



SIZE

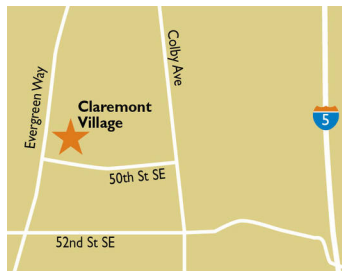
86,497 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	12,962	76,701	166,840
Households	5,089	31,150	65,092
Median HH Income (\$)	91,901	82,694	85,678

MAJOR TENANT(S)

Quality Food Centers
 Ace Hardware
 Wild Birds Unlimited



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, Mountain Mike's Pizza 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

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



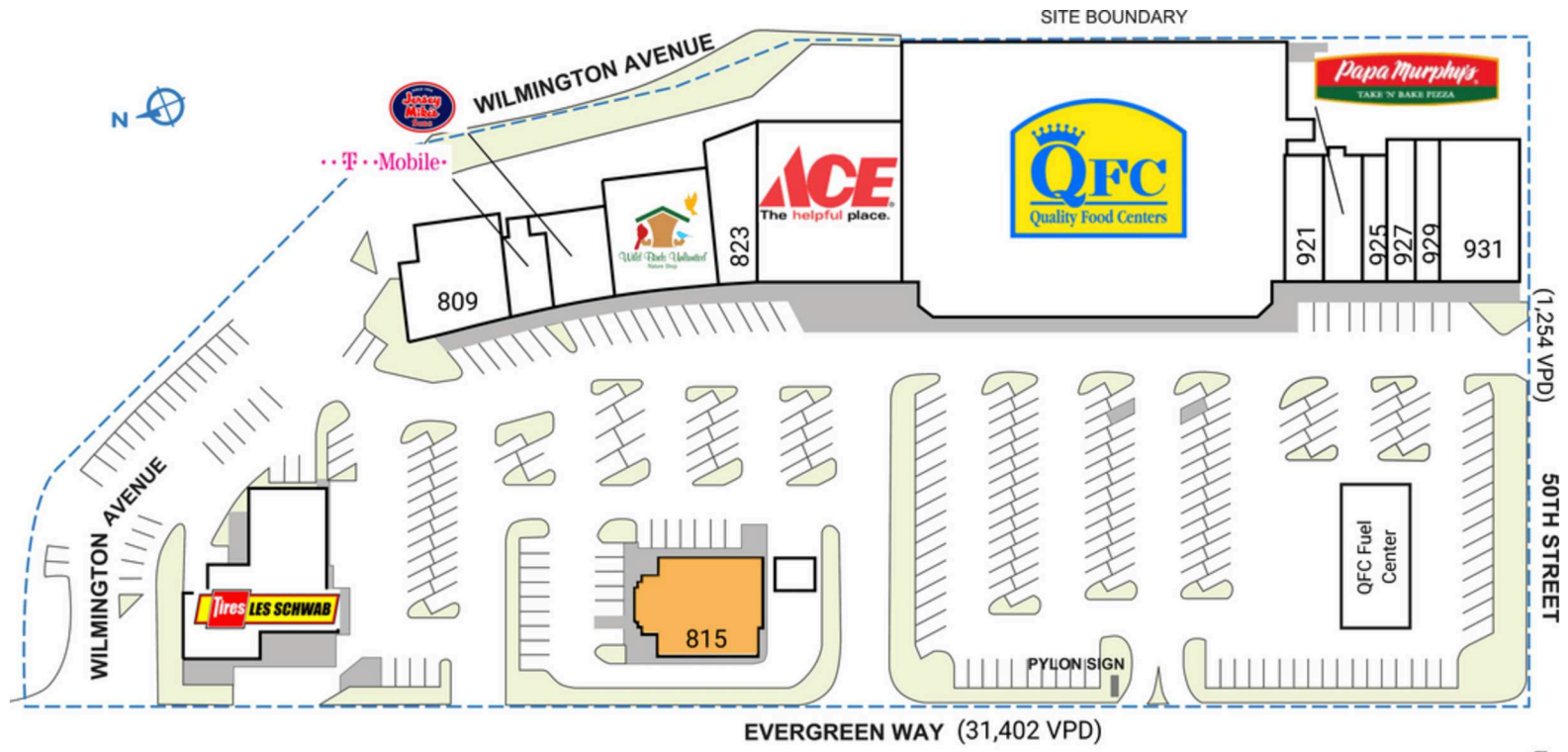
CLAREMONT VILLAGE

4817-4831 Evergreen Way | Everett, WA 98203

SPACE	TENANT	SQ. FT.	821	Wild Birds Unlimited	2,801 SF	925	Bella Cleaners	1,365 SF
805	Les Schwab	6,673 SF	823	Angel Hair and Nails	1,508 SF	927	Teriyaki Zone	1,814 SF
809	Clubhouse Grill	4,057 SF	835	Ace Hardware	11,881 SF	929	WMST	1,380 SF
813	T-Mobile	1,296 SF	919	Quality Food Centers	39,603 SF	931	Vera Whole Health	4,093 SF
815	AVAILABLE	4,195 SF	921	Tropical Tan	1,900 SF	TOTAL SQ. FT.		86,497
817	Jersey Mike's Subs	1,970 SF	923	Papa Murphy's Pizza	1,961 SF			

SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- 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.

CLAREMONT VILLAGE

4817-4831 Evergreen Way | Everett, WA 98203



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections
 Calculated using TAS Retrieval Retrieval
 Apr 17, 2024



Latitude: 47.952524 Longitude: -122.211971

Claremont Village Everett, WA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	12,962	76,701	166,840
	2028 Projected Population	13,199	78,327	171,150
	2010 Census Population	11,319	68,921	147,686
	2000 Census Population	10,986	65,756	134,401
