

FORMER ROYAL CASINO

● 13010 HIGHWAY 99 | EVERETT, WA 98204 ●



OFFERING MEMORANDUM



BRUCE HEMMAT
206.787.1461
bhemmat@neilwalter.com

MAX WHITE
206.787.1463
mwhite@neilwalter.com

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TABLE OF CONTENTS

SECTION 1

EXECUTIVE SUMMARY

- Investment Overview
- The Offering
- Floor Plan
- Property Photos
- Aerial

SECTION 2

INVESTMENT HIGHLIGHTS

- Development Flexibility
- Strong Local Demographics
- Market Fundamentals
- Prime Location Amenities
- Neighborhood Demographics

SECTION 3

EVERETT OVERVIEW

- Boeing's Everett Facility
- Everett Marina
- City of Everett
- Drive-Time Map
- Top 20 Employers
- Demographics

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The Neil Walter Company is pleased to present the former Royal Casino Everett property for sale.

The property is located along bustling Highway 99 in Everett, Washington, with over 30,000 vehicles passing daily. Formerly a vibrant casino, the offering includes a 13,000 total square foot building on two floors, situated on a 1.73 acre site with ample parking provided for a variety of uses. Zoned MUC, potential uses include:

- Restaurant
- Retail General
- Retirement Apartments
- Retirement Housing
- Day Care Center
- Multiple Family Dwelling
- Family Day Care Home
- Veterinary Clinic
- Auto Repair
- Government Structures and Facilities
- Health and Social Service Facilities
- Office
- Banking
- Recreational Facility
- and more....

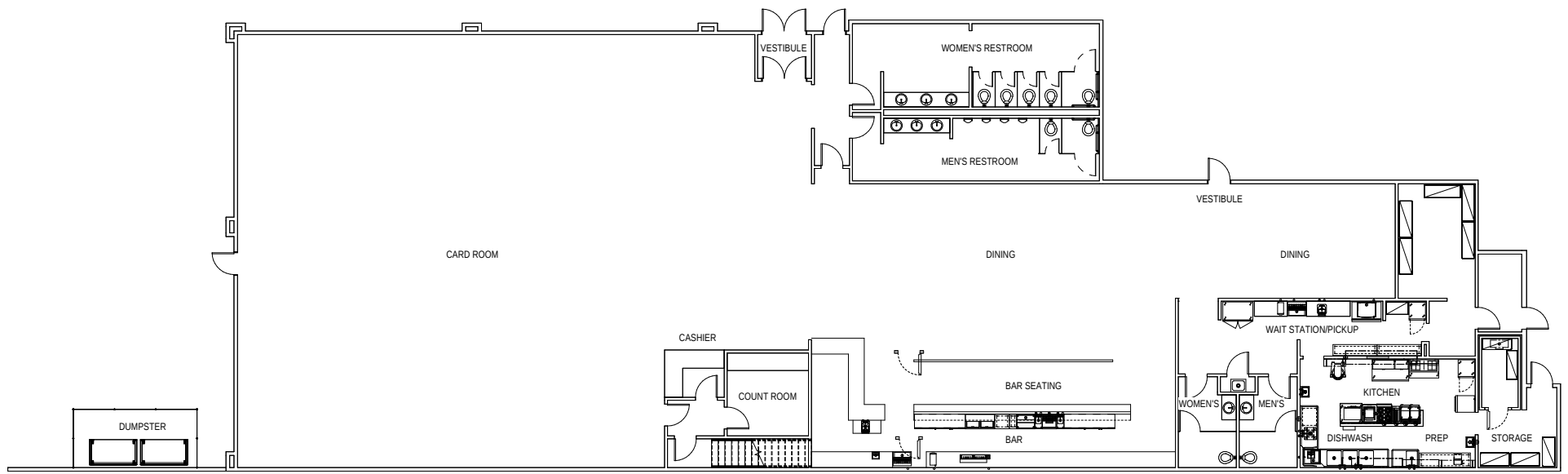
THE OFFERING

Sale Price	\$5,750,000
Address	13010 Hwy 99, Everett, WA 98204
Parcels (Snohomish County)	00380900400902 & 00380900400901
Gross Land Area	75,359 SF (1.73 Acres)
Total Rentable	13,000 SF
Main Floor	9,400 SF
Lower Floor	3,600 SF
Year Built	1975
Zoned	Mixed Use Corridor (MUC)
Parking	Approximately 129 Parking Stalls
Tenant(s)	Site is Vacant
Site Coverage	Sub 15.00%

