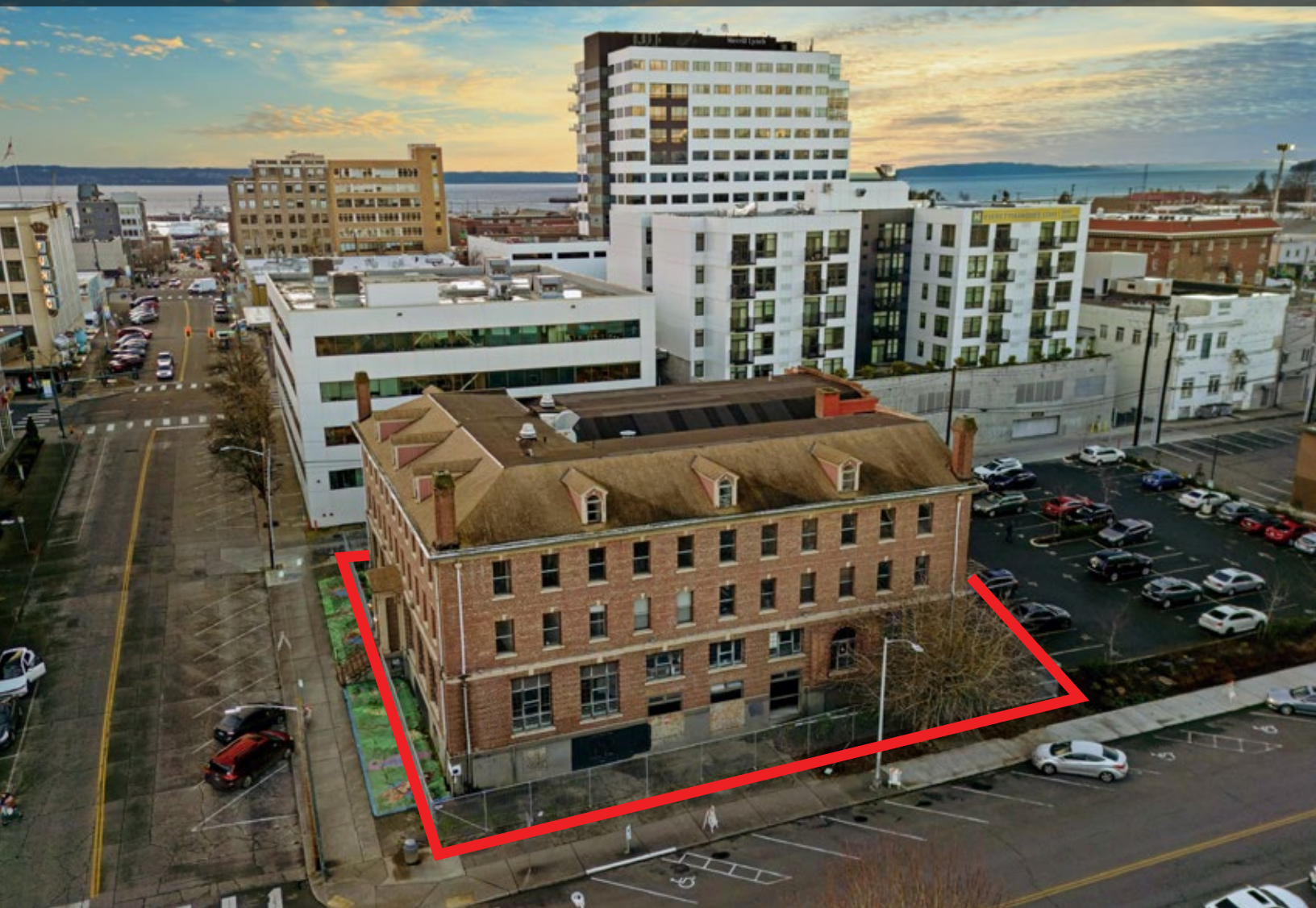


FOR SALE | EVERETT, WA

2720 Rockefeller

OPPORTUNITY: DOWNTOWN EVERETT ADAPTIVE REUSE/REDEVELOPMENT PROPERTY



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The Opportunity



INVESTMENT OVERVIEW

The property at 2720 Rockefeller provides a unique opportunity to redevelop a well-located parcel in growing downtown Everett or reposition and reprogram an existing historic structure to meet the evolving demand in the vibrant downtown core.

As an urban infill site, the ±14,810 square foot parcel on the corner of Rockefeller Avenue and California Street is well-positioned for redevelopment. The Mixed Urban (MU) zoning, with a height limit of 12-25 stories, provides for a broad range of programmatic uses. The Metro Everett pedestrian-friendly location benefits from favorable off-street parking requirements (Parking Area A) and a mature and growing mix of downtown amenities, businesses, entertainment, shopping, dining, and a strong multimodal transportation network.

