



NOW LEASING

# FISHERMAN'S HARBOR

AT WATERFRONT PLACE | EVERETT, WA



WATERFRONT PLACE  
@ PORT OF EVERETT

**PORT OF EVERETT  
PROPERTY MANAGEMENT**  
425.388.0614



# WATERFRONT PLACE

Waterfront Place is a new 65-acre mixed-use development on the waterfront in Downtown Everett, Washington. With spectacular views, waterfront access, recreational amenities and world class marina with over 2,300 slips and over 5,000 linear feet of guest dock space. The development will include 63,000 SF of retail and restaurant space, 447,500 SF of office and two hotels, 20,000 SF of marine retail and up to 660 homes including apartments, condominiums and townhomes/lofts. This new community is pedestrian-oriented and takes full advantage of Everett's waterfront and recreational boating setting.

” *SeaLevel Development sees Everett as an emerging market with tremendous opportunities and investment happening all around us. We are thrilled to be partnering with the Port of Everett, and sharing in this vision for an impressive and exciting destination community.*

John Shaw | American Classic Homes

65  
Acre mixed-use  
development

63K  
SF of retail &  
restaurant space

447K  
SF of office & one hotel

185  
Million invested  
at destination  
waterfront since  
early 2000's







# FISHERMAN'S HARBOR

Fisherman's Harbor is the first phase of development within Waterfront Place. Located on 12 acres adjacent to West Marine View Drive in North Everett, Fisherman's Harbor is a year-round hub of activity that at full build-out will include over 39,000 SF of retail and restaurant space in addition to 266 apartment homes, and the 142-room flagship Hotel Indigo.

The New Grand Avenue Park pedestrian bridge connects the bluff residential communities of Everett to the project. The bridge crosses overhead railroad tracks and West Marine View Drive, allowing for easy access to the waterfront restaurants, retail and amenities.

Public features of this area include a waterside public trail and esplanade, a dock walk allowing people to access the water, and the Pacific Rim Plaza and Splash Fountain area for community gathering spaces.

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Fisherman's Harbor
- 2

Waterfront Place Apartments
- 3

Hotel Indigo
- 4

Marina Office
- 5

Weyerhaeuser Muse
- 6

North Marina
- 7

Jetty Landing & Boat Launch
- 8

Jetty Island
- 9

New Guest Dock 5
- 10

Everett Yacht Club
- 11

Grand Avenue Park Bridge
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Central Marina
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Everett Yacht Club
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Naval Station Everett
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Port of Everett Seaport
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Funko
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Downtown Everett
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Paine Field: 9-miles south
- 19

Angel of the Winds Arena
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Riverpoint Development
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Providence Hospital
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Seattle Children's Hospital
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Washington State University
- 24

