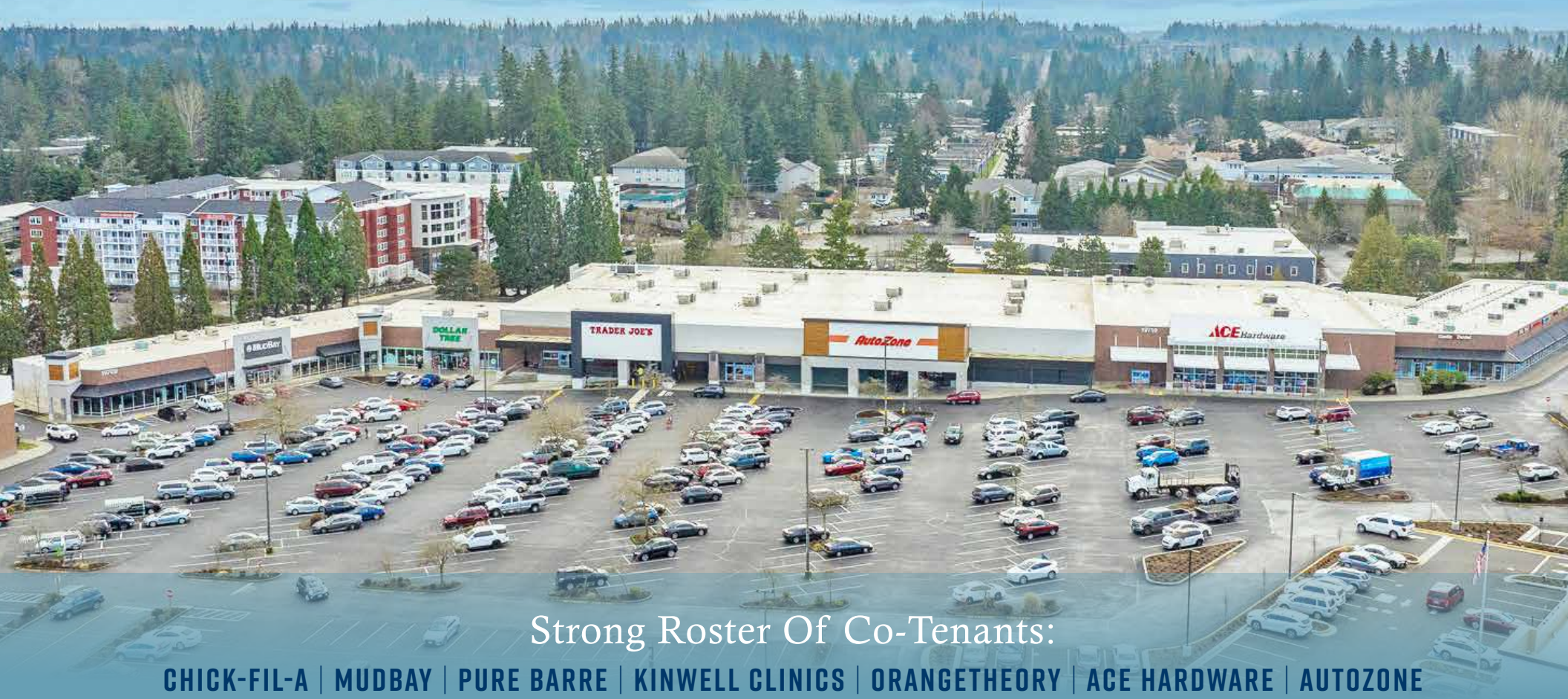


BEST IN CLASS TRADER JOE'S ANCHORED CENTER

LYNNWOOD CENTER

LYNNWOOD, WASHINGTON



Strong Roster Of Co-Tenants:

CHICK-FIL-A | MUDBAY | PURE BARRE | KINWELL CLINICS | ORANGETHEORY | ACE HARDWARE | AUTOZONE

19709 HIGHWAY 99 LYNNWOOD, WA 98036

 **JSH | PROPERTIES, INC.**

AARON BENNETT
206.859.4500
aaronb@jshproperties.com

ALEX VLASKI
206.303.7327
alexv@jshproperties.com



AVAILABLE Call for rates.

5824	Joann Fabric - Available	42,583*
709-A	Available End Cap	3,900*
709-DEF	Mud Bay Pet Supply	5,544
709-K	Dollar Tree	9,957
19715-101	Trader Joe's	12,425
19715-102	Aqua Tots	11,490
19715-103	Autozone	30,085
19719	Ace Hardware	21,636
723-A	Gentle Dental	3,682
723-B	Pure Barre	1,700
723-C	Shift Set Go - Available	1,605
723-D	Kung Fu Tea	1,030
723-E	H&R Block	1,320
723-F	Puget Sound Blood Center	4,824
723-GH	KINWELL	4,456
723-I	Orangetheory Fitness	3,549
19705	Mountain Pacific Bank	3,985

*Can be demised.



GREAT VISIBILITY AT INTERSECTION OF 196TH STREET SW AND HIGHWAY 99!

