

# GAS STATION + CAR WASH

## Business + Real Estate



6101 Evergreen Way | Everett, WA 98311

Business + Real Estate Opportunity

Offering Memorandum

**MATTHEWS**™

# PROPERTY DETAILS

**11.5%**  
Cap Rate

**4**  
Self Serve Bays

**3**  
MPDs

**100 ft**  
Brushless Tunnel

**8**  
Vacuums



## EXCLUSIVELY LISTED BY

### Point of Contact



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# PROPERTY OVERVIEW

**Sinclair Gas Station & General Car Wash**  
6101 Evergreen Way, Everett, WA 98311



# INVESTMENT HIGHLIGHTS

**Sinclair**

Fuel Contract

**±0.4 AC**

Lot Size

**±24,200**

Vehicles Per Day

## Property Highlights

- **Strong In-Place Cash Flow** – Multiple revenue streams; including fuel, self-serve bays, a 100 ft brushless tunnel, full-service/detail operations, and eight canister vacuums—creates a well diversified and resilient income base.
- **Prime Location** – Strategically located on Evergreen Way with traffic counts exceeding ±24,200 vehicles per day, offering excellent visibility and consistent customer flow.
- **Turnkey Operations** – Established, proven business with a long history of successful performance, supported by refined systems and operational processes already in place.
- **Long-Term Asset Play** – Rare opportunity to acquire both the operating business and underlying real estate, delivering immediate cash flow along with long-term appreciation potential.
- **100% Bonus Depreciation** – Fee simple ownership of both the real estate and improvements may provide eligibility for accelerated bonus depreciation benefits (buyer to verify with CPA).

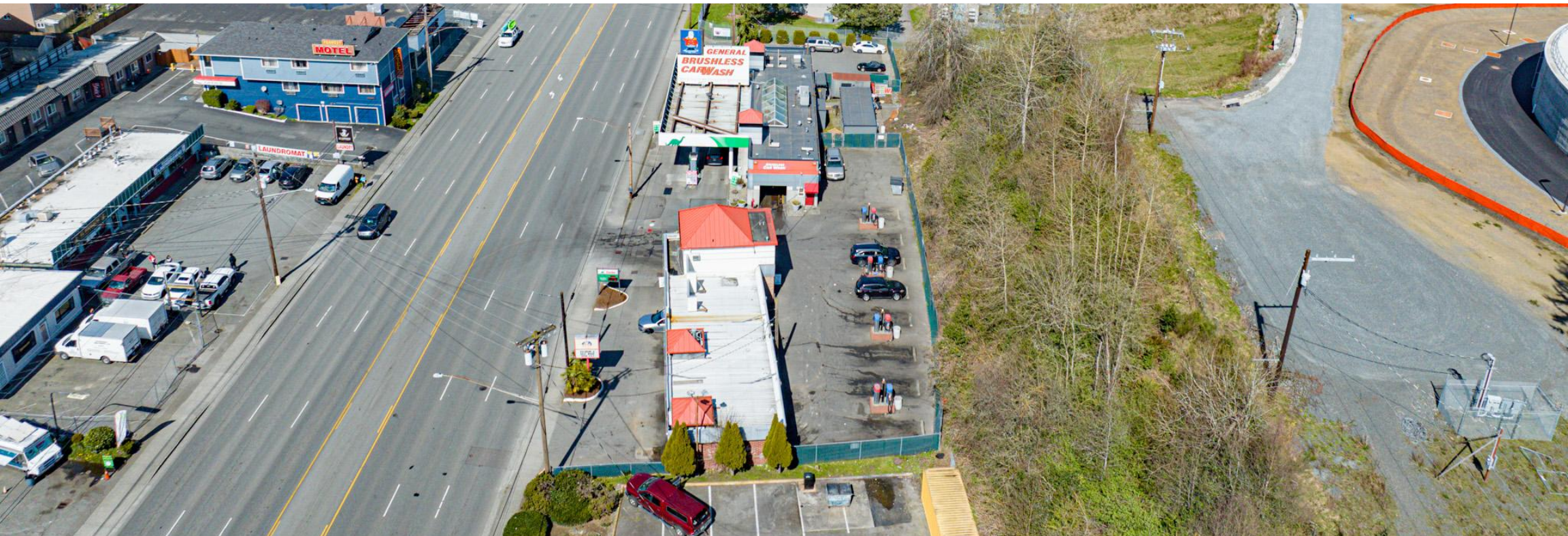


# INVESTMENT OVERVIEW

## Sinclair Gas Station & General Car Wash

Business Type	Self Serve, Brushless Tunnel, 3 MPDs
Tunnel Equipment	MacNeil
POS System	ICS
Lot Size	±0.40 AC
Operating Systems	Hydrflex and Laguna 2018