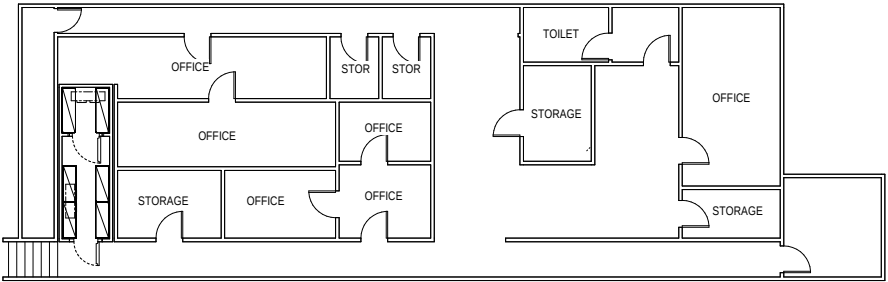


**Click or
Scan
For Zoning
Information**

FLOOR PLAN



MAIN LEVEL



BASEMENT LEVEL

PROPERTY PHOTOS



AERIAL



INVESTMENT HIGHLIGHTS



DEVELOPMENT FLEXIBILITY

The City of Everett supports a range of residential and mixed-use development through its comprehensive planning framework, encouraging higher-density housing and transit-oriented development near employment centers and commercial corridors. Ongoing zoning initiatives and redevelopment areas throughout the city create opportunities for multifamily, mixed-use, and infill development.

STRONG LOCAL DEMOGRAPHICS

- Population: ~115,000 residents, making Everett the largest city in Snohomish County and a major employment center in the North Puget Sound region.
- Regional Reach: Over 750,000 residents in Snohomish County and millions throughout the greater Seattle metropolitan area.
- Median Household Income: Approximately \$80K+ with a diverse workforce supported by aerospace, healthcare, government, and logistics industries.
- Median Age: ~38 years, reflecting a balanced mix of working professionals, families, and long-term residents.

MARKET FUNDAMENTALS

Everett serves as the economic hub of Snohomish County, anchored by globally recognized aerospace manufacturing and major military and maritime operations.

Boeing maintains its largest manufacturing complex in the world in Everett, employing tens of thousands across the region and supporting a vast aerospace supply chain.

Additionally, Naval Station Everett — the U.S. Navy's primary installation in the Pacific Northwest — provides significant employment and economic stability.

These major employment drivers, combined with population growth across Snohomish County, continue to support strong demand for housing, retail, and neighborhood services.

PRIME LOCATION AMENITIES

- Community & Lifestyle: Everett offers direct waterfront access, vibrant arts and entertainment, and proximity to outdoor recreation across Puget Sound and the Cascade Mountains.
- Waterfront Redevelopment: The transformative Port of Everett Waterfront Place development is creating a dynamic mixed-use district with residential, retail, marina, and public spaces along the waterfront.
- Transportation Access: Convenient regional connectivity via Interstate 5, commuter rail service, regional transit routes, and ferry connections to Whidbey Island.

NEIGHBORHOOD DEMOGRAPHICS

Everett's population continues to benefit from regional migration and job growth throughout the Puget Sound.

The city's diverse housing base, strong employment drivers, and ongoing redevelopment projects position Everett as one of the key growth markets in the North Puget Sound region.

EVERETT OVERVIEW

Everett, the largest city in Snohomish County with over 110,000 residents, is located 25 miles north of Seattle between Port Gardner Bay and the Snohomish River. North Everett's historic downtown features a vibrant arts and culture scene, dining, pubs, and the Angel of the Winds Arena. The city hosts year-round family-friendly festivals and events.

