The Everett Mall transit community is located within the City of Everett and within the area between Lynwood Transit Center and Everett Station that will be considered in the future for light rail expansion.

Current land use is predominantly commercial including nearly 40 acres that comprise the Everett Mall. Single-family residential uses are present in the north east portion of the transit community. Larger blocks and a nearly complete network of sidewalks result in a moderately walkable environment.

The population in the Everett Mall transit community is 3,853, with 43 percent minority making it more diverse than the region as a whole. Households are larger and household incomes are lower than the average for transit communities studied. A total of 4,273 jobs are located within the transit community.

Housing is predominantly renter occupied (75%). Twenty-seven percent of housing units are affordable to households earning 50% of AMI, making the community moderately affordable to low income households compared with other parts of the region.

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