

# LYNNWOOD