Traffic counts over 38,000 cars per day on Hwy 99 and over 23,500 cars on 196th Street

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	18,479	131,608	310,430
Daytime Population	19,622	138,447	326,747
Households	7,518	52,954	120,560
Avg. Household Income	\$98,494	\$137,934	\$154,111

JAMES VILLAGE

The UPS Store
SAFeway
HOBBY LOBBY

EDMONDS

COMMUNITY COLLEGE

LYNNWOOD CROSSROADS



LYNNWOOD CENTER



ALDERWOOD

Nordstrom
Macy's
Ann Taylor
American Eagle
Abercrombie & Fitch
Evereve
Forever 21
H&M
Hollister
francesca's
J.Crew
J.Jill
Pink
Soma
Talbots
Urban Outfitter's
Victoria's Secret
WHBM

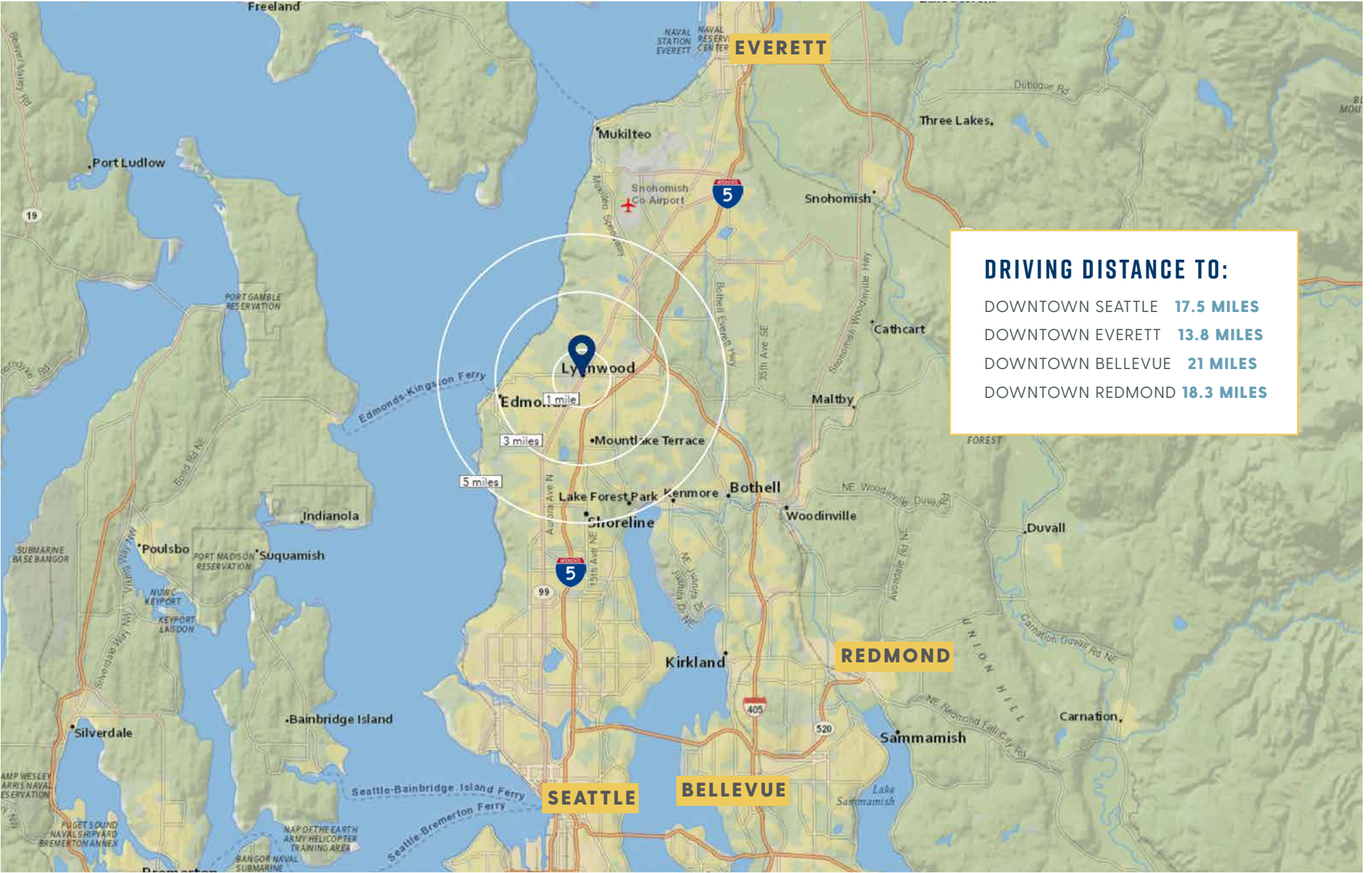
COSTCO WHOLESALE

COSTCO BUSINESS CENTER

196TH STREET SW



LYNNWOOD WA: Regional Trade Area along the I-5 Corridor



DEMOGRAPHICS

KEY FACTS



131,608

Population



41.1

Median Age



2.5

Average Household Size



\$137,934

2023 Average Household Income (Esri)



No High School Diploma



20%

High School Graduate



30%

Some College



44%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



70%

White Collar



17%

Blue Collar



13%

Services



4,637

Total Businesses



49,659

Total Employees

BUSINESS

ANNUAL HOUSEHOLD SPENDING



\$2,861

Apparel & Services



\$343

Computers & Hardware



\$4,827

Eating Out



\$3,767

Travel



\$100

Theatre/Operas/Concerts



\$79

Movies/Museums/Parks



\$8,795

Groceries



\$8,513

Health Care



\$84

Sports Events



\$12

Online Games

ANNUAL LIFESTYLE SPENDING