CONTACT AGENT FOR FINANCIALS





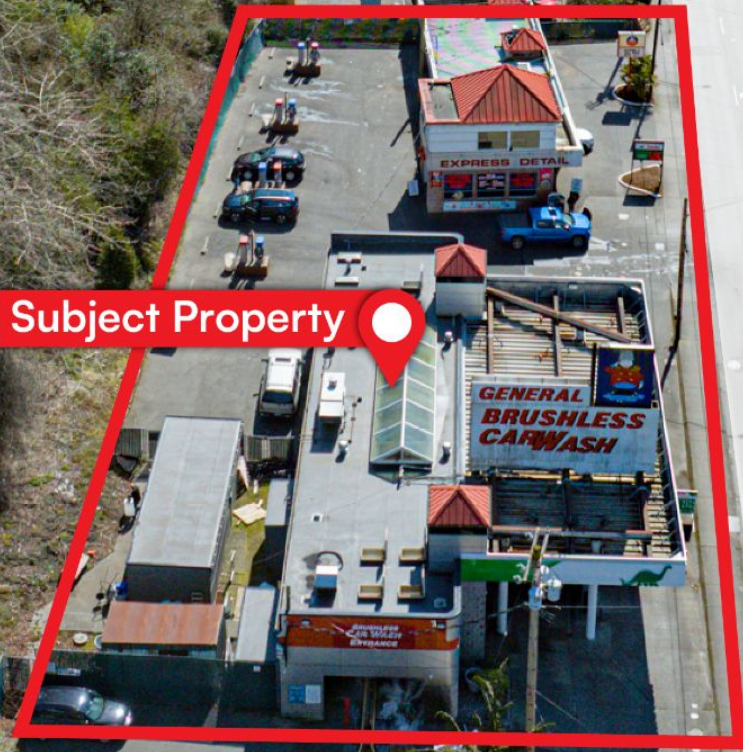
Clare's Place  
±65 Units



Evergreen Way ± 24,200 MPD

Subject Property

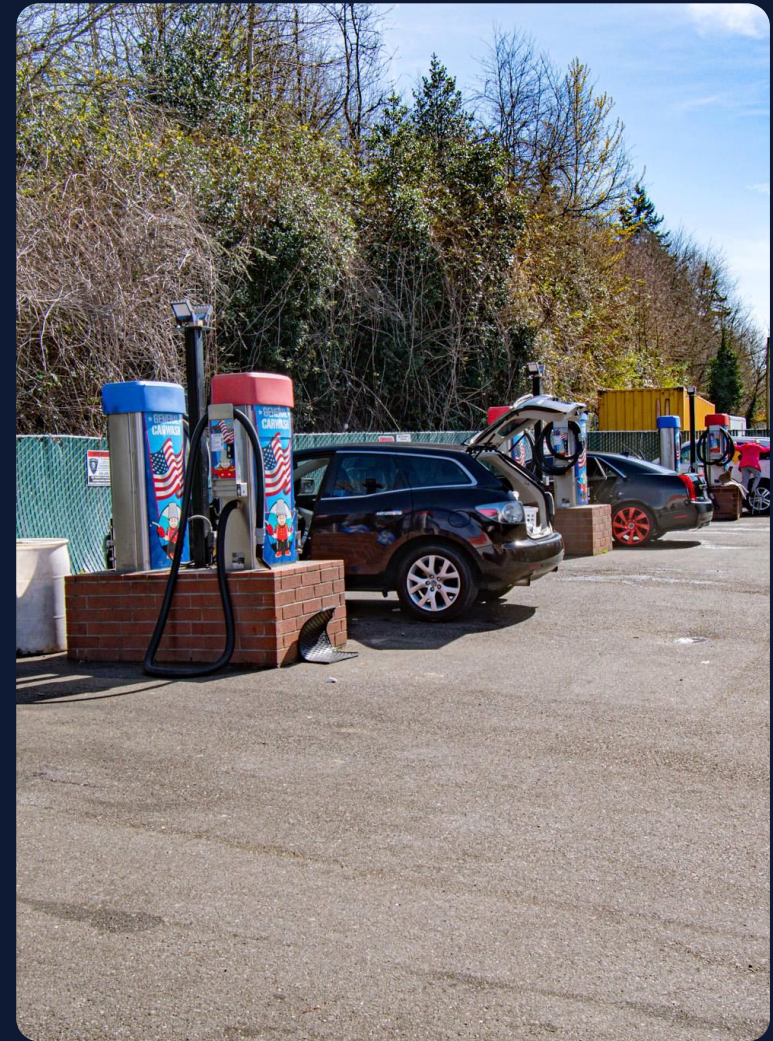
Farwest Motel





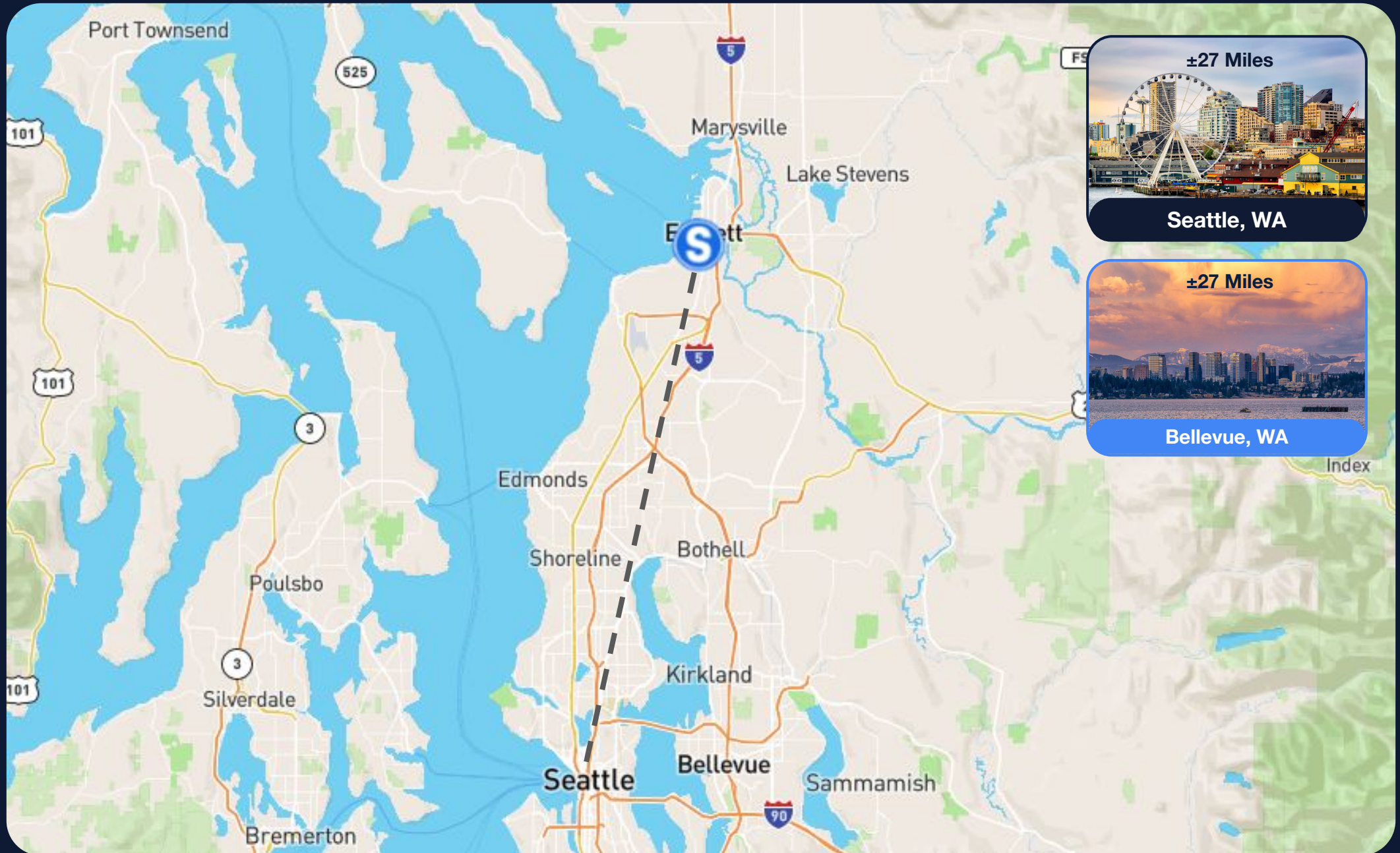
Evergreen Way ± 24,200 VPD

# PROPERTY PHOTOS



# MARKET OVERVIEW

**Sinclair Gas Station & General Car Wash**  
6101 Evergreen Way Everett, WA 98311



# EVERETT, WA

## Market Demographics

**114,070**

Total Population

**\$83,500**

Median HH Income

**57,600**

Employed Population

**37**

Median Age

**45%**

Homeownership Rate

**46,500**

Total Households

## Local Market Overview

Everett, Washington is a well-positioned city within the Seattle–Tacoma–Bellevue metropolitan area, benefiting from strong regional connectivity, a diverse economic base, and continued population growth. Located along Interstate 5 and supported by major transportation corridors, the city experiences consistent commuter traffic and serves as a key employment and logistics hub in Snohomish County.

The local economy is anchored by major employers in aerospace, healthcare, naval operations, and manufacturing, providing a stable workforce and long-term economic stability. Everett’s relative affordability compared to nearby Seattle and Bellevue continues to attract residents and businesses, supporting steady housing demand and population growth.

Strong traffic patterns, employment density, and ongoing residential development drive consistent consumer demand for daily-needs retail, including fuel, convenience, and automotive services, positioning Everett as a highly attractive and durable market for these uses.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	18,055	86,505	194,710