Known for its strong education system, Everett is also home to Paine Field Airport, which offers 24 daily flights along the West Coast. The city's Port Gardner waterfront includes the Naval Station and Port of Everett, while Northwest Everett houses advanced healthcare facilities like Providence Regional Medical Center and a Seattle Children's Hospital branch.

Everett is surrounded by natural beauty, providing easy access to the Cascade and Olympic mountain ranges, as well as Puget Sound, making it a haven for outdoor enthusiasts. The city operates under a mayor-council government, with 1,200 employees providing a full range of municipal services, including police, fire, libraries, and parks.

BOEING'S EVERETT FACILITY

Boeing's Everett facility is the world's largest manufacturing building by volume, where the iconic 747, 767, 777, and 787 airplanes are produced. The site employs over 30,000 people, making it a critical hub for aerospace innovation and production.

EVERETT MARINA

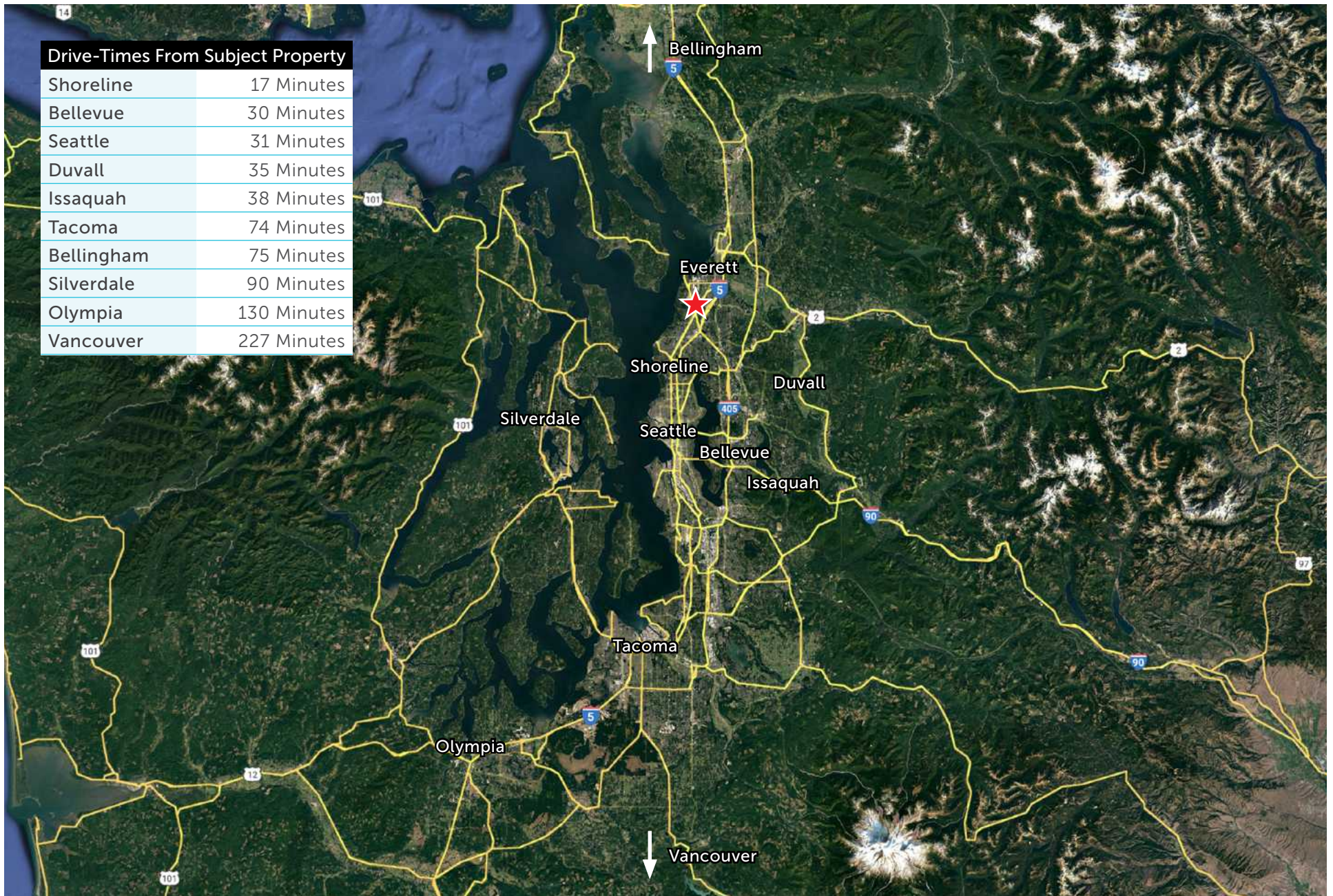
The Everett Marina is the largest public marina on the West Coast, offering 2,300 slips. The Port of Everett provides a wide range of amenities, including guest moorage, boatyard services, haul-out facilities, restaurants, sailing associations, Jetty Island information, and yacht clubs.

