



2723-2809 Grand Ave EVERETT, WA



THE PROPERTY ———

Rare DT Everett Office with 3.14/1,000 Parking Ratio

\$4,969,120 | 18,152 SF | \$274/Sq Ft

Ayers Commercial Group is pleased to present the opportunity to purchase the a stand-alone office building with exceptional parking. Located in downtown Everett near the corner of Grand Ave and California St. This 18,152 square foot building features 13 on site parking stalls, with an additional 44 parking stalls in the parking lot at the corner of Grand Ave & California St, for a total of 57 parking stalls, and a 3.14/1,000 parking ratio.

PROPERTY SUMMARY

ADDRESS 2809 & 2723 Grand Ave
Everett, WA 98201

PARCEL NUMBER'S 00439167000300,
00439162201300,
00601067000100

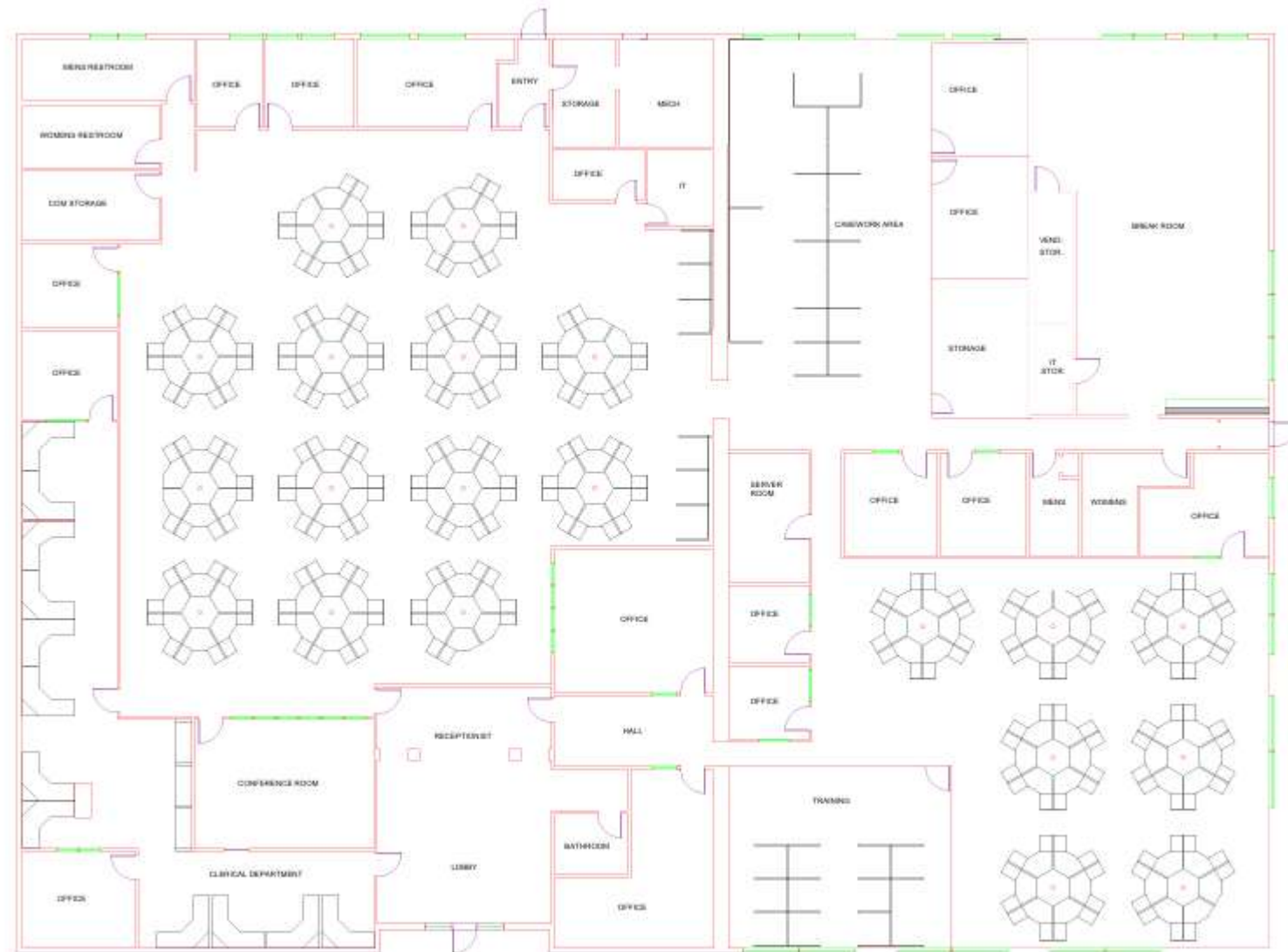
BUILDING SIZE 18,152 SF

LOT AREA'S 17,860 SF | 0.41 AC,
12,197 SF | 0.28 AC

YEAR BUILT 1957

PARKING 57 parking stalls
3.14/1000 parking ratio







