile 3	138,252	\$124,853	84,831
Mile 5	281,448	\$143,423	153,996

TENANTS

HOBBY LOBBY

GROCERY OUTLET
bargain market

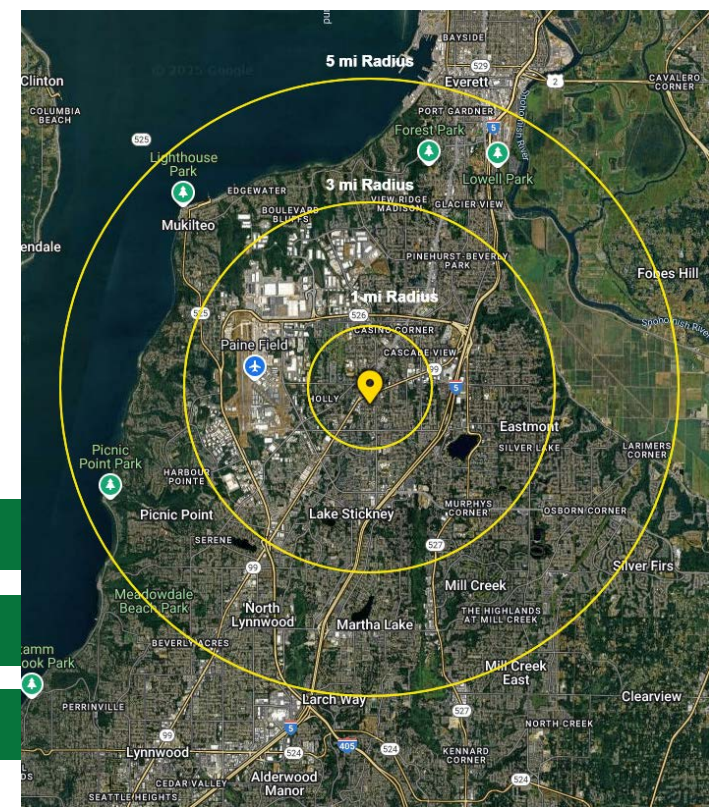
DOLLAR TREE

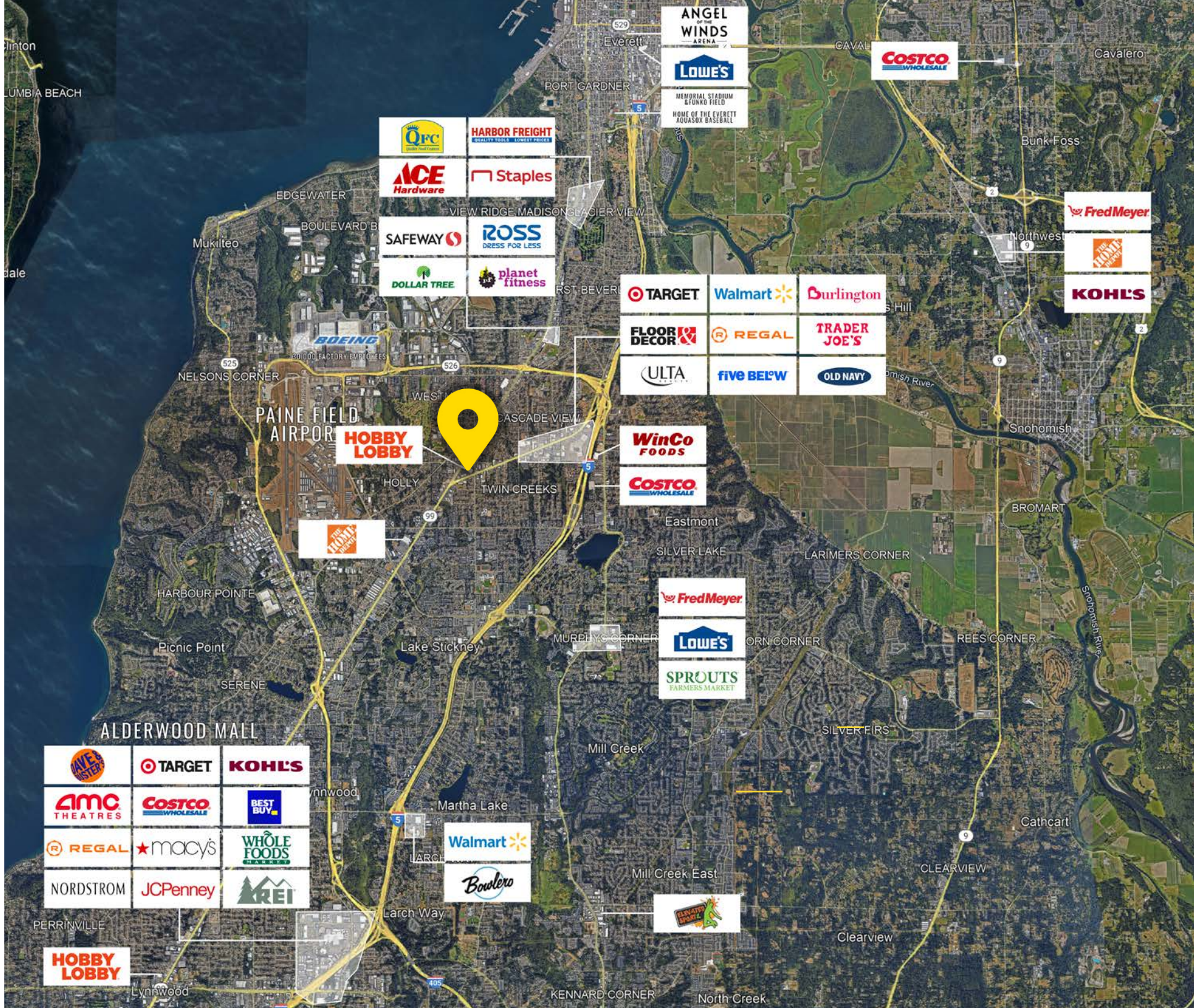
WHISTLE
WORKWEAR

ups

OUTBACK
STEAKHOUSE®

7
ELEVEN







LOCATION DETAILS



35,503 CPD
SR-99



24,338 CPD
Evergreen Way



Situated on a
major retail corridor

SITE PLAN

Suite	SF	Tenant
10111	55,443	Hobby Lobby
10115	30,561	Grocery Outlet
10113	20,036	Car Toys
10203	18,198	Whistle Workwear
10103A	10,766	Dollar Tree
10103	8,346	Jooni Kids Cafe
16	6,501	Outback Steakhouse
30	6,000	Mattress Firm
10301	5,207	IHOP
15	4,200	Kidstrong
8	3,300	Value Vet
10117	3,000	7-Eleven
1	2,400	Soccer Post
A	1,523	AVAILABLE
10	1,423	La Michoacana
4	1,319	Scrub A Dub Laundry

Suite	SF	Tenant
5	1,300	Ashway Pet Spa
23	1,292	Pizza Hut
25	1,200	The UPS Store
24	1,200	Miracle Ear
6	1,200	Paradise Threading & Spa
11	1,200	AVAILABLE
21	1,200	Ezzia Health Care
22	1,108	Great Clips
3	981	Cricket Wireless
LD	912	-
401	144	Bigfoot Java



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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