CITY OF EVERETT

Everett is home to a variety of family-friendly attractions, including Boeing's Future of Flight Factory, the Schack Art Center, Angel of the Winds Arena, High Trek Adventures, and the Imagine Children's Museum.



DRIVE-TIME MAP



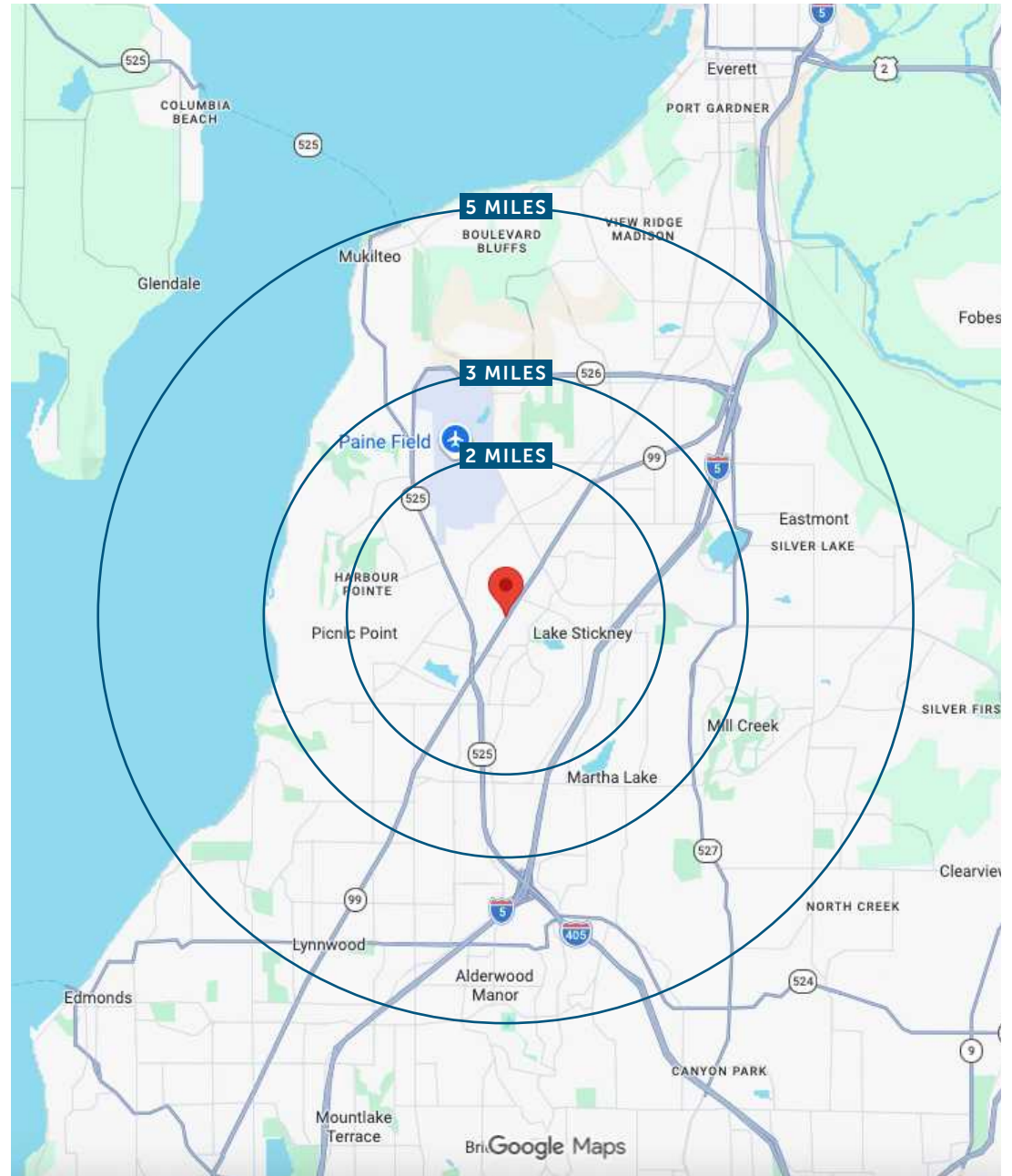
TOP 20 EMPLOYERS



COMPANY/CORPORATION	EMPLOYEES
Boeing	35,000
Providence Regional Medical Center	5,000
EvergreenHealth	3,500
Tulalip Resort Casino	3,500
Edmonds School District	3,000
Naval Station Everett	2,900
Premera Blue Cross	2,871
Snohomish County Government	2,800
Everett School District	2,400
Swedish Medical Center Edmonds	1,500
Goodrich Corporation (Collins Aerospace)	1,500
City of Everett	1,200
Snohomish County PUD	1,200
Fluke Corporation	1,200
Funko	1,000
UPS and FedEx	1,000
Community Transit	900
Paine Field Airport	±400
WSDOT	±350
Safeway/Albertsons	±350

DEMOGRAPHICS

POPULATION	2 MILE	3 MILES	5 MILES
2029 Projection	8,634	15,069	41,481
2024 Estimate	8,642	15,074	41,450
2020 Census	9,088	15,808	43,755
Growth 2024 - 2029	-0.09%	-0.03%	0.07%
Growth 2020 - 2024	-4.91%	-4.64%	-5.27%
HOUSEHOLDS	2 MILE	3 MILES	5 MILES
2029 Projection	2,907	5,583	14,574