As an alternative to a full site redevelopment, the existing 1921 four story Neo-Georgian style masonry building is a flexible starting position for an adaptive reuse project. At ±46,000 square feet across four above grade floors and a full basement, the legacy YMCA interior improvements could be reconfigured while preserving the Prohibition Era exterior architectural elements. The property is not currently on the Everett Register of Historic Places nor the National Register of Historic Places, however, should a new owner's nomination result in a designation, financial incentives may be available to facilitate a repositioning of what has historically been a community asset.

PRICE

\$1,050,000

PRICE/SF

\$22.74

PRICE/Land Foot

\$70.90

ADDRESS

2720 Rockefeller Ave
Everett, WA 98201

PARCEL NUMBER

00439162601700

BUILDING AREA

35,021 SF - Floors 1-4
11,154 SF - Basement
46,175 SF - Total

LAND AREA

14,810 SF

ZONING

MU Mixed Urban

USE

Vacant
Former YMCA
(1921-2020)

Investment Highlights



ZONING

The Property is zoned Mixed Urban (MU) within the Metro Everett subarea, providing a spectrum of permitted uses including multifamily housing, hotels/lodging, retail, restaurants, entertainment venues, commercial office, medical office, and educational facilities. Current zoning provides for few density restrictions and a height limit of 12-25 stories. The City of Everett has designated California Street and Rockefeller Avenue as “Pedestrian Streets” and the Property is in Parking Area A.

TITLE REPORT

A preliminary title report issued by Fidelity National Title Insurance Company is available for review.

ENVIRONMENTAL

A Phase I Environmental Site Assessment was completed under prior ownership and is available for review.

Property Characteristics



Address	2720 Rockefeller Avenue, Everett, WA 98201
Parcel Number	00439162601700
Building Area	35,021 SF - Floors 1-4 11,154 SF - Basement 46,175 SF - Total
Land Area	14,810 SF
Zoning	Urban Mixed Height Limit: 12-25 Floors Designated Pedestrian Street Parking Area A
Year Built	1921
Present Use	Vacant Former YMCA (1921-2020)

