

# PACIFIC PLAZA

22315 Hwy 99, Edmonds, WA 98026 | For Lease | Build to Suit Options Available



Pacific Bridge

# PACIFIC PLAZA

Location	22315 Hwy 99, Edmonds, WA, 98026
COUNTY	Snohomish
Traffic Count	32627
Square Feet	2,000 - 21,000
Lease Type	NNN

Call Listing Agent for Rates

## PROPERTY FEATURES

Modern and Newly Remodeled Project on Hwy 99

Build to Suit Options Available for Single Tenant

Use 32,000 + AADT Traffic Count

Large Monument Sign on Hwy 99

Located on Hwy 99 minutes from I-5

90 Parking Stalls

Population within 5-miles: 272,034

TI Packages Available for Qualified Tenants

Exclusively listed by

**Claudia Scott**

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**Rhodes Moore**

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\*This image is a rendering and may or may not accurately reflect the details of the finished product.



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
16,934	136,745	272,034



### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$100,514	\$114,635	\$117,520



### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
7,336	56,652	109,662

## PROPERTY FEATURES

BUILDING SF	19,372
LAND SF	74,488
LAND ACRES	1.17
YEAR RENOVATED	2022
ZONING TYPE	CG
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
CORNER LOCATION	Yes
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2
HVAC	Yes
FIRE SPRINKLERS	Yes



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## PACIFIC PLAZA VIDEO TOUR



Pacific Bridge is pleased to present Pacific Plaza, a retail center on Highway 99 (32,000+ cars per day) in Edmonds, Washington. Pacific Plaza promotes sustainability and ease for both tenants and customers visiting the Center. Pacific Plaza is a Green Building with a high level of efficiency that reduces consumption of energy, water and other resources minimizing its carbon footprint; benefiting the environment while providing occupants more affordable tenancy. The project has a scheduled completion date of **Q1, 2023**.

