

# SNOHOMISH COUNTY REAL ESTATE DEALS

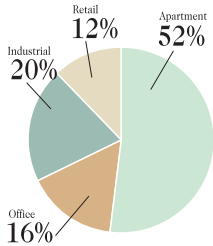
The largest property sales in Snohomish County are ranked by deal size. | February 20-26, 2009



BUSINESS JOURNAL PHOTO | Dan Schlatter  
Alara Harbour Pointe  
Apartments in Mukilteo

## TYPES OF PROPERTIES

Listed deals in Snohomish County



## HOW THIS LIST WAS PREPARED

Lists are researched and compiled by Research Director Jamyang Dorjee.

Sources: Individual companies, public documents, CB Richard Ellis and Collier International.

Accuracy: The Puget Sound Business Journal makes every attempt to publish accurate information on its lists; however, accuracy cannot be guaranteed. Please send any additions to: Jamyang Dorjee, Research Director, Puget Sound Business Journal, 801 Second Ave., Suite 210, Seattle WA 98104 or e-mail [jdorjee@bizjournals.com](mailto:jdorjee@bizjournals.com).

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RANK	PROPERTY, LOCATION, DESCRIPTION	DEAL SIZE SALE DATE	BUYER	SELLER
1	<b>Covington Farms Apartments</b> 10115 Holly Drive, Everett Sale of 352-unit apartment building, 340,165 square feet of building space, 699,138 square feet of land area	\$42,604,000 Aug. 27, 2008	Hart Covington LLC 191 N. Wacker Drive, Chicago	JER/FSC Covington LLC 9777 Wilshire Blvd., Los Angeles
2	<b>Alara Harbour Pointe Apartments (formerly Harbour Pointe Apartments)</b> 4500 Harbour Pointe Blvd., Mukilteo Sale of 230-unit apartment building, 319,816 square feet of building space, 529,254 square feet of land area	\$40,741,434 Feb. 26, 2008	SVF Harbour Pointe Mukilteo LLC 801 N. Brand Blvd., Glendale, Calif.	Tishman Speyer Archstone-Smith Harbour Pointe LLC 9200 E. Panorama Cir., Englewood, Colo.
3	<b>Hearthstone at Merrill Creek</b> 1901 Merrill Creek Parkway, Everett Sale of 220-unit apartment building, 256,778 square feet of building space, 627,264 square feet of land area	\$38,000,000 May 15, 2008	ACC Funding Partnership II 1745 Shea Center Drive, Highlands Ranch, Colo.	SP Hearthstone LLC 1201 3rd Ave., Seattle
4	<b>Fairhaven Downs Apartments</b> 13031 Eighth Ave. W., Everett Sale of 223-unit apartment building, 198,700 square feet of building space, 436,036 square feet of land area	\$23,590,000 April 24, 2008	Seattle Partners One LLC 1801 Century Park E., Los Angeles	WT Cobble Hill LLC 2 Inverness Drive E., Englewood, Colo.
5	<b>Mill Creek Town Center</b> Main Street on 153rd, Mill Creek Bulk portfolio sale of 7 properties, 146,698 square feet of building space, 642,946 square feet of land area	\$23,345,000 Feb. 29, 2008	Panos Properties LLC 6850 E. Greenlake Way N., Seattle	Mill Creek Commercial II LLC 1457 130th Ave. N.E., Bellevue
6	<b>Cambridge Square Apartments</b> 4727 200th St. S.W., Lynnwood Sale of 168-unit apartment building, 157,050 square feet of building space, 283,140 square feet of land area	\$22,043,000 Aug. 6, 2008	4711 200th Street LLC 96 Corporate Park, Irvine, Calif.	IC USA NO.4 LLC 401 2nd Ave. S., Seattle
7	<b>Greenwood Village</b> Northwest corner, 4th Street Northeast & 131st Avenue Northeast, Lake Stevens Sale of 155-lot residential land for military housing project development	\$19,376,743 Dec. 8, 2008	Pacific Northwest Communities LLC 50 Public Square, Cleveland	PRH LLC 17921 Bothell Everett, Bothell
8	<b>Park Ridge Apartments</b> 120 W. Casino Road, Everett Sale of 249-unit apartment building, 196,049 square feet of building space, 569,970 square feet of land area	\$19,262,650 Aug. 28, 2008	Parkridge Property LLC 42000 N.E. 8th St., Bellevue	CFD-Parkridge Apartment LLC 11614 63rd St. Ct. E., Puyallup
9	<b>Terrace Heights Apartments</b> 4713 216th St. S.W., Mountlake Terrace Sale of 145-unit apartment building, 127,931 square feet of building space, 358,063 square feet of land area	\$18,494,000 May 22, 2008	Terrace Heights Garden LLC 5428 159th Place S.E., Bellevue	Terrace Heights Apartments LLC 12951 Bel-Red Road, Bellevue
10	<b>Mill Creek Town Center</b> 15111 Main St., Mill Creek Bulk portfolio sale of 16 properties, 48,785 square feet of building space, 101,930 square feet of land area	\$18,100,000 June 13, 2008	Octagon Capital Group LLC 805 164th St. S.W., Mill Creek	Creekside Village LLC 16000 Bothell-Everett Hwy, Mill Creek