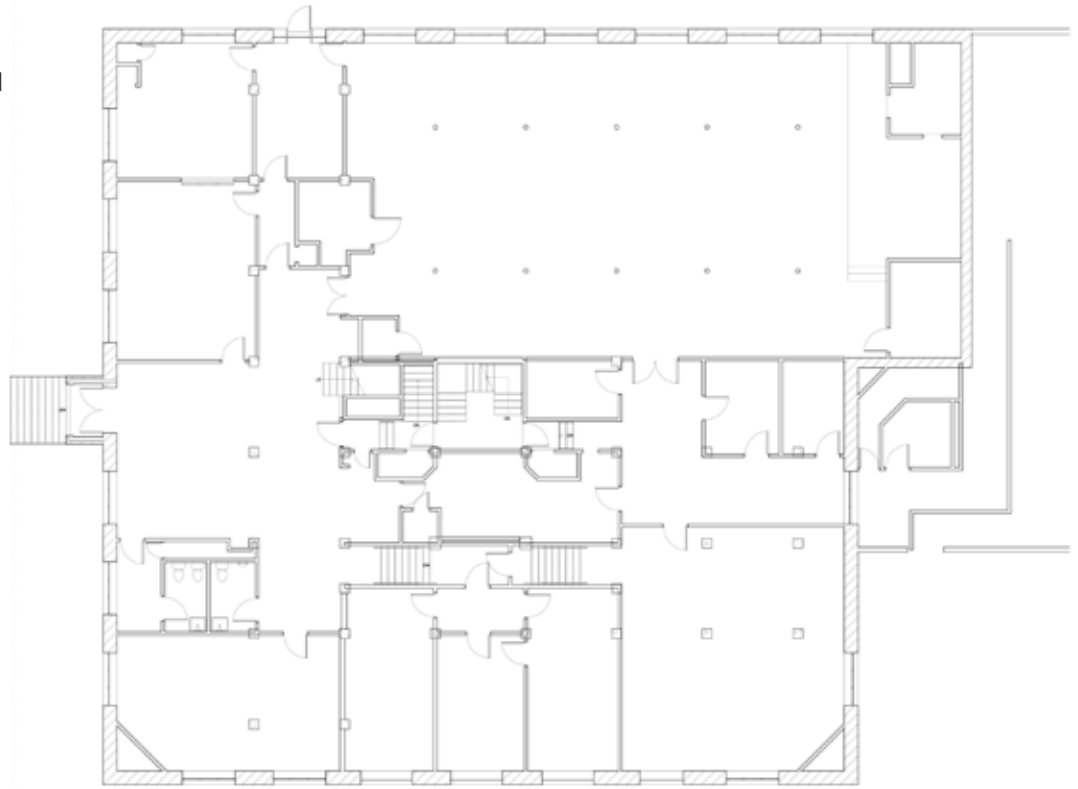
Building Plans

BASEMENT FLOOR PLAN



Building Plans

LEVEL 1 FLOOR PLAN

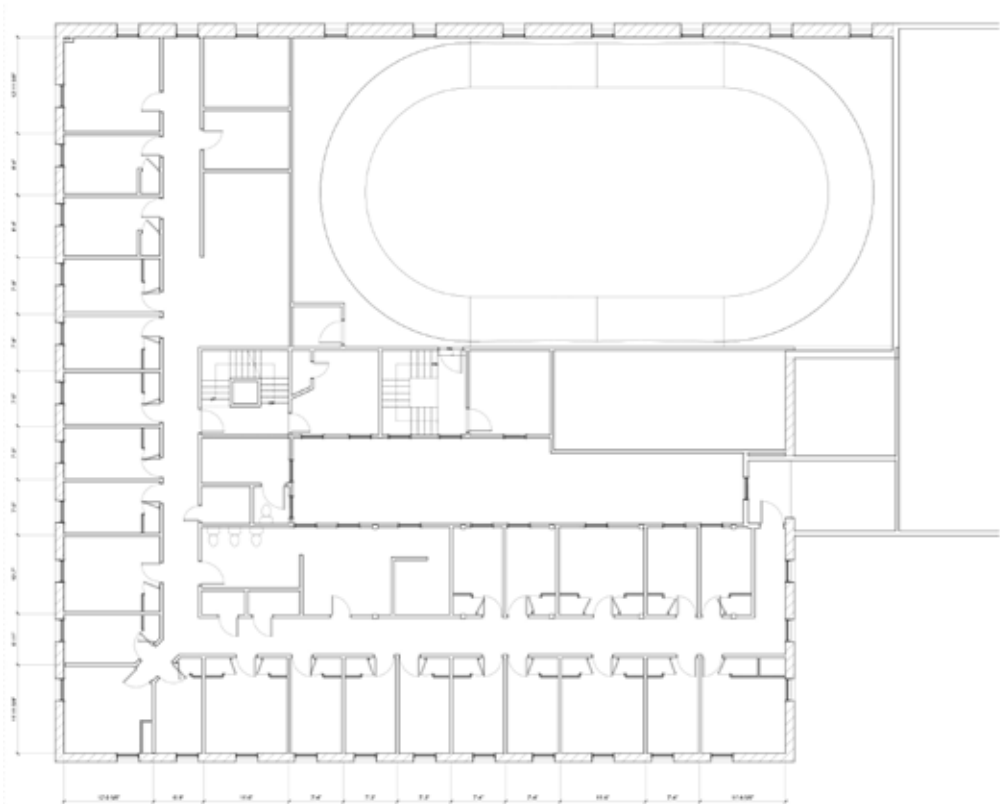


LEVEL 2 FLOOR PLAN

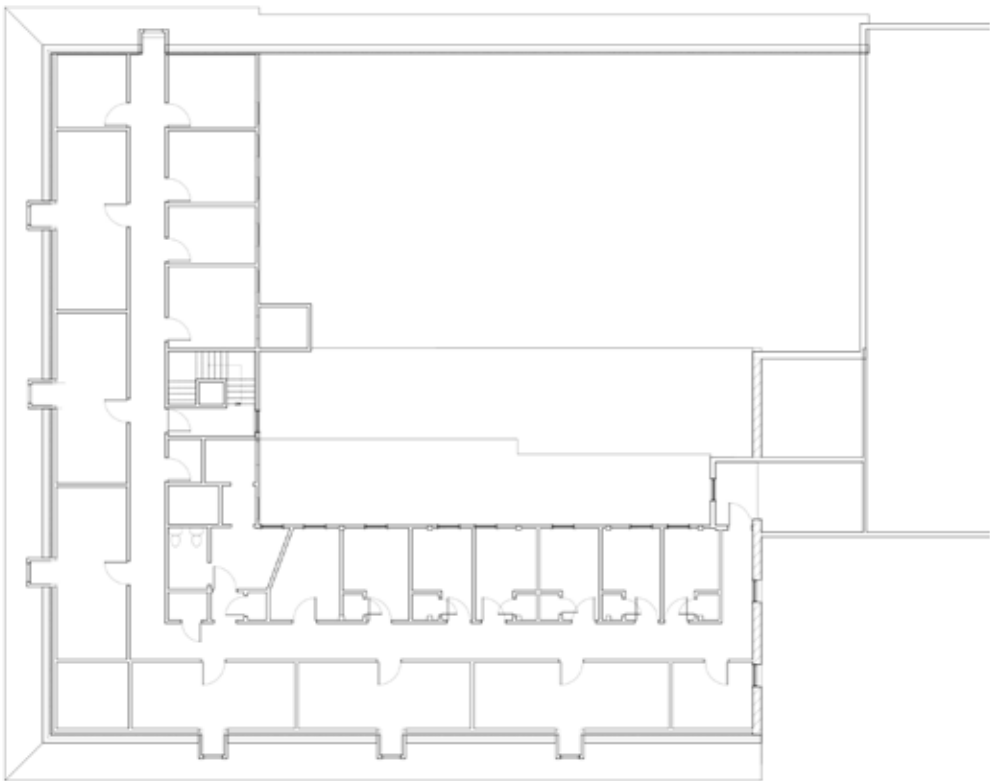


Building Plans

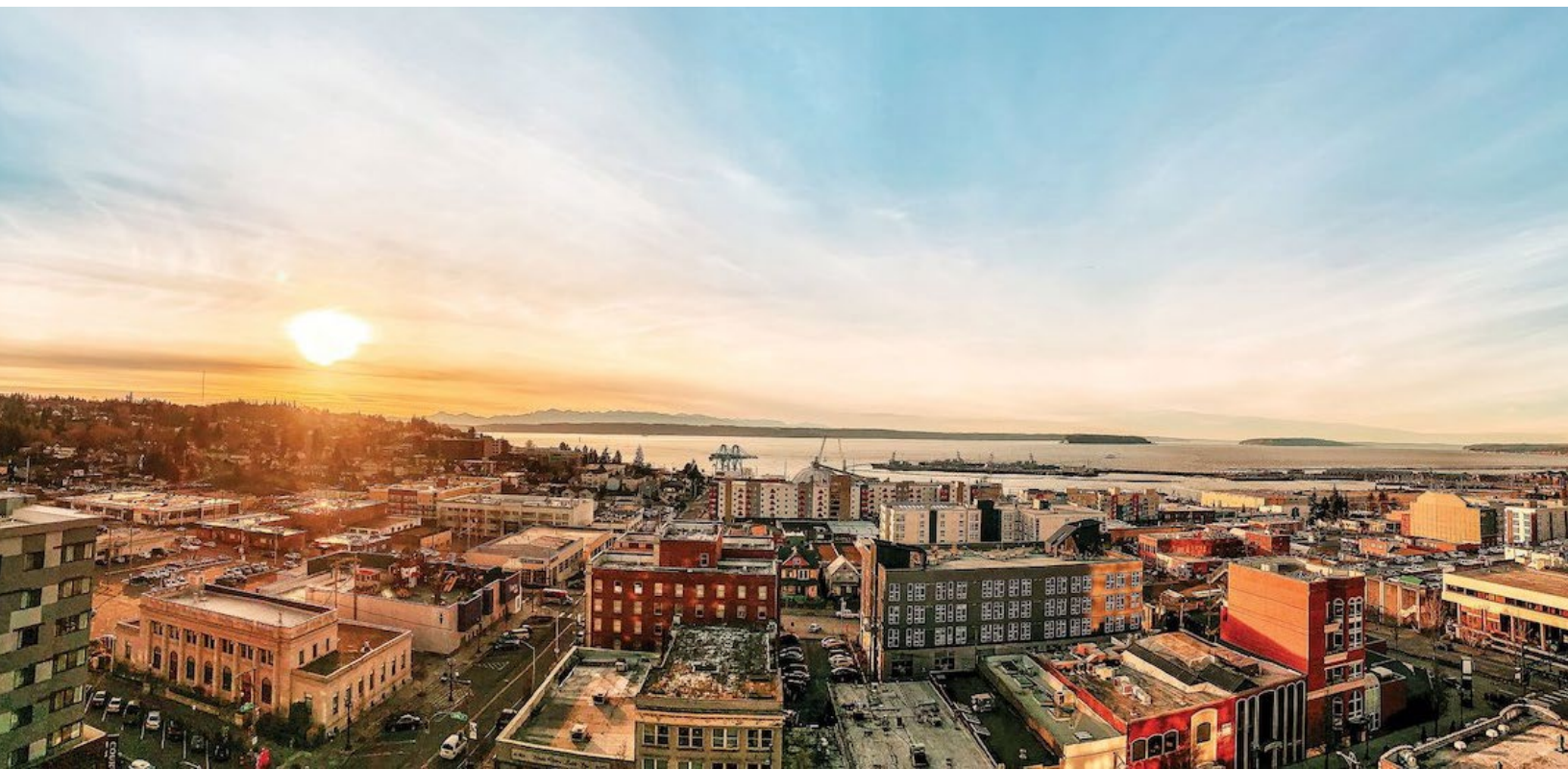
LEVEL 3 FLOOR PLAN



LEVEL 4 FLOOR PLAN



The Neighborhood



DOWNTOWN EVERETT

Everett, Washington is the largest city north of Seattle and the 7th largest in the state, serving as the economic and cultural hub of Snohomish County. Economic drivers are diversified across a variety of industries, employers, and attractions. Major employment sectors and providers include aerospace (Boeing, Intec, Korry Electronics, Safran, etc.), high technology (Fortive, Intermec, Helion Energy, etc.), healthcare (Providence Regional Medical Center, Kaiser Permanente Medical Center, Everett Clinic), education (Everett Community College, WSU), Naval Station Everett, the Port of Everett, Snohomish County, and the City of Everett. Downtown Everett is a proud and active Main Street Community, supported by the Downtown Everett Association, a new Everett Chamber of Commerce, the Economic Alliance of Snohomish County, and a variety of professional and service organizations dedicated to ensuring a vibrant downtown core.