Riverside Business Park

## CURRENT RETAILERS AT WATERFRONT PLACE

- Bluewater Distilling

Seas the Day Café

Scuttlebutt Family Pub

Jetty Bar & Grille

Lombardis Italian
- Anthony's HomePort  
Everett

Woodfire Grill

Port Gardner Inn

Hotel Indigo



2,300

Recreational  
boat slips



850

Approx 850 workers  
on site



150

Approx livaboard  
boaters

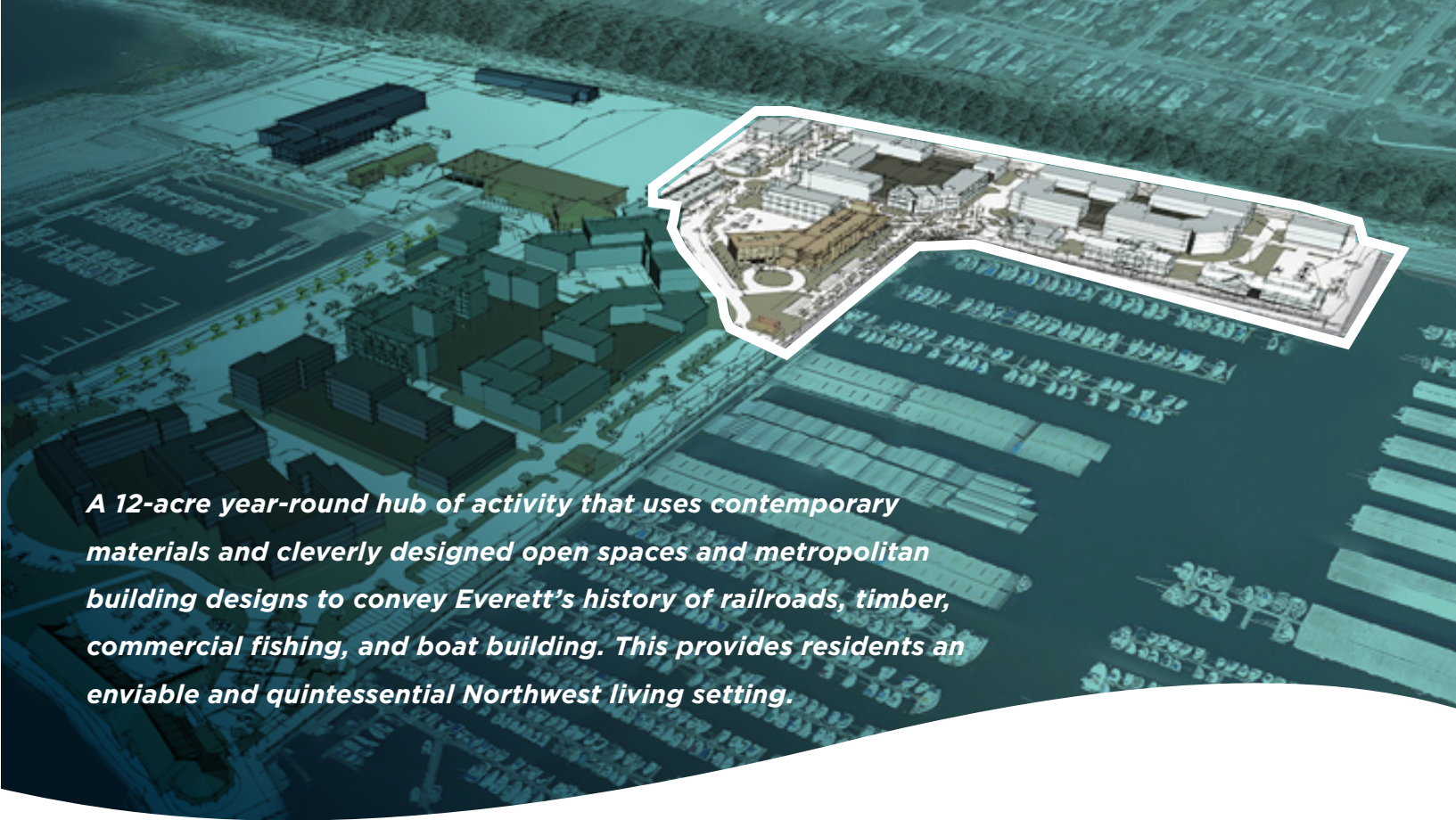
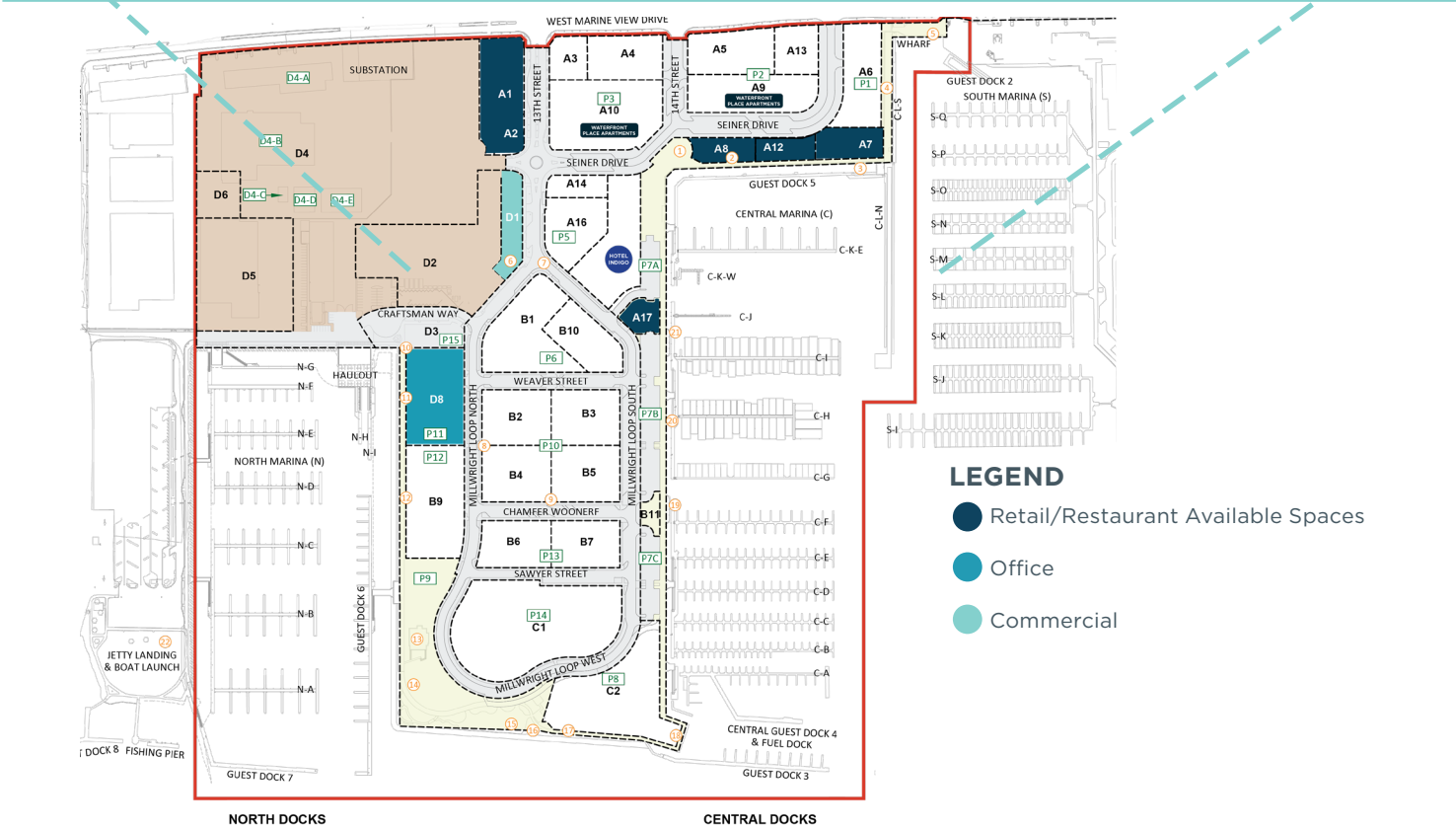
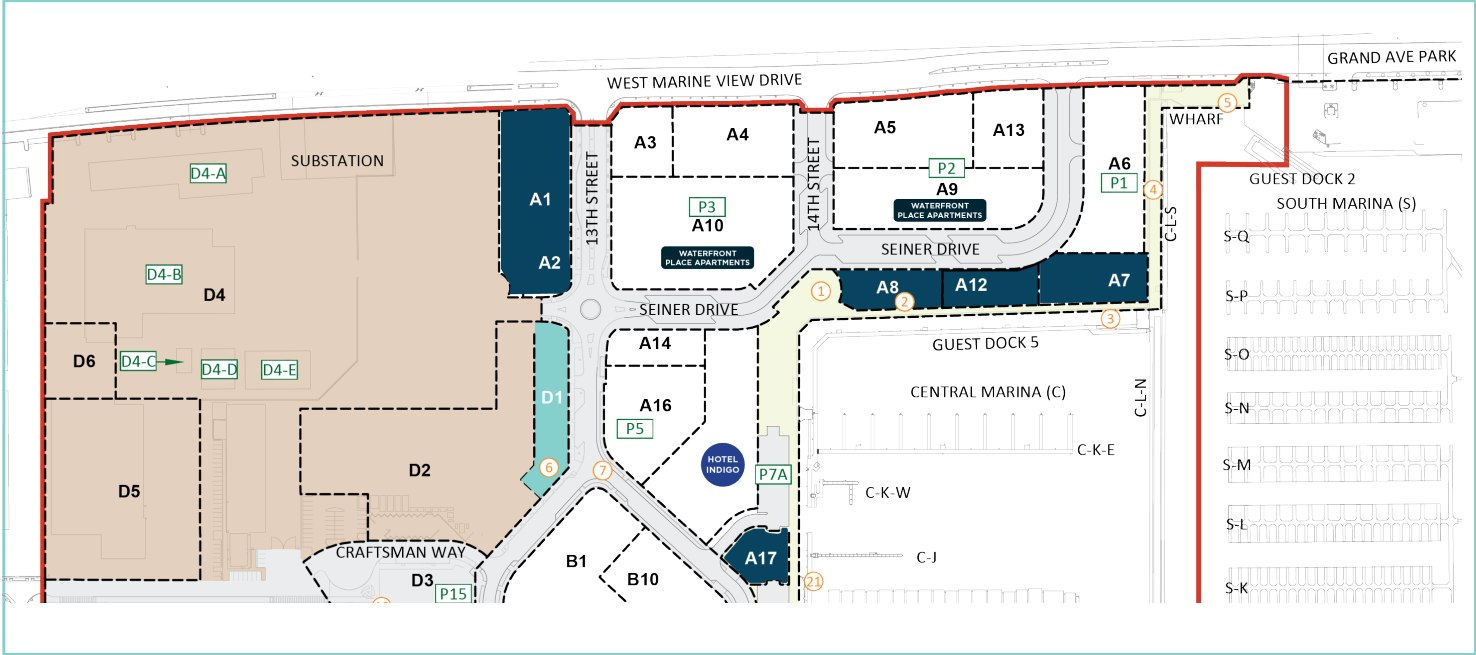