11	<b>Columbia Pacific Building</b> 6617 Associated Blvd., Everett Sale of class A warehouse building, 217,700 square feet of building space, 502,247 square feet of land area	\$16,882,753 June 17, 2008	Mountainview RV & Boat Storage USA LLC 1910 Fairview Ave., Seattle	Mountain View PG LLC 16400 Southcenter Pkwy, Seattle
12	<b>Avia Apartments</b> 4700 176th St. S.W., Lynnwood Sale of 120-unit apartment building, 123,608 square feet of building space, 219,542 square feet of land area	\$12,280,000 Feb. 20, 2008	CP II Avia LLC 1000 Sansome St., San Francisco	Scandia Investors LLC 1218 Third Ave., Seattle
13	<b>Winterhill Apartments</b> 6110 64th St. N.E., Marysville Sale of 147-unit apartment building, 126,000 square feet of building space, 363,290 square feet of land area	\$12,094,720 June 10, 2008	Winterhill OJ LLC 1020 W. Casino Road, Everett	Winterhill Apartments LP 600 108th Ave. N.E., Bellevue
14	<b>Canyon Park portfolio</b> 2222 220th St. S.E., Bothell Bulk portfolio sale of 2 properties, 54,009 square feet of building space	\$11,500,000 Feb. 5, 2008	CMC ICOS Biologics Inc. 22021 20th Ave. S.E., Bothell	Kent Central LLC 1100 Olive Way, Seattle
15	<b>Port Gardner Building</b> 2802 Wetmore Ave., Everett Sale of class B office building, 93,873 square feet of building space, 51,836 square feet of land area	\$11,150,000 Oct. 31, 2008	Lutheran Bible Institute of Seattle 4221 228th Ave., Issaquah	CSG Partners 2610 Wetmore Ave., Everett
16	<b>The Oaks Apartments</b> 711 W. Casino Road, Everett Sale of 120-unit apartment building, 93,570 square feet of building space, 188,179 square feet of land area	\$11,000,000 Feb. 29, 2008	Holland Holdings IV Oaks (196) LLC 1111 Main St., Vancouver, WA	8530 Cedros LLC 16830 Ventura Blvd., Encino, Calif.
17	<b>Multiproperty sale</b> Swamp Creek interchange to 164th St. S.W., Lynnwood Multiproperty sale of 5 properties, 608,969 square feet of land area	\$10,775,000 Aug. 20, 2008	Fred Meyer Stores Inc. 3800 S.E. 22nd Ave., Portland	Northpointe Ventures LP 16108 Ash Way, Lynnwood
18	<b>Shoreside Village Apartments</b> 701 75th St., Everett Sale of 119-unit apartment building, 64,117 square feet of building space, 170,777 square feet of land area	\$10,700,000 Feb. 29, 2008	Shoreside Village LLC 800 N. First St., San Jose	Urban Equities Inc. 1060 Alberni St., Vancouver, B.C.
19	<b>Former Goodrich Components Services Building</b> 11323 30th Ave. W., Everett Sale of class B warehouse building, 150,930 square feet of building space, 329,749 square feet of land area	\$10,400,280 July 31, 2008	J&J Commando LLC 2001 Western Ave., Seattle	PCS Everett LLC c/o Collier International, 11225 S.E. Sixth St., Bellevue
20	<b>Former Homebase in Everett</b> 9900 19th Ave. S.E., Everett Sale of general free-standing building of 113,573 square feet, 407,286 square feet of land area	\$9,067,255 May 9, 2008	VSI LLC 9506 Fourth St. N.E., Lake Stevens	S.B. and B.J. Detrick LLC 101 First Ave., Los Altos, Calif.
21	<b>80th Street Venture</b> 830 80th St. S.W., Everett Portfolio sale of 2 properties, 59,156 square feet of building space, 174,676 square feet of land area	\$8,850,000 April 22, 2008	Covewood Manor LLC 450 S. 900 E., Salt Lake City	Sound Venture Nine LLC 320 106th Ave. N.E., Bellevue
22	<b>Osborne Square</b> 4809 132nd St., Everett Bulk portfolio sale of 4 properties, 18,445 square feet of building space, 184,694 square feet of land area	\$8,700,000 Aug. 5, 2008	Osborne Square LLC 110 Vine St., Seattle	Von Wolffradt Properties I LLC 2600 Mission St., San Marino, Calif.
23	<b>Bronson Place</b> 4710 212th St. S.W., Mountlake Terrace Sale of 70-unit apartment building, 59,786 square feet of building space, 190,793 square feet of land area	\$7,400,000 Dec. 30, 2008	Moran & Co. 601 Union St., Seattle	Brokerage Co. - Moran & Co. 601 Union St., Seattle
24	<b>Beverly-Ed Business Park, Building B</b> 11831 Beverly Park Road, Everett Sale of class B warehouse building, 58,000 square feet of building space, 136,343 square feet of land area	\$7,000,000 Jan. 7, 2008	Western Washington Sheet Metal Training Trust 13513 N.E. 126th Place, Kirkland	Delta Properties LLC 19900 144th Ave. N.E., Woodinville
25	<b>Rudeen Business Park, Phase II</b> 16891 146th St. S.E., Monroe Sale of class B flex building, 48,000 square feet of building space, 128,502 square feet of land area	\$6,800,000 Aug. 8, 2008	The Rock Church 16901 146th St. S.E., Monroe	Rudeen Business Park II LLC 14532 169th Drive S.E., Monroe