As the cultural center of Snohomish County, Everett offers premier entertainment and recreation opportunities as the home of the Everett AquaSox (High-A affiliate of the Seattle Mariners) and Everett Silvertips (Western Hockey League), the Angel of the Winds Arena and Edward D. Hansen Conference Center, and is steps away from the Port of Everett – the largest marina on the West Coast (+2,300 boat slips, restaurants, activities, lodging). With more than 40 parks, 69-miles of bike and walking trails, four golf courses, direct access to the Snohomish River and Port Gardner Bay, and international commercial air service (Paine Field), Everett is on track to welcome material growth and tourism.

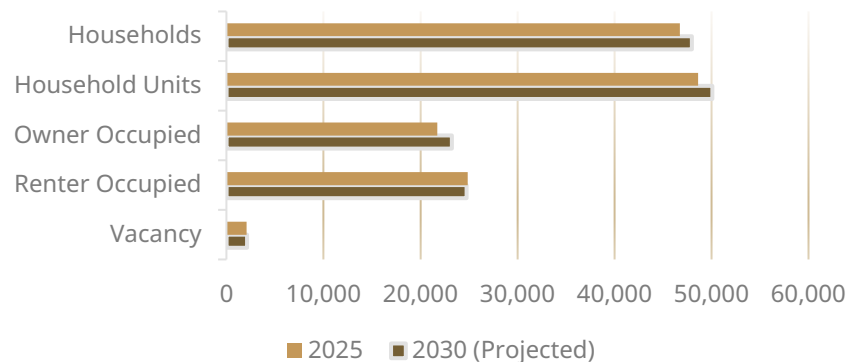
Demographic Data - Everett



POPULATION
113,980

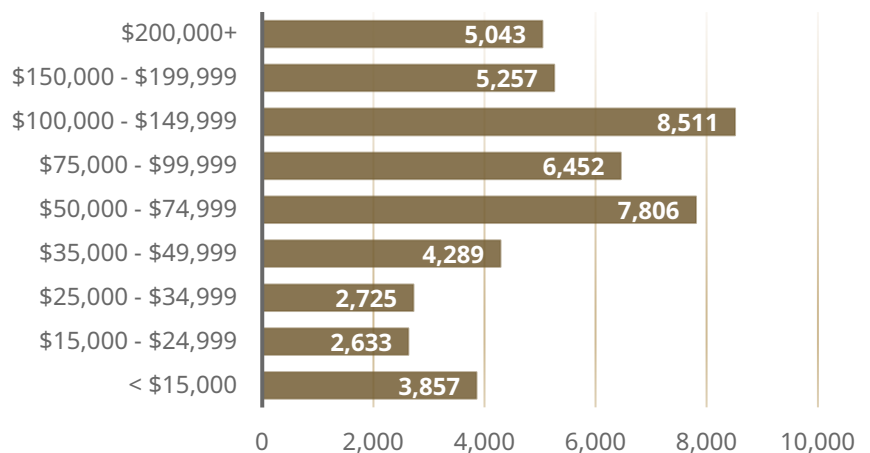
PROJECTED GROWTH RATE
0.53%

Housing Inventory



MANUFACTURING	
Businesses	Employed
189	44,782
HEALTHCARE	
Businesses	Employed
695	16,371
PUBLIC ADMINISTRATION	
Businesses	Employed
161	8,833
RETAIL TRADE	
Businesses	Employed
555	7,178
ACCOMMODATION	
Businesses	Employed
356	4,005
CONSTRUCTION	
Businesses	Employed
375	4,528

Household Income Distribution (2025)



\$106,186
Average
HH Income

\$81,204
Median
HH Income

\$43,469
Per Capita
HH Income

Source: Economic Alliance Snohomish County

Access and Transportation



Everett is a transit-oriented, commuter-friendly city and is highly accessible via several major highways, including I-5 State Route 99, State Route 525, State Route 527, and Highway 2 connecting Everett to the greater Pacific Northwest. The city enjoys significant investment in public transit infrastructure, notably a multimodal transit station served by several major providers – Community Transit, Greyhound, Amtrak, Island Transit, Skagit Transit, Sound Transit, and the Sounder Commuter Train – each providing convenient transportation to major employment centers from Everett to Seattle. Sound Transit plans to extend its Link light rail service to Downtown Everett, anticipated to open as early as 2037.

