

Lease

Lynnwood Shopping Center
18421 Highway 99 Lynnwood , WA 98036



OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (NNN)
NNN:	\$8.89 sf/yr
Available SF:	3,312 SF
Traffic Count:	31,000 VPD

PROPERTY OVERVIEW

Lower level with reception area and large storage area/classroom in back. 2 restrooms, sprinklers. Easy access from 99, and plentiful parking directly in front. Loading doors on grade. Ideal for classrooms, storage, shipping sales, light industrial, vet, animal shelter, medical clinic.

PROPERTY HIGHLIGHTS

- Two front-facing, on-grade loading doors
- 14-foot-wide signage with excellent visibility along Hwy 99
- Double loading doors on-grade in front
- Sprinklered

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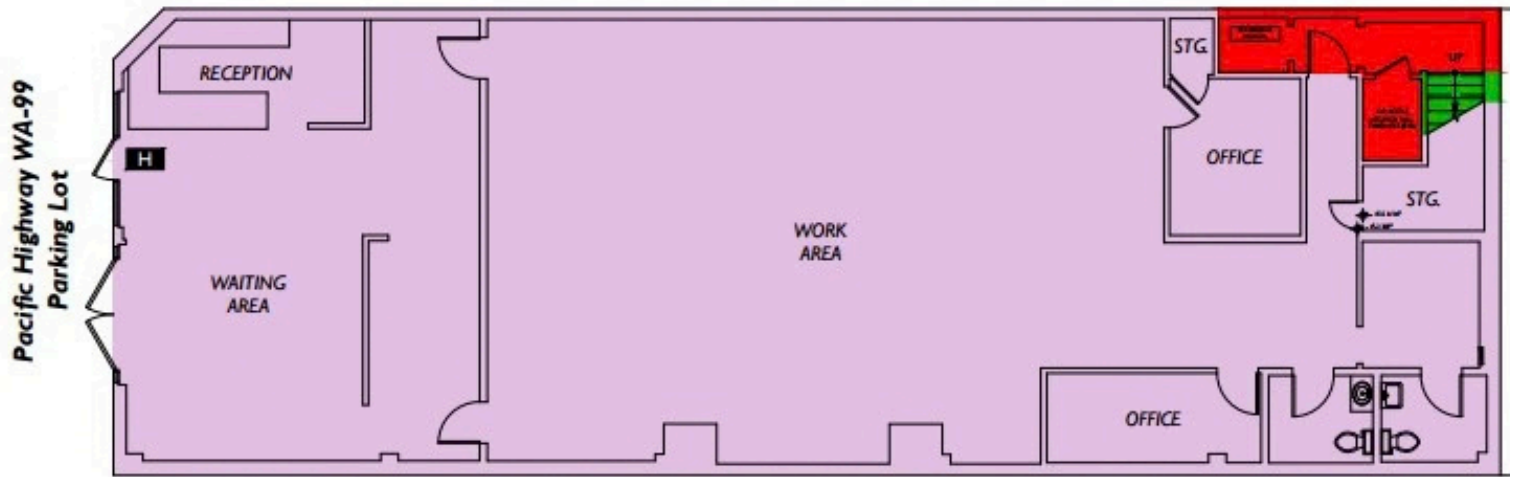


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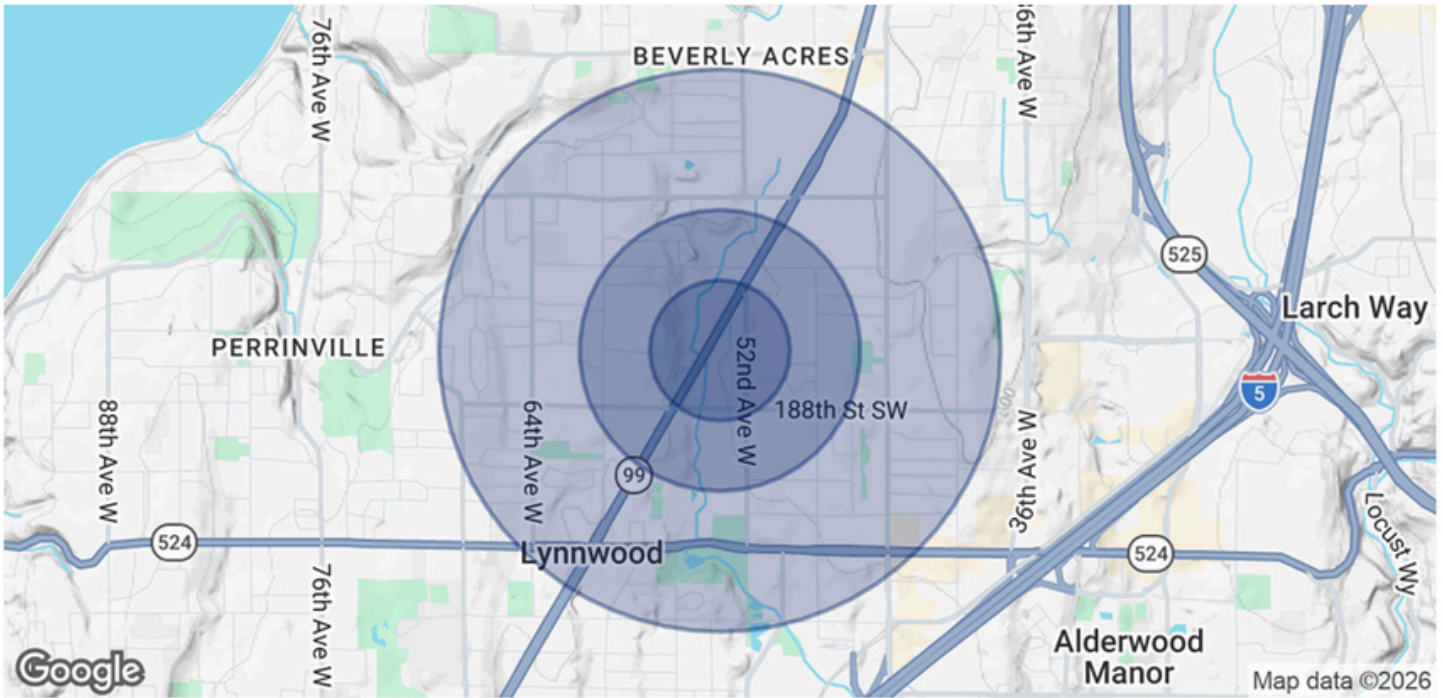


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,896	5,353	19,981
Average Age	36.5	39	40.8
Average Age (Male)	38	39.2	39.8
Average Age (Female)	36.6	38.9	40.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	757	2,185	8,229
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$88,136	\$94,305	\$92,872
Average House Value	\$534,416	\$553,853	\$598,253

2023 American Community Survey (ACS)

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**COLDWELL BANKER
COMMERCIAL**
DANFORTH

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