Current Year Estimate	17,882	86,193	193,587
2020 Census	17,840	83,670	187,599
Growth Current Year-Five-Year	0.97%	0.36%	0.58%
Growth 2020-Current Year	0.24%	3.02%	3.19%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	7,182	35,519	78,234
Current Year Estimate	7,013	34,938	76,710
2020 Census	6,936	33,320	72,820
Growth Current Year-Five-Year	2.41%	1.66%	1.99%
Growth 2020-Current Year	1.10%	4.85%	5.34%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$128,591	\$124,959	\$129,377

# EVERETT, WA



**Major employment hub anchored by aerospace, maritime, and advanced manufacturing  
Strategically located along I-5 with access to the Port of Everett and Paine Field**

## **Economic Drivers**

Everett, Washington is a key economic center within the Puget Sound region, benefiting from strong connectivity via Interstate 5, Paine Field Airport, and the Port of Everett. The city supports consistent commuter and industrial traffic, reinforcing its role as a regional employment and logistics hub.

The local economy is anchored by Boeing's widebody manufacturing facility, one of the largest aerospace production centers globally, alongside a diverse base of maritime, healthcare, logistics, and technology industries. This employment density and infrastructure drive steady population growth and support long-term demand for essential retail and service uses.

**TOP 12**

Largest U.S. Metro Economy

**4M+**

Metro Population

**\$60B+**

GDP (Snohomish County)

## **ECONOMIC OVERVIEW**

Everett's economy is anchored by aerospace manufacturing, with Boeing's widebody production facility at Paine Field serving as one of the region's largest employment centers. This concentration of high-quality jobs has supported steady population growth, workforce stability, and continued investment in infrastructure throughout Snohomish County. The city also benefits from its proximity to Seattle, allowing residents and businesses to access the broader Puget Sound economy while maintaining a more affordable operating environment.

In addition to aerospace, Everett has a strong presence in maritime, logistics, and trade-related industries. The Port of Everett supports regional commerce and waterfront development, while Interstate 5 and surrounding transportation corridors drive consistent commuter and freight traffic. Healthcare, retail, and service sectors further support the local economy, creating a diversified employment base.

The region continues to see growth in advanced manufacturing, technology, and logistics, supported by a skilled workforce and access to major West Coast markets. This combination of established industry and ongoing development contributes to long-term economic stability and sustained demand for essential retail and service uses.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **6101 Evergreen Way, Everett, WA, 98311** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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