Everett Transit operates a robust system of intracity bus lines with numerous stops throughout Downtown, north Everett, and south Everett, linking the vibrant city center to each corner of the city.



TRANSIT SCORE
55

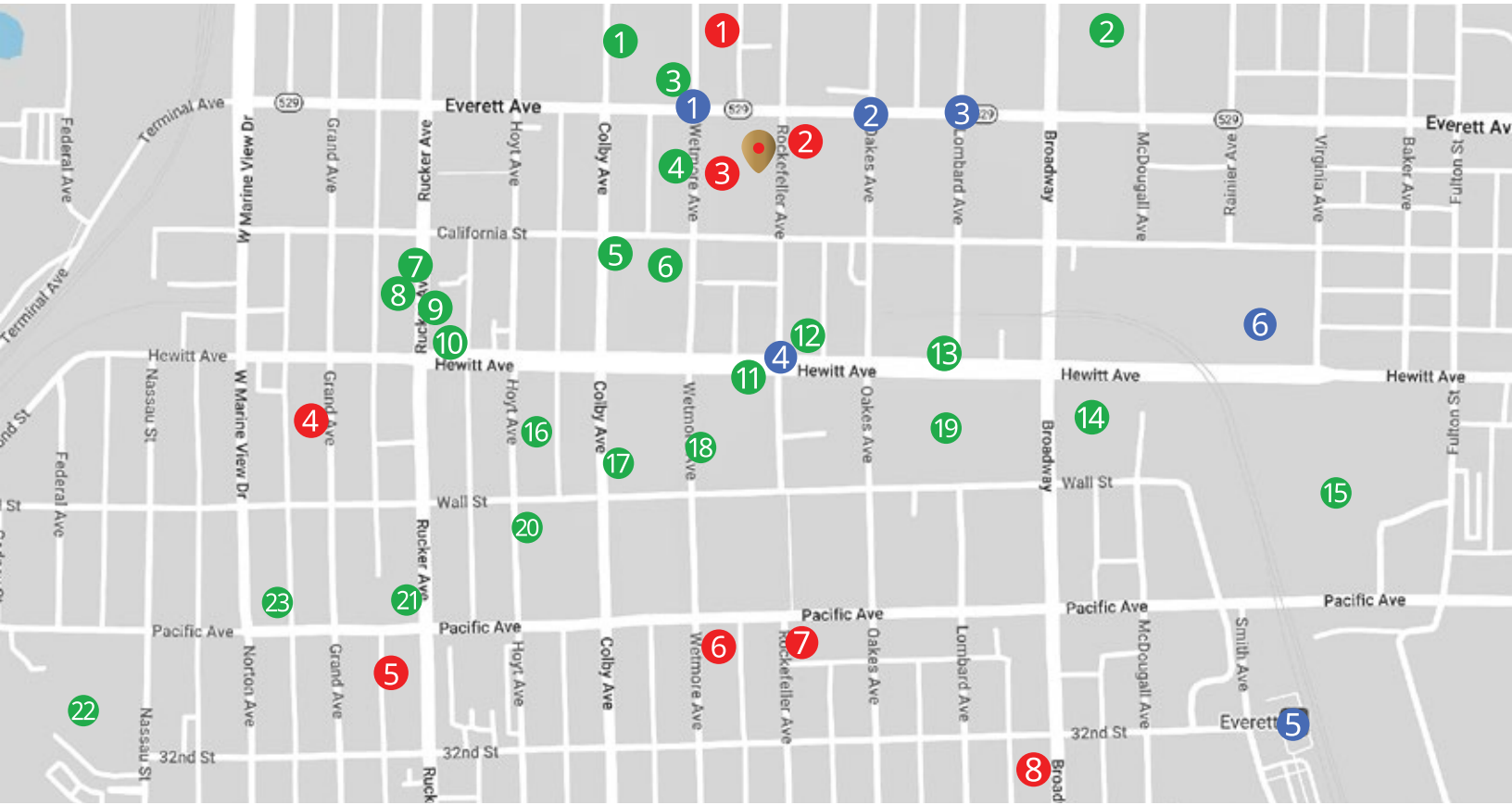


BIKE SCORE
67



WALK SCORE
97

Area Amenities



NOTABLE BUSINESSES & ATTRACTIONS

- 1 Makario Coffee Roasters
- 2 QFC
- 3 16Eleven
- 4 Village Theatre
- 5 El Paraiso Mexican Grill
- 6 Funko
- 7 Marcel
- 8 Petrikor
- 9 Bargreen Coffee Co
- 10 Tacos & Beer
- 11 Tony V's Garage
- 12 Horseshoe Bar & Cabaret
- 13 Brooklyn Bros. Pizzeria
- 14 New Outdoor Events Center (Proposed)
- 15 Lowe's
- 16 Schack Art Center
- 17 Capers + Olives
- 18 Narrative Coffee
- 19 Angels of the Winds Arena
- 20 Imagine Childrens Museum

NOTABLE BUSINESSES & ATTRACTIONS CONT.

