

THE IRISHMEN PUB

2923 COLBY AVE
EVERETT WA 98201

*5,500 SF Turnkey
Operating Restaurant*

KELLY GADDIS
Senior Vice President
425.450.1136
kelly.gaddis@kidder.com

MIA PONCE
Senior Associate
425.450.1137
mia.ponce@kidder.com

KIDDER.COM





TURNKEY RESTAURANT REAL ESTATE

1948

BUILT

2007

ESTABLISHED

2024

RENOVATED

2,614 SF

LOT SIZE

5,500 SF

BUILDING SIZE



BUSINESS OVERVIEW

Located on Colby Avenue — the main spine of historic downtown Everett — The Irishmen is a well-known neighborhood pub inspired by the authentic pubs of Ireland.

The establishment offers a welcoming, casual environment where guests gather to enjoy a pint of Harp Lager, watch international football matches on multiple screens, and experience a true community gathering place in the heart of the city.

The interior atmosphere is intentionally warm and traditional. Rich wood floors, solid wood tables and booths, and classic pub furniture create an inviting setting complemented by Guinness memorabilia, stained-glass accents, and a cozy electric fireplace. The bar features a strong selection of Irish whiskey and beer, reinforcing the authentic pub experience.

The kitchen focuses on traditional Irish pub fare, including favorites such as shepherd's pie, bangers and mash, and fish and chips, with recipes inspired by the owner's upbringing in Belfast. Live traditional Irish music sessions have historically been a hallmark of the venue, often bringing together groups of local musicians for informal performances that enhance the lively, communal atmosphere.

Together, the authentic concept, warm interior character, and established local following position The Irishmen as a recognizable and enduring gathering place within Everett's growing downtown dining and nightlife scene.

THE IRISHMEN PUB



2 TYPE 1 HOODS
8FT AND 6FT



B3 ZONING



SEATING FOR 100+



FULL SERVICE
BAR WITH A
LOWER LEVEL
SERVICE BAR



NEIGHBORHOOD OVERVIEW

Located in downtown Everett's historic Bayside district, The Irishmen benefits from a central position along Colby Avenue, the city's primary downtown corridor. The street is defined by early-20th-century brick architecture and character-rich storefronts that now house a growing mix of independent restaurants, coffee shops, cocktail lounges, and neighborhood businesses. Nearby establishments such as The Historic Downtown Everett Theater and The Colby Club contribute to an increasingly active dining and nightlife environment within a short walk.

The surrounding neighborhood sits just above the Everett waterfront along Possession Sound and combines historic residential character with new residential growth. Early-1900s homes, classic apartment buildings, and newer mid-rise developments create a diverse housing base that continues to add residents within walking distance of downtown amenities.

Over the past decade, downtown Everett has been steadily evolving with new housing, independent restaurants, and a growing calendar of community events centered around Colby Avenue. Farmers markets, festivals, and street events regularly activate the corridor, reinforcing its role as the city's social and commercial hub.

Within this revitalizing district, The Irishmen has become a long-standing neighborhood gathering place and a recognizable anchor in Everett's emerging downtown dining and nightlife scene.



THE IRISHMEN PUB



EAT + DRINK

- 01 Umami
- 02 The Muse Whiskey & Coffee
- 03 Seas the Day Cafe
- 04 Scuttlebut Brewing
- 05 Jetty Bar & Grille
- 06 Fisherman Jack's
- 07 Lombardi's in Everett
- 08 Anthony's HomePort Everett
- 09 TACO-BOOK Taqueria
- 10 Ray's Drive In
- 11 Triangle Trading Post
- 12 Franz Bakery Outlet
- 13 Oishi Teriyaki
- 14 Dutch Bros Coffee
- 15 Tampico Mexican Restaurant
- 16 Burger King
- 17 Henry's Donuts
- 18 Jimmy John's
- 19 McDonalds
- 20 The Sisters Restaurant
- 21 K Fresh
- 22 Soundview Bar & Grill
- 23 Choux Choux Bakery
- 24 The Loft Coffee Bar
- 25 Vintage Cafe
- 26 Tony V's Garage

- 27 Narrative Coffee
- 28 Brooklyn Bros. Pizzeria
- 29 Taco Bell
- 30 The Bayside Cafe
- 31 Buck's American Cafe
- 32 Katana Sushi
- 33 Lew's BBQ
- 34 Bento Factory
- 35 Burger Stop
- 36 Beijing Garden
- 37 Red Rock Subs
- 38 Starbucks
- 39 Despi Delite Bakery
- 40 McDonald's
- 41 Ivar's Seafood Bar
- 42 Totem Family Dining

GROCERY + SHOPS

- 01 Safeway
- 02 Erickson Furniture
- 03 Conlin's Furniture
- 04 Walgreens
- 05 QFC
- 06 Funko
- 07 Les Schwab Tire Center
- 08 Lowe's
- 09 Safeway

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	17,553	55,226	120,615
2030 PROJECTED	18,090	56,621	123,547
2020 CENSUS	16,419	52,389	115,507
MEDIAN AGE	37.2	38.4	37.5