266

Waterfront apartment  
homes to open in  
2021/2022



# FISHERMAN'S HARBOR



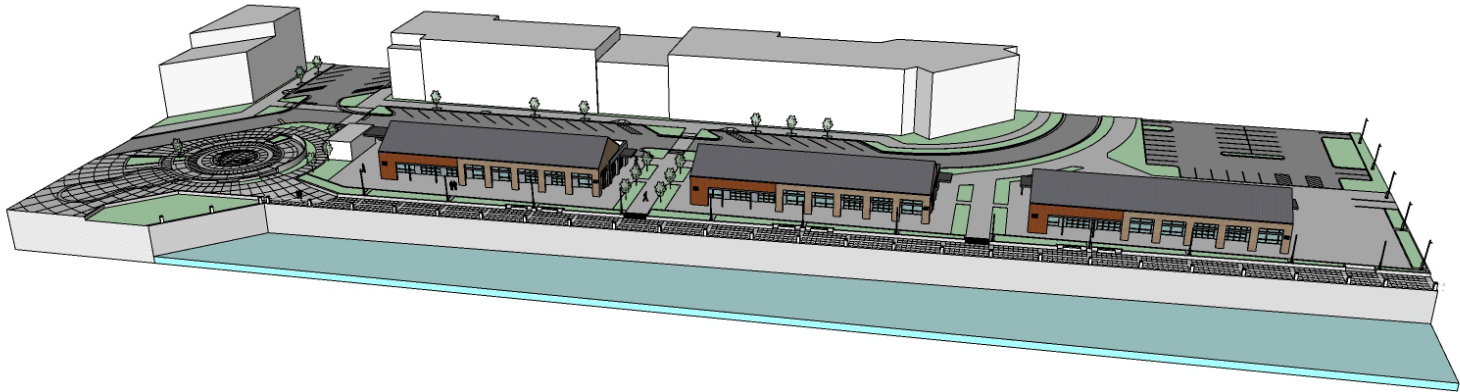
## AVAILABLE SPACE CAN BE DEMISED

Suite	Size/SF	Location	Timing
A1/2	±4,500 Retail	Main entrance facing highway; drive-thru possible	Delivery 2024
A7	±9,000 Retail	Waterfront	Delivery 2023
A8 (LEASE PENDING)	±5,000 Retail	Waterfront	Delivery 2022
A12	±2,500 Retail	Waterfront	Delivery 2022
A17	±20,000 Office	Facing 13th Street	Delivery 2022
D1	±20,000 Office	Facing 13 <sup>th</sup> Street	Delivery 2024

