

Hemmat Building
2609-2611 Wetmore Ave, Everett, WA 98201

Building Type: **General Retail**
Secondary: **Freestanding**
GLA: **4,860 SF**
Year Built: **1966**

Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: **-**



Description	2010		2015		2020	
Population	44,766		46,391		49,157	
Age 0 - 4	2,658	5.94%	2,839	6.12%	2,967	6.04%
Age 5 - 9	2,377	5.31%	2,678	5.77%	2,910	5.92%
Age 10 - 14	2,329	5.20%	2,455	5.29%	2,747	5.59%
Age 15 - 19	2,735	6.11%	2,360	5.09%	2,593	5.27%
Age 20 - 24	3,839	8.58%	2,940	6.34%	2,700	5.49%
Age 25 - 29	3,937	8.79%	3,669	7.91%	3,142	6.39%
Age 30 - 34	3,240	7.24%	3,849	8.30%	3,628	7.38%
Age 35 - 39	2,989	6.68%	3,357	7.24%	3,715	7.56%
Age 40 - 44	3,131	6.99%	3,161	6.81%	3,517	7.15%
Age 45 - 49	3,544	7.92%	3,164	6.82%	3,332	6.78%
Age 50 - 54	3,404	7.60%	3,360	7.24%	3,303	6.72%
Age 55 - 59	3,032	6.77%	3,319	7.15%	3,324	6.76%
Age 60 - 64	2,366	5.29%	2,833	6.11%	3,149	6.41%
Age 65 - 69	1,552	3.47%	2,198	4.74%	2,689	5.47%
Age 70 - 74	1,084	2.42%	1,513	3.26%	2,056	4.18%
Age 75 - 79	851	1.90%	1,002	2.16%	1,408	2.86%
Age 80 - 84	724	1.62%	711	1.53%	900	1.83%
Age 85+	975	2.18%	982	2.12%	1,079	2.20%
Age 15+	37,403	83.55%	38,418	82.81%	40,535	82.46%
Age 20+	34,668	77.44%	36,058	77.73%	37,942	77.19%
Age 65+	5,186	11.58%	6,406	13.81%	8,132	16.54%
Median Age	37		39		40	
Average Age	37.80		38.90		40.10	
Population By Race	44,766		46,391		49,157	
White	37,815	84.47%	38,747	83.52%	41,068	83.54%
Black	1,766	3.94%	2,008	4.33%	2,113	4.30%
Am. Indian & Alaskan	852	1.90%	887	1.91%	951	1.93%
Asian	2,017	4.51%	2,320	5.00%	2,444	4.97%
Hawaiian & Pacific Islander	341	0.76%	378	0.81%	406	0.83%
Other	1,881	4.20%	2,051	4.42%	2,176	4.43%