	1990 Census Population	10,148	55,154	106,502
	Historical Annual Growth 1990 to 2000	0.80%	1.77%	2.35%
	Historical Annual Growth 2000 to 2010	0.30%	0.47%	0.95%
	Estimated Annual Growth 2010 to 2023	0.99%	0.78%	0.89%
	Projected Annual Growth 2023 to 2028	0.36%	0.42%	0.51%
	Median Age	40.5	39.1	38.7
Households	Q4 2023 Estimated Households	5,089	31,150	65,092
	2028 Projected Households	5,184	31,900	66,839
	2010 Census Households	4,588	27,507	57,995
	2000 Census Households	4,441	26,183	52,317
	1990 Census Households	4,217	22,329	41,910
	Historical Annual Growth 1990 to 2000	0.52%	1.60%	2.24%
	Historical Annual Growth 2000 to 2010	0.33%	0.49%	1.04%
	Estimated Annual Growth 2010 to 2023	0.76%	0.91%	0.84%
	Projected Annual Growth 2023 to 2028	0.37%	0.48%	0.53%
	Population per Household	2.52	2.41	2.52
Population by Race	White	66.3%	61.5%	60.2%
	Black or African American	5.1%	5.0%	5.2%
	Asian & Pacific Islander	6.4%	9.0%	10.3%
	Other Races	8.6%	8.7%	8.8%
	Hispanic Population	13.5%	15.9%	15.5%
Income	Average Household Income	\$109,951	\$103,397	\$108,673
	Median Household Income	\$91,901	\$82,694	\$85,678
	Per Capita Income	\$43,704	\$42,720	\$42,902
Education (Age 25+)	Elementary	4.4%	4.1%	4.0%
	Some High School	5.2%	5.3%	5.3%
	High School Graduate	24.4%	25.5%	25.4%
	Some College	25.8%	26.8%	25.5%
	Associates Degree Only	10.2%	10.5%	10.7%
	Bachelors Degree Only	17.9%	18.9%	19.7%
	Graduate Degree	12.0%	8.9%	9.4%
Business	Number of Businesses	655	3,764	6,096
	Total Number of Employees	10,240	55,182	101,148
	Employees per Business	15.63	14.66	16.59
	Residential Population per Business	19.78	20.38	27.37

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