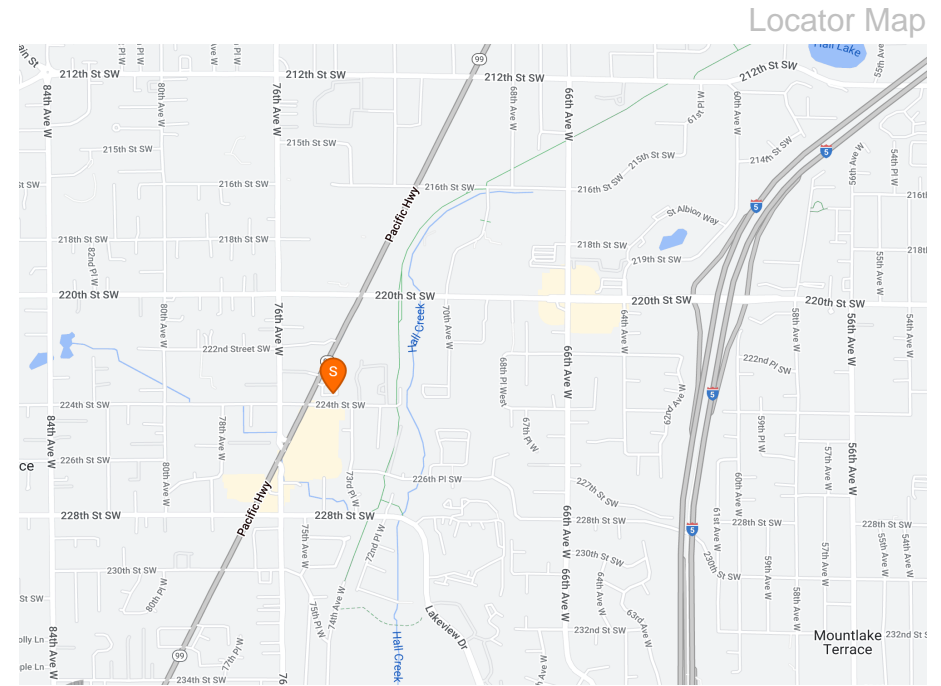
## EFFICIENCY MATTERS

- LED Lighting Throughout
- LED Monument Sign
- Solar Parking Lighting
- Solar Landscape Lighting
- Smart Metered Interior/Exterior Lighting
- Smart Metered HVAC
- Smart Metered Landscape Watering
- Low Flow Toilets
- Low Flow Fixtures
- Low Flow Landscape Sprinklers
- Smart Metered Watering
- Low VOC Paints
- Low VOC Flooring
- Light Exterior Colors
- Light Roof Colors
- HEPA Air Filtration
- Native Landscaping