2024 Estimate	2,918	5,596	14,588
2020 Census	3,103	5,930	15,557
Growth 2024 - 2029	-0.38%	-0.23%	-0.10%
Growth 2020 - 2024	-5.96%	-5.63%	-6.23%
HOUSEHOLDS BY INCOME	2 MILE	3 MILES	5 MILES
<\$25,000	2.91%	2.81%	3.45%
\$25,000 - \$50,000	4.42%	6.15%	6.42%
\$50,000 - \$75,000	5.93%	7.06%	6.93%
\$75,000 - \$100,000	10.14%	9.67%	8.08%
\$100,000 - \$125,000	11.93%	10.36%	10.09%
\$125,000 - \$150,000	7.78%	9.29%	7.49%
\$150,000 - \$200,000	17.89%	19.51%	15.58%
\$200,000+	39.00%	35.15%	41.95%
2024 Avg Household Income	\$190,936	\$183,173	\$193,354
2020 HOUSEHOLDS BY SIZE	2 MILE	3 MILES	5 MILES
1-Person Households	13.63%	17.37%	16.00%
2-Person Households	30.87%	39.20%	35.02%
3-Person Households	18.92%	15.43%	17.04%
4-Person Households	22.46%	17.59%	20.53%
5-Person Households	8.96%	6.59%	7.39%
6-Person Households	3.38%	2.43%	2.60%
7 or more Person Households	1.77%	1.38%	1.41%



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● 13010 HIGHWAY 99 | EVERETT, WA 98204 ●

BRUCE HEMMAT

W: 206.787.1461

C: 303.995.3215

bhemmat@neilwalter.com

MAX WHITE

W: 206.787.1463

C: 206.910.4167

mwhite@neilwalter.com



NEIL WALTER
COMPANY

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