



First Western Properties | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

2317 BROADWAY AVENUE | EVERETT WA

FOR SALE

BROADWAY RESTAURANT/DEVELOPMENT SITE

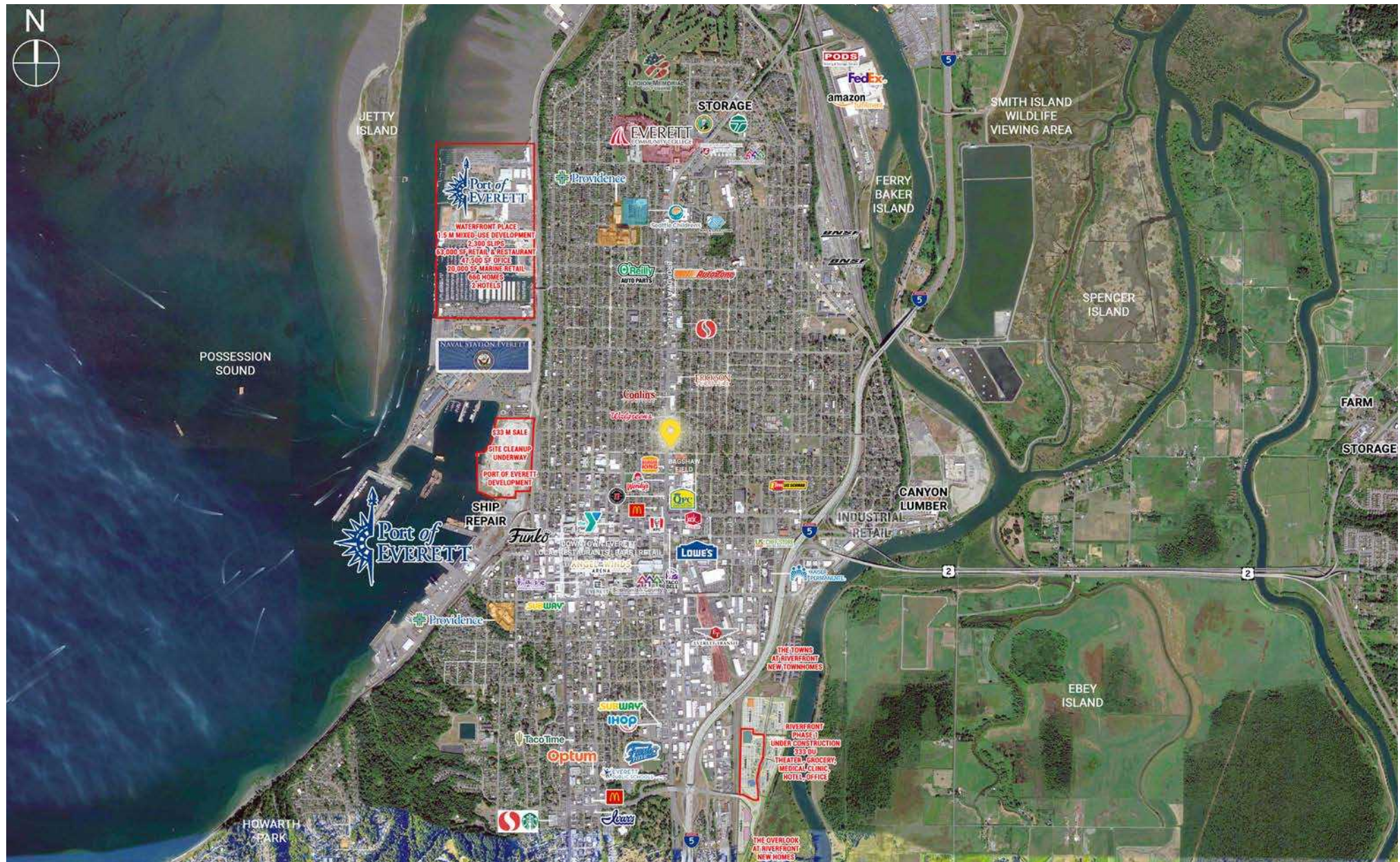
PROPERTY SUMMARY

Situated at a strategic North Everett crossroads, positioned within a high-growth corridor minutes from the downtown core and major civic hubs. Characterized by flexible urban zoning that supports five-story residential development and drive-thru utility. This offering presents a rare opportunity to capture sustained momentum in a submarket defined by tightening supply and robust institutional investment.