- 21 Mazatlan Mexican Restaurant
- 22 Providence Medical Campus
- 23 Port of Everett

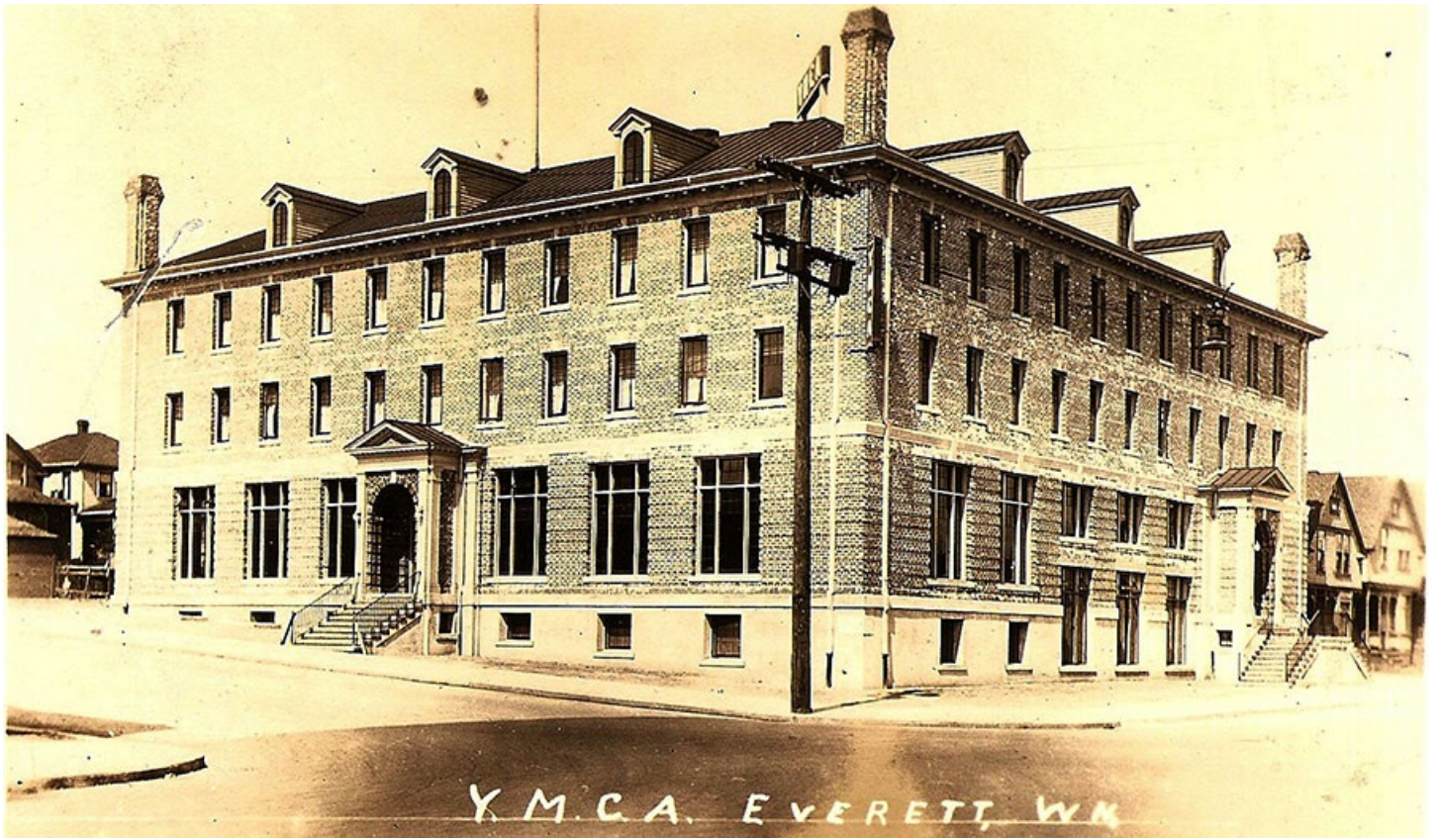
TRANSIT STATIONS

- 1 Wetmore & Everett Ave (bus)
- 2 Everett Ave & Oakes Ave (bus)
- 3 Everett Ave & Lombard Ave (bus)
- 4 Hewitt Ave & Rockefeller (bus)
- 5 Everett Stations (Multimodal)