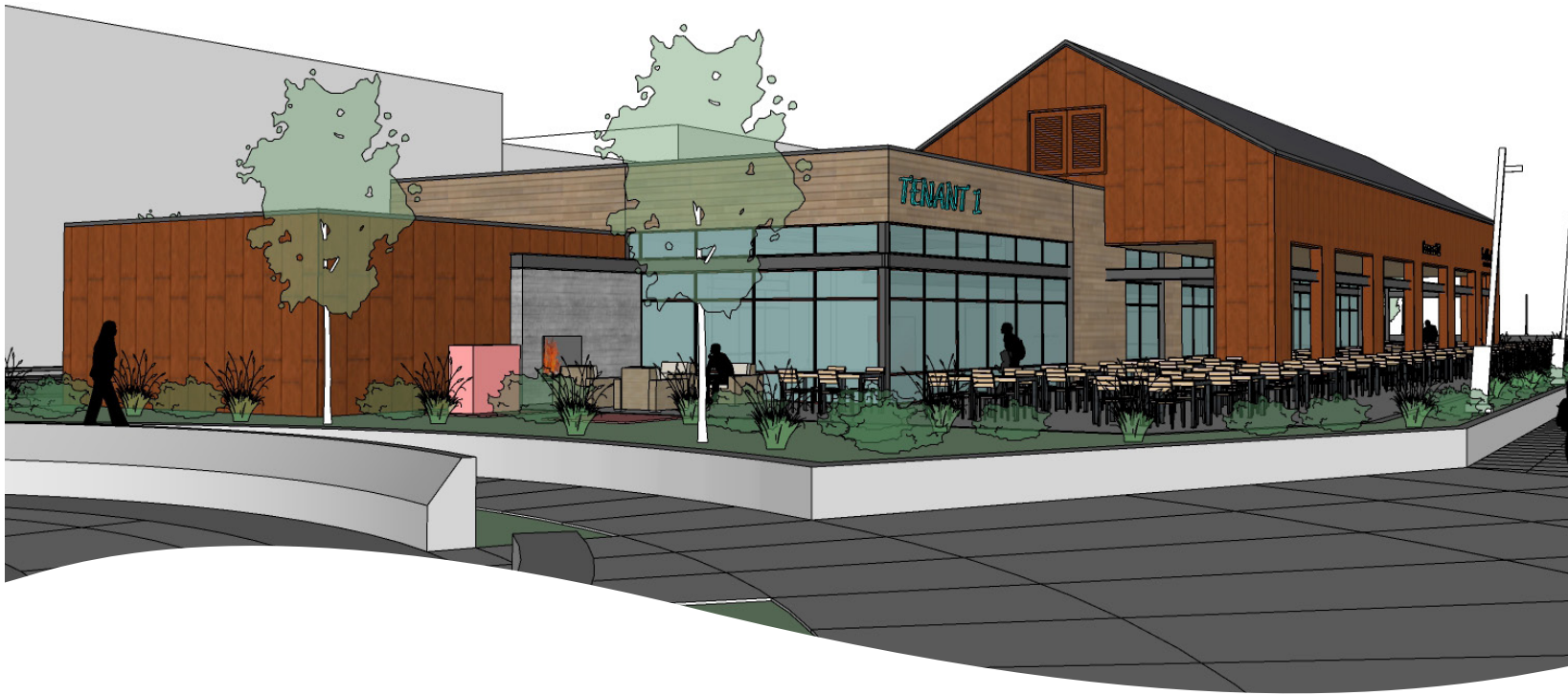


# RETAIL SPACE

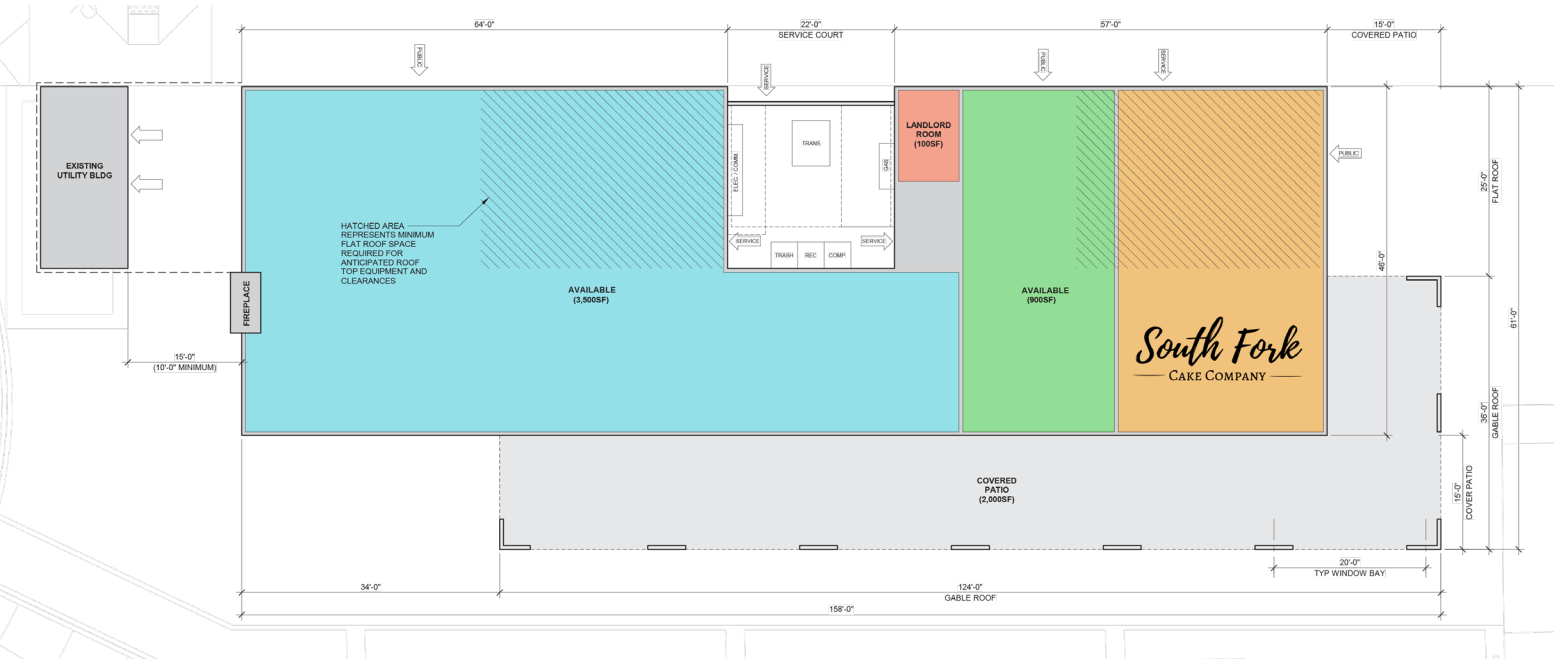
## A7, A8 & A12 RETAIL BUILDINGS



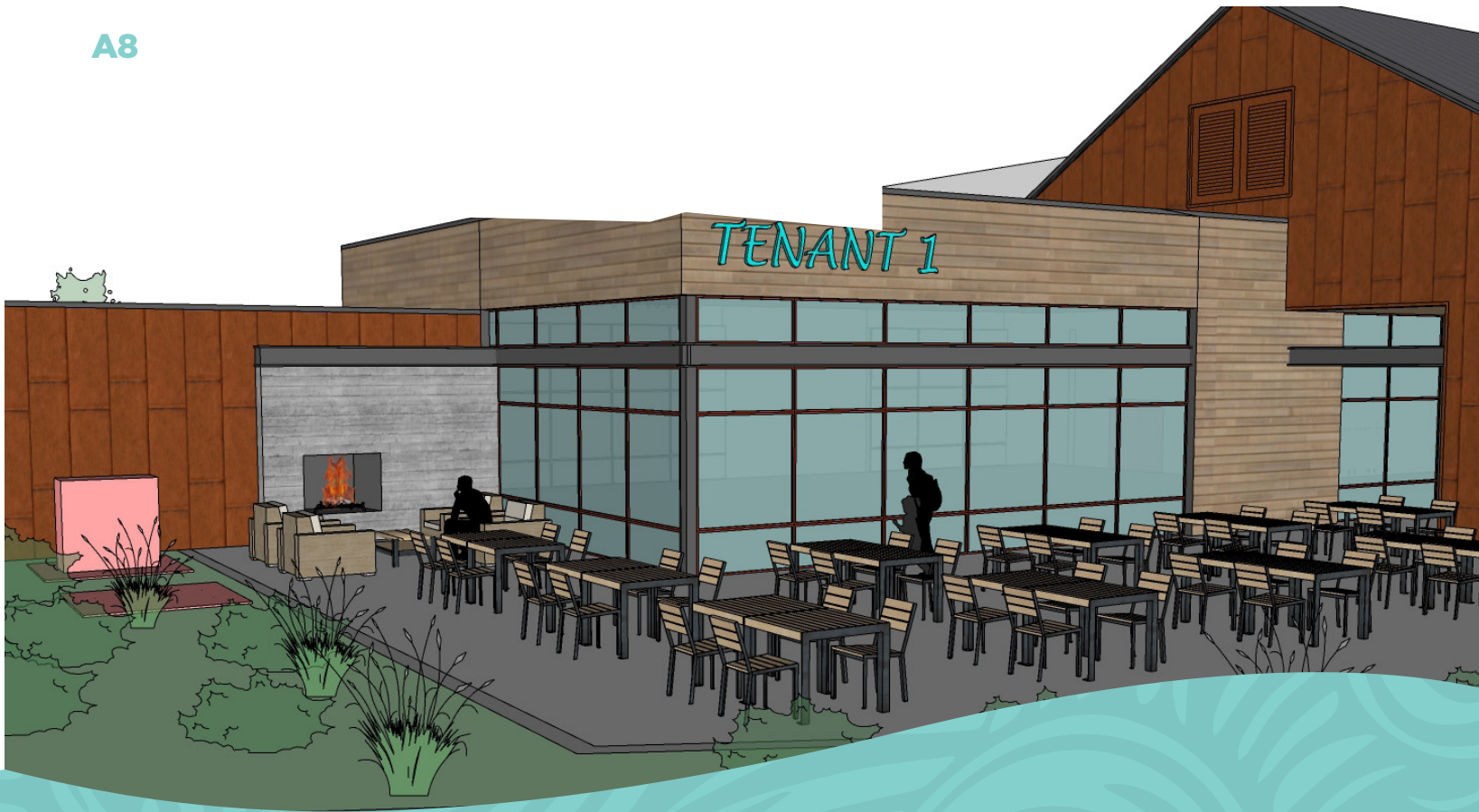
A8



A8



A8





# FISHERMAN'S HARBOR

## BY THE NUMBERS



### JETTY ISLAND

The Port-owned Jetty Island is the longest sandy beach in the Puget Sound featuring warm, shallow waters. The island is open to visitors year-round by personal watercraft, or by foot during Jetty Island Days from July 5 thru Labor Day, which attracts more than 50,000 visitors to the island every summer season.



### FRESH PAINT

More than 12,000 visitors find their way to the Port of Everett waterfront in August during the annual two-day Fresh Paint event, a festival featuring artists at work selling their wares. Visitors stroll the promenade exploring the talents of more than 100 artisans.