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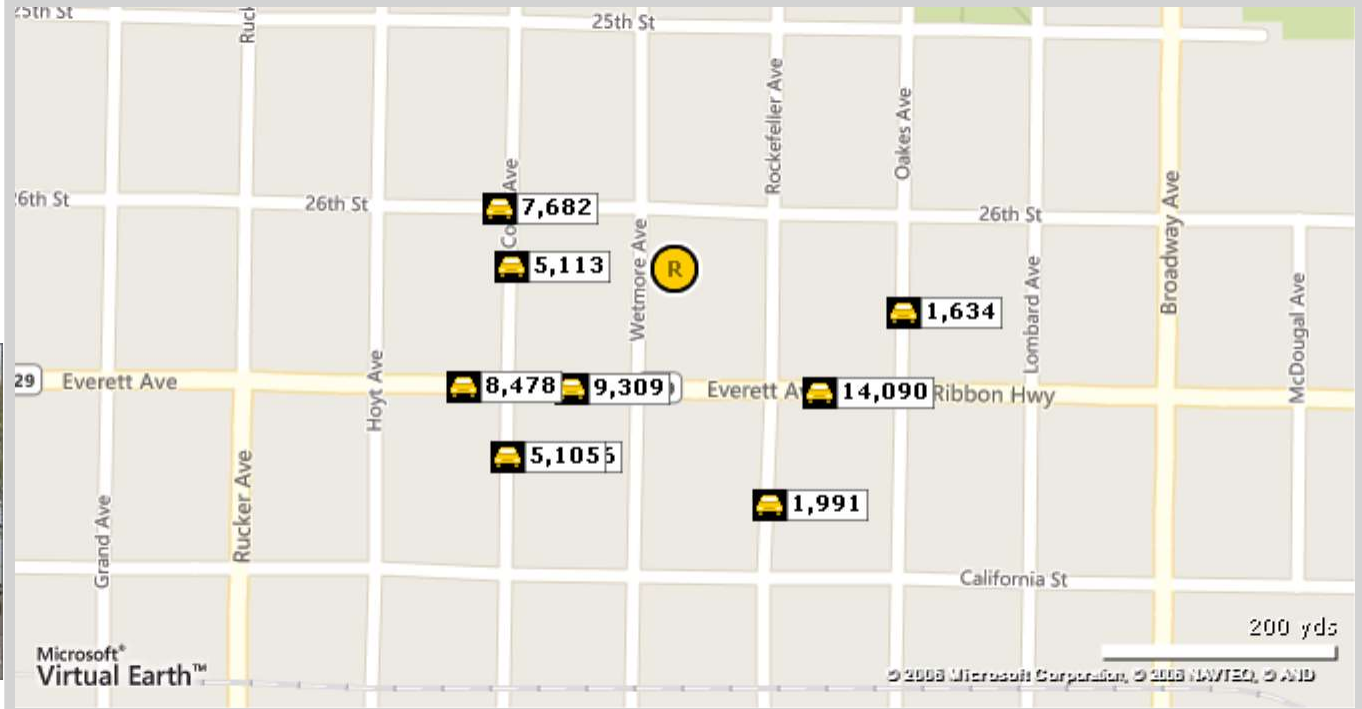
Description	2010		2015		2020	
Population by Race (Hispanic)	4,325		4,703		4,975	
White	3,490	80.69%	3,758	79.91%	3,983	80.06%
Black	188	4.35%	225	4.78%	231	4.64%
Am. Indian & Alaskan	220	5.09%	251	5.34%	262	5.27%
Asian	94	2.17%	101	2.15%	104	2.09%
Hawaiian & Pacific Islander	16	0.37%	19	0.40%	21	0.42%
Other	318	7.35%	350	7.44%	373	7.50%
Household by Household Income	18,230		18,872		20,003	
<\$25,000	5,553	30.46%	5,258	27.86%	5,494	27.47%
\$25,000 - \$50,000	5,124	28.11%	4,458	23.62%	4,605	23.02%
\$50,000 - \$75,000	3,240	17.77%	3,767	19.96%	4,050	20.25%
\$75,000 - \$100,000	2,102	11.53%	2,305	12.21%	2,445	12.22%
\$100,000 - \$125,000	1,077	5.91%	1,245	6.60%	1,338	6.69%
\$125,000 - \$150,000	468	2.57%	786	4.16%	887	4.43%
\$150,000 - \$200,000	386	2.12%	599	3.17%	667	3.33%
\$200,000+	280	1.54%	454	2.41%	517	2.58%
Average Household Income	\$53,866		\$61,404		\$62,637	
Median Household Income	\$40,586		\$47,894		\$49,305	

Traffic Count Report

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Everett Ave	Colby Ave	0.03 W	2014	9,309	MPSI	.08
2	Colby Ave	26th St	0.03 N	2010	7,981	MPSI	.08
3	Colby Ave	26th St	0.03 N	2014	5,113	MPSI	.08
4	26th St	Colby Ave	0.01 E	2014	7,682	MPSI	.09
5	Everett Ave	Rockefeller Ave	0.02 W	2014	14,090	MPSI	.10
6	Oakes Ave	Everett Ave	0.04 S	2014	1,634	MPSI	.12
7	Everett Ave	Colby Ave	0.02 E	2014	8,478	MPSI	.12
8	Colby Ave	Everett Ave	0.03 N	2010	14,316	MPSI	.12
9	Colby Ave	Everett Ave	0.03 N	2014	5,105	MPSI	.12
10	Rockefeller Ave	California St	0.04 S	2014	1,991	MPSI	.13

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