- Solar Arrays on Roof to Pre-Heat Water Heaters
- Cleaning/replacing floor mats regularly
- Motion Activated Security Lighting
- Motion Activated Video Monitoring
- Single Source Recycling

\*The information above is a projection and is subject to change at the Ownership's discretion which may or may not effect the Green Certification.



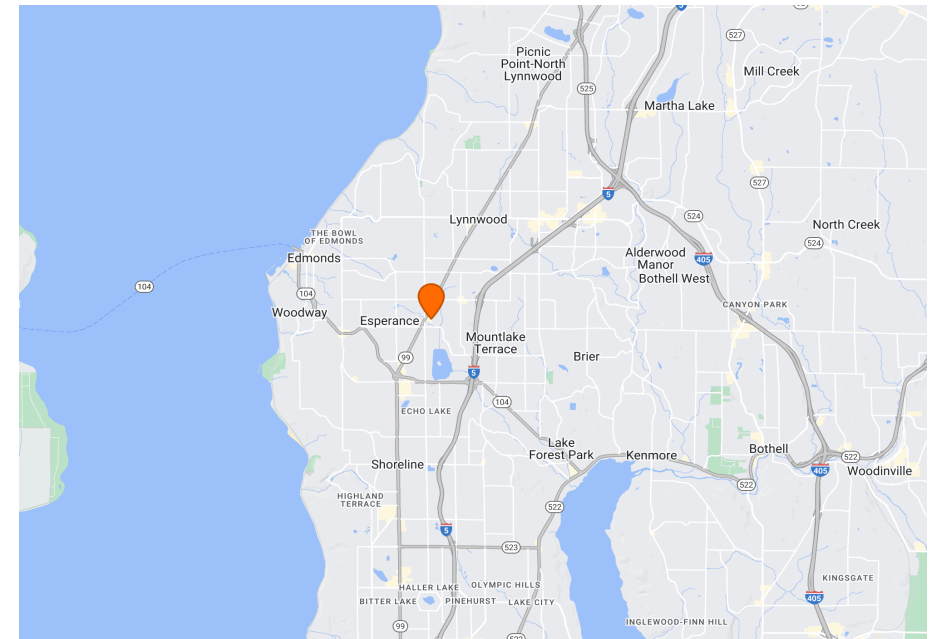
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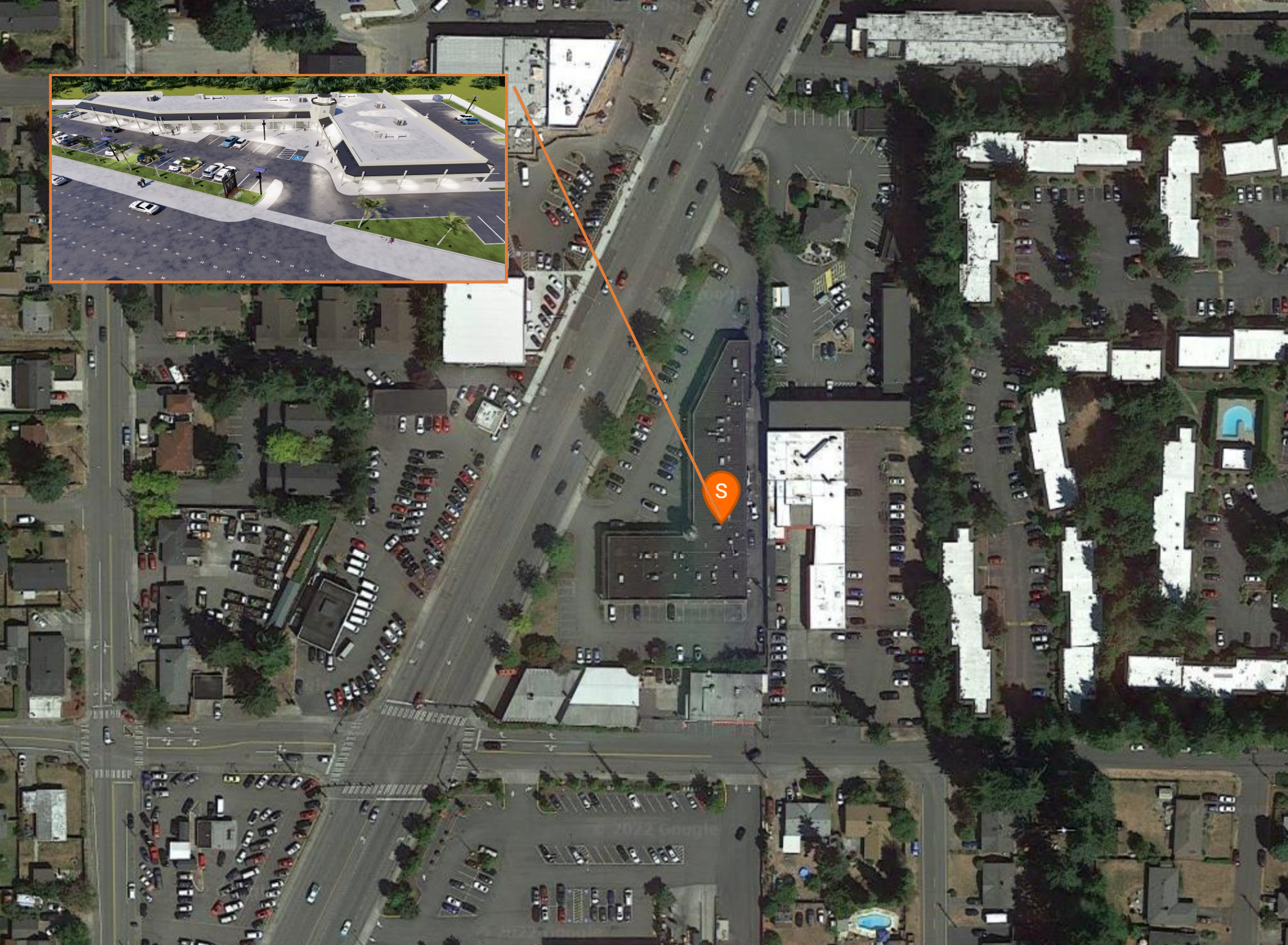
### Locator Map