### MUSIC AT THE MARINA

Music at the Marina is the perfect pairing of stunning marina views and a variety of local music. Visitors come down on summer evenings to enjoy the sights, the sounds and the flavors of waterfront. The event attracts nearly 1,000 visitors to the waterfront by land and boat weekly.

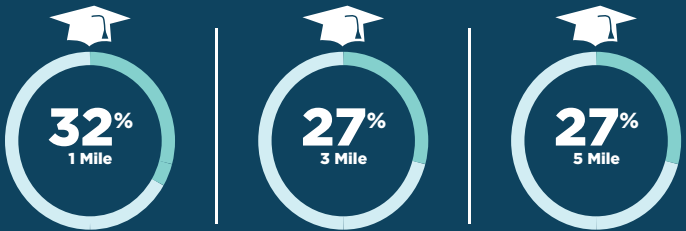
” *The Port of Everett is home to over 80 events a year attracting thousands of visitors to the waterfront. We are working on three shoulder season festivals to promote year round attendance (fall, spring, and winter) and to serve the community.*

Lisa Lefeber | Port of Everett

### 2020 DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	11,586	38,116	105,090
Daytime Population	11,272	48,378	88,912
Average Household Income	\$83,345	\$78,513	\$88,912

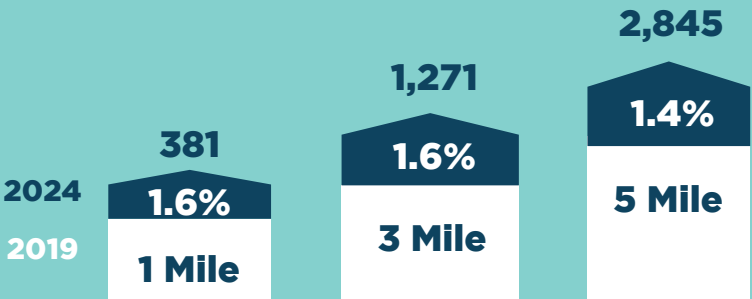
### Bachelors Degree or Higher



### Average Household Income



### Projected Annual Growth



### Major Employers



### Local Attractions

- Boeing Future of Flight Museum** - Aviation Exhibits & Factory Tours
- Puget Sound** - Fishing, Crabbing, Whale Watching
- Jetty Island** - Kite-surfing & Beach
- FUNKO** - Licensed Pop Collectibles
- Weyerhaeuser Building** - Iconic Everett Waterfront Office Bldg
- Boeing Everett Factory Trail** - Airplane Assembly Bldg
- Tulalip Resort Casino** - Four Diamond Resort & Casino
- Seattle Premium Outlets** - World Class Shopping





## PORT OF EVERETT PROPERTY MANAGEMENT

Pmanagement@portofeverett.com  
425.388.0614

*The information contained herein has been received from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. You are advised to independently verify all information.*