Building Use	Fully Built-Out Restaurant
Address	2317 Broadway Avenue
Total Land Area	30,065 SF (0.69 Acres)
Building Size	6,312 SF
Year Built	1981
Zoning	MU
Jurisdiction	City of Everett
Parcel	00439149500700
Price	\$2,395,000

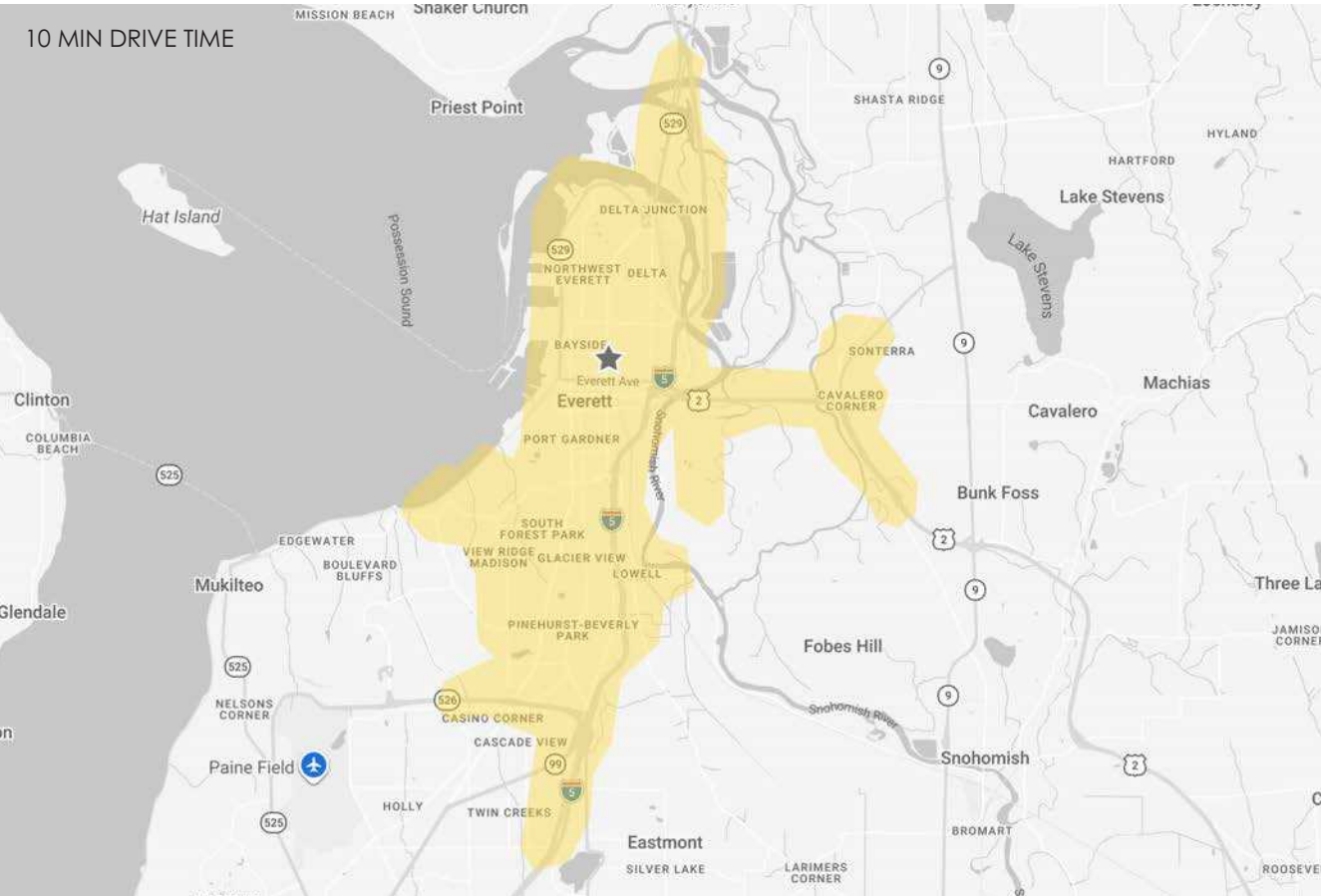


LOCATION AERIAL



DEMOGRAPHICS

EVERETT, WA, a charming coastal city just 25 miles north of Seattle, seamlessly blends small-town warmth with big-city opportunity. Nestled along Port Gardner Bay, Everett's strategic location and role as the Snohomish County seat position it as a vital economic hub in the Puget Sound region. The city's diverse economy is anchored by aerospace manufacturing—home to Boeing's major production facility—alongside thriving maritime industries, a growing technology sector, and a robust service industry. Paine Field, a bustling commercial airport, further fuels economic growth, enhancing both business connectivity and regional accessibility. With its dynamic mix of industries and prime waterfront setting, Everett stands as a key player in the Pacific Northwest's economic landscape, offering residents and businesses a unique combination of opportunity, innovation, and community charm.



77,769

POPULATION
10 MIN DT



32,508

NO OF HOUSEHOLDS
10 MIN DT



\$123,537

AVERAGE HH INCOME
10 MIN DT



\$616,590

MEDIAN PROPERTY VALUE
10 MIN DT



37.6

YEARS OLD
MEDIAN AGE



\$1.81B

TOTAL NON-RETAIL
EXPENDITURE



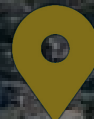
70,927

DAYTIME ADJ. POPULATION
10 MIN DT



21,291

BROADWAY
ADT



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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