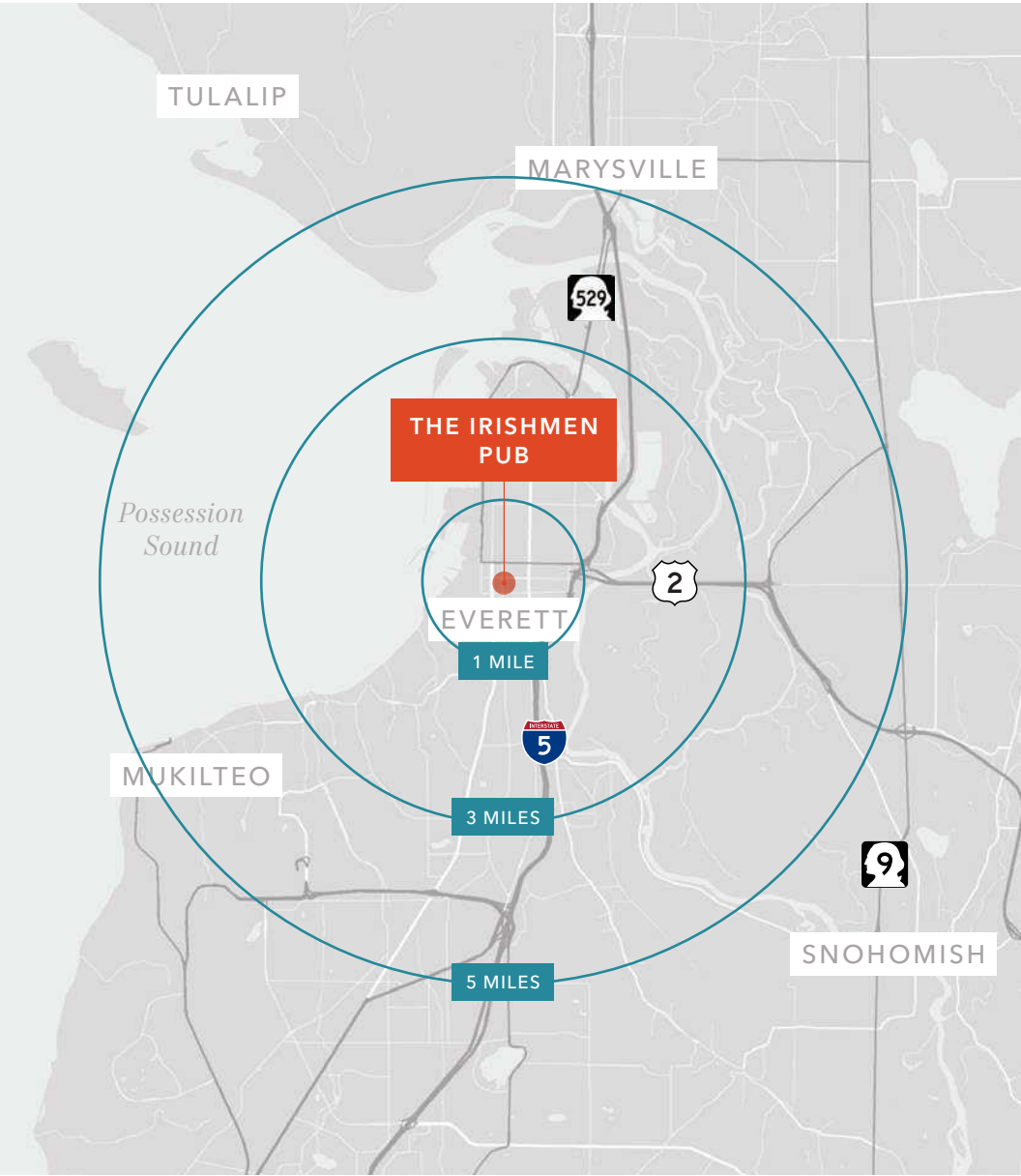
WORKFORCE

	1 Mile	3 Miles	5 Miles
WHITE-COLLAR WORKERS	5,205	16,937	35,619
BLUE-COLLAR WORKERS	3,230	11,194	26,041
WORK FROM HOME	1,388	3,735	7,884

HOUSEHOLDS & INCOME

	1 Mile	3 Miles	5 Miles
2025 EST. AVERAGE HH INCOME	\$108,248	\$123,175	\$131,649
2025 EST. PER CAPITA INCOME	\$53,515	\$53,831	\$53,288
HOUSING UNITS RENTER-OCCUPIED	2,722	11,257	26,016
HOUSING UNITS OWNER-OCCUPIED	5,725	12,602	22,518
2025 ESTIMATED HOUSEHOLDS	17,553	55,226	120,615

Data Source: ©2023, Sites USA





Exclusively listed by

KELLY GADDIS
Senior Vice President
425.450.1136
kelly.gaddis@kidder.com

MIA PONCE
Senior Associate
206.296.9615
mia.ponce@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder Mathews