

# CLAREMONT VILLAGE

EVERETT, WA



## SIZE

86,649 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	13,124	76,733	166,853
<b>Households</b>	5,159	31,175	65,095
<b>Median HH Income (\$)</b>	96,160	88,149	89,588

## MAJOR TENANT(S)

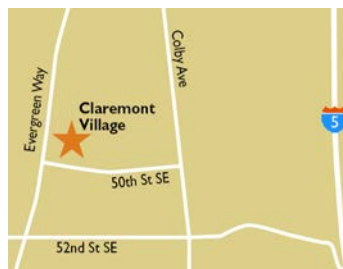
Quality Food Centers  
Ace Hardware  
Starbucks  
Wild Birds Unlimited

## LEASING CONTACT

Josh O'Toole  
Mobile (801) 698-8080  
JOToole@phillipsedison.com

## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



## LOCATION

4817-4831 Evergreen Way | Everett, WA 98203

## PROPERTY HIGHLIGHTS

- Anchored by QFC, a subsidiary of Kroger
- Additional tenants include Ace Hardware, Les Schwab Tires, Papa Murphy's, T-Mobile, Wild Birds Unlimited, Starbucks and Jersey Mike's
- Located in Everett, a suburb located 25 miles north of Seattle, with a population exceeding 76,700 in a three-mile radius
- The center is located at the intersection of Evergreen Way and 50th Street SE, which benefits from over 32,656 vehicles per day



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Space	Tenant	SQ. FT.
805	Les Schwab	6,673
809	Clubhouse Grill	4,057
813	T-Mobile	1,296
815A	Starbucks	2,876
815B	COMING AVAILABLE	2,319
817	Jersey Mike's Subs	1,970
821	Wild Birds Unlimited	2,801
823	Angel Hair and Nails	1,508
835	Ace Hardware	11,881
919	Quality Food Centers	39,603
921	Tropical Tan	1,900
923	Papa Murphy's Pizza	1,961
925	Bella Cleaners	1,365
927	Teriyaki Zone	1,814
929	WMST	1,380
931	Vera Whole Health	4,093
<b>Total SQ. FT.</b>		<b>87,497</b>



■ Available 
 ■ Occupied 
 ■ Coming Available 
 ■ Non-Owned 
  Site Boundary

DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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# Demographic Summary Report

1990 - 2000 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval Retrieval

Jun 2, 2025



Latitude: 47.952524

Longitude: -122.211971

Claremont Village Everett, WA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2024 Estimated Population	12,912	76,773	167,133
	2029 Projected Population	13,080	77,956	170,558
	2010 Census Population	11,272	69,007	147,768
	2000 Census Population	10,927	65,837	134,449
	1990 Census Population	10,101	55,210	106,540
	Historical Annual Growth 1990 to 2000	0.79%	1.78%	2.35%
	Historical Annual Growth 2000 to 2010	0.31%	0.47%	0.95%
	Estimated Annual Growth 2010 to 2024	0.93%	0.73%	0.84%
	Projected Annual Growth 2024 to 2029	0.26%	0.31%	0.41%
	Median Age	40.9	39.5	39.2
Households	Q4 2024 Estimated Households	5,073	31,187	65,209
	2029 Projected Households	5,142	31,753	66,604
	2010 Census Households	4,572	27,535	58,025
	2000 Census Households	4,420	26,205	52,335
	1990 Census Households	4,198	22,352	41,924
	Historical Annual Growth 1990 to 2000	0.52%	1.60%	2.24%
	Historical Annual Growth 2000 to 2010	0.34%	0.50%	1.04%
	Estimated Annual Growth 2010 to 2024	0.71%	0.85%	0.79%
	Projected Annual Growth 2024 to 2029	0.27%	0.36%	0.42%
	Population per Household	2.51	2.41	2.52
Population by Race	White	65.0%	60.5%	59.2%
	Black or African American	4.9%	5.1%	5.2%
	Asian & Pacific Islander	7.0%	9.3%	10.6%
	Other Races	8.7%	8.9%	9.0%
	Hispanic Population	14.4%	16.1%	16.0%
Income	Average Household Income	\$119,984	\$113,976	\$116,314
	Median Household Income	\$95,735	\$88,171	\$89,858
	Per Capita Income	\$47,690	\$47,029	\$45,885
Education (Age 25+)	Elementary	4.7%	4.0%	3.8%
	Some High School	5.9%	5.6%	5.5%
	High School Graduate	23.4%	25.6%	25.1%
	Some College	24.5%	24.9%	23.9%
	Associates Degree Only	8.7%	9.2%	10.7%
	Bachelors Degree Only	19.4%	20.6%	20.9%
	Graduate Degree	13.4%	10.1%	10.0%
Business	Number of Businesses	672	3,612	5,850
	Total Number of Employees	11,523	58,257	107,034
	Employees per Business	17.15	16.13	18.30
	Residential Population per Business	19.22	21.26	28.57

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.