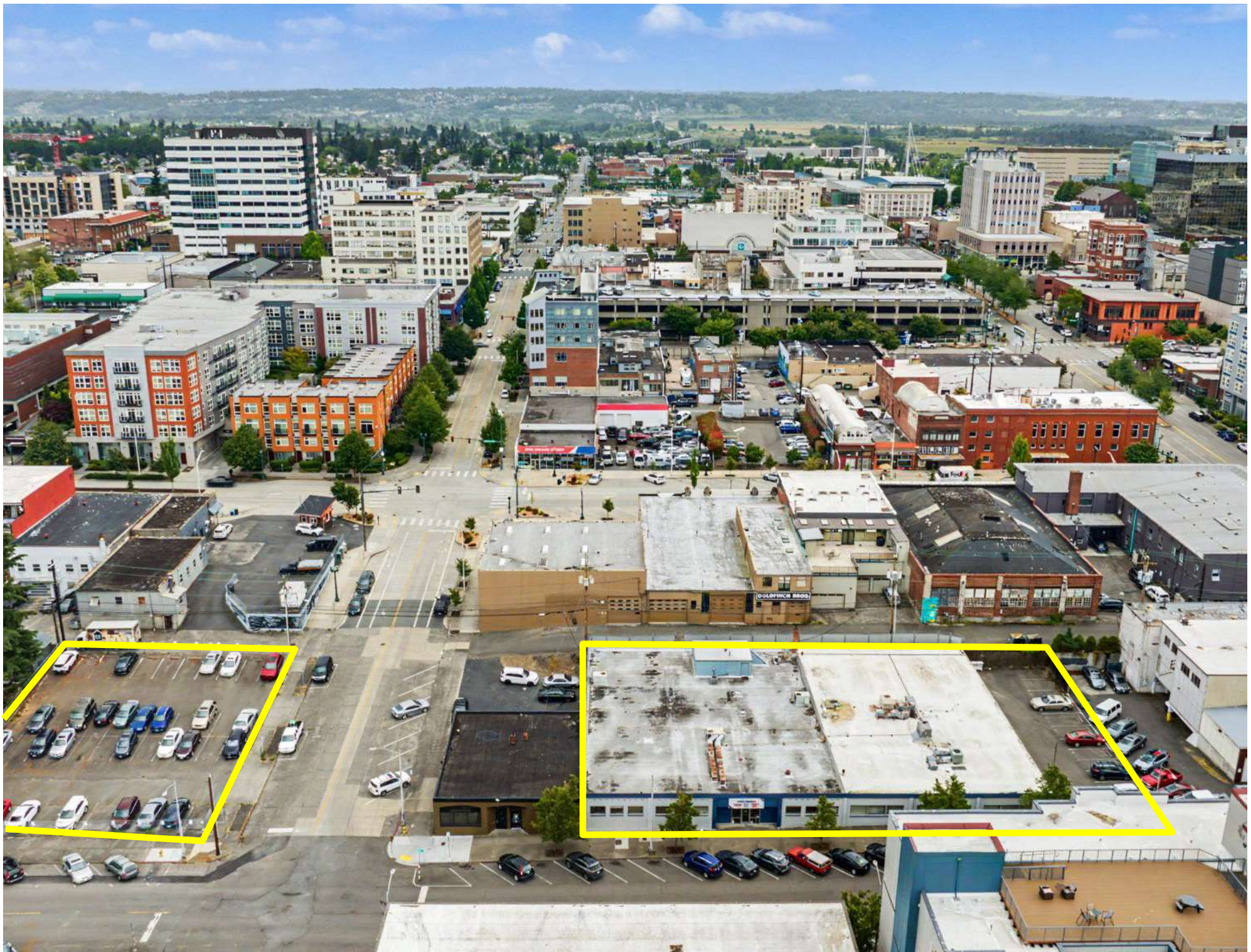
California St

Grand Ave













DEMOGRAPHICS

Population			
	2 miles	5 miles	10 miles
2020 Population	34,751	111,301	464,499
2025 Population	36,169	116,063	488,973
2030 Population Projection	37,558	120,567	508,682
Annual Growth 2020-2025	0.8%	0.9%	1.1%
Annual Growth 2025-2030	0.8%	0.8%	0.8%
Median Age	40.1	39.2	39.1
Bachelor's Degree or Higher	28%	26%	31%
U.S. Armed Forces	1,007	1,324	2,567
Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$99,999	\$113,855	\$130,415
Median Household Income	\$72,768	\$90,254	\$105,627
< \$25,000	3,092	6,077	18,229
\$25,000 - 50,000	2,569	6,334	21,055
\$50,000 - 75,000	2,659	7,139	25,594
\$75,000 - 100,000	1,758	5,578	21,357
\$100,000 - 125,000	1,462	5,070	20,926
\$125,000 - 150,000	1,276	4,102	17,991
\$150,000 - 200,000	1,733	5,645	23,785
\$200,000+	1,684	5,962	32,954



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