DEVELOPMENT ACTIVITY

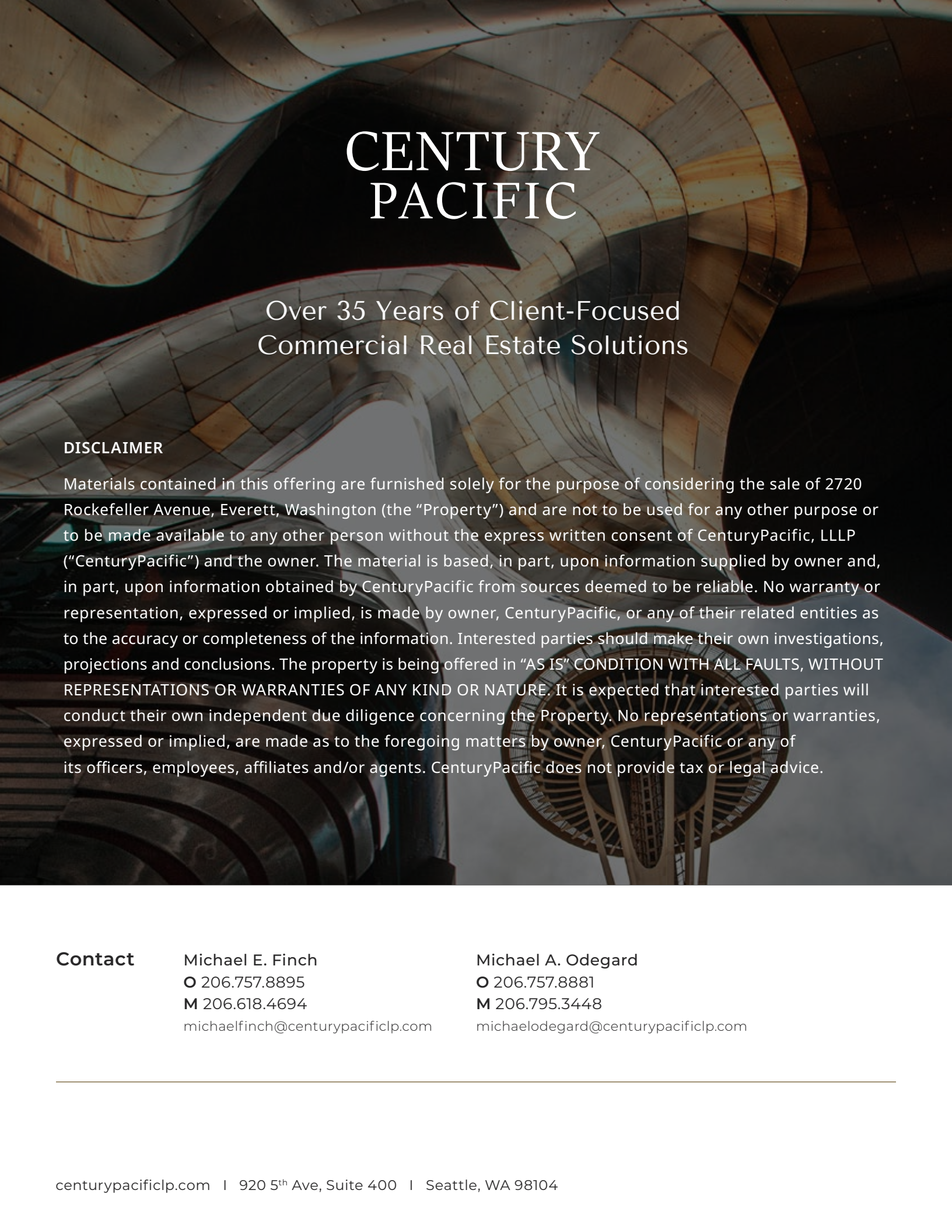
- 1 Koz on Wetmore (Planned): 2609 Wetmore
- 2 Nimbus: 2701 Rockefeller
- 3 Marquee Apartments: 2721 Wetmore
- 4 The Waterline Apartments: 2900 Grand
- 5 Rucker & Pacific (Under Const.): 3102 Rucker
- 6 MOSAIC Apartments (Under Const.): 1702 Pacific
- 7 Rockefeller Apartments (Under Const.): 1802 Pacific
- 8 Kinect @ Broadway: 3214 Broadway

Property Legacy



The YMCA began serving Snohomish County in 1899 when a group of 87 individuals founded the local chapter. Everett Land Co. donated the land on the corner of Rockefeller and California in 1901, establishing a permanent home for the organization. The original wood-framed structure was destroyed by a fire in March of 1920, and was succeeded by the current Neo-Georgian style building in 1921. Characterized by a legacy of strengthening the community through engagement for well over a century, 2720 Rockefeller Avenue enjoys a historical significance in Downtown Everett.

The former YMCA building is not on the Everett nor the National Registers of Historic Places, though if designation is pursued financial incentives may be available for repositioning efforts.



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DISCLAIMER

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