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### Regional Map



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,790	124,567	229,738
2010 Population	15,946	125,459	240,882
2021 Population	16,934	136,745	272,034
2026 Population	17,611	144,897	290,961
2021 African American	1,332	7,926	16,056
2021 American Indian	144	1,183	2,229
2021 Asian	2,515	21,877	49,983
2021 Hispanic	2,049	13,394	25,244
2021 Other Race	894	5,528	10,293
2021 White	10,837	91,287	175,403
2021 Multiracial	1,066	7,971	16,245
2021-2026: Population: Growth Rate	3.95 %	5.80 %	6.75 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	340	3,524	6,632
\$15,000-\$24,999	365	3,182	5,824
\$25,000-\$34,999	485	3,251	6,205
\$35,000-\$49,999	785	4,587	9,254
\$50,000-\$74,999	1,255	9,484	17,162
\$75,000-\$99,999	1,506	8,541	15,444
\$100,000-\$149,999	1,382	10,959	21,736
\$150,000-\$199,999	578	5,954	12,651
\$200,000 or greater	641	7,171	14,753
Median HH Income	\$80,527	\$85,746	\$89,106
Average HH Income	\$100,514	\$114,635	\$117,520

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,974	51,772	94,111
2010 Total Households	6,870	52,008	97,671
2021 Total Households	7,336	56,652	109,662
2026 Total Households	7,642	60,001	117,083
2021 Average Household Size	2.27	2.39	2.45
2000 Owner Occupied Housing	3,686	32,040	59,577
2000 Renter Occupied Housing	3,027	18,108	31,549
2021 Owner Occupied Housing	4,396	36,841	71,652
2021 Renter Occupied Housing	2,940	19,811	38,010
2021 Vacant Housing	338	2,679	5,297
2021 Total Housing	7,674	59,331	114,959
2026 Owner Occupied Housing	4,714	39,230	76,855
2026 Renter Occupied Housing	2,928	20,771	40,228
2026 Vacant Housing	316	2,520	5,099
2026 Total Housing	7,958	62,521	122,182
2021-2026: Households: Growth Rate	4.10 %	5.80 %	6.60 %



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2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,251	8,780	18,807
2021 Population Age 35-39	1,236	9,149	19,089
2021 Population Age 40-44	1,123	8,434	17,650
2021 Population Age 45-49	995	8,165	16,776
2021 Population Age 50-54	1,117	8,931	17,805
2021 Population Age 55-59	1,242	9,896	19,239
2021 Population Age 60-64	1,125	9,931	18,948
2021 Population Age 65-69	1,019	9,068	17,137
2021 Population Age 70-74	779	7,349	13,526
2021 Population Age 75-79	515	4,797	8,653
2021 Population Age 80-84	324	3,247	5,659
2021 Population Age 85+	365	4,105	6,789
2021 Population Age 18+	13,894	111,695	219,715
2021 Median Age	41	43	42

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,180	\$84,696	\$85,753
Average Household Income 25-34	\$104,046	\$106,599	\$108,342
Median Household Income 35-44	\$92,174	\$100,342	\$104,355
Average Household Income 35-44	\$111,198	\$122,863	\$127,951
Median Household Income 45-54	\$90,565	\$107,192	\$110,953
Average Household Income 45-54	\$113,113	\$135,319	\$137,532
Median Household Income 55-64	\$85,213	\$99,576	\$102,795
Average Household Income 55-64	\$106,341	\$130,362	\$132,176
Median Household Income 65-74	\$72,148	\$78,634	\$80,027
Average Household Income 65-74	\$96,294	\$109,774	\$113,348
Average Household Income 75+	\$65,952	\$82,374	\$81,845

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,448	10,411	21,274
2026 Population Age 35-39	1,240	9,430	20,544
2026 Population Age 40-44	1,237	9,619	19,981
2026 Population Age 45-49	1,131	8,878	18,310
2026 Population Age 50-54	1,020	8,534	17,463
2026 Population Age 55-59	1,102	9,164	18,256
2026 Population Age 60-64	1,176	9,659	18,686
2026 Population Age 65-69	1,049	9,618	18,240
2026 Population Age 70-74	915	8,550	15,971
2026 Population Age 75-79	681	6,699	12,162
2026 Population Age 80-84	422	4,125	7,300
2026 Population Age 85+	380	4,534	7,510
2026 Population Age 18+	14,423	118,848	235,862
2026 Median Age	41	44	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$91,306	\$94,965	\$97,668
Average Household Income 25-34	\$115,799	\$120,286	\$123,053
Median Household Income 35-44	\$102,330	\$110,093	\$114,914
Average Household Income 35-44	\$126,432	\$141,824	\$147,089
Median Household Income 45-54	\$98,219	\$115,631	\$120,884
Average Household Income 45-54	\$125,449	\$148,587	\$152,228
Median Household Income 55-64	\$93,296	\$109,255	\$113,370
Average Household Income 55-64	\$119,528	\$145,378	\$147,981
Median Household Income 65-74	\$80,413	\$88,492	\$92,271
Average Household Income 65-74	\$111,152	\$127,389	\$132,415
Average Household Income 75+	\$78,819	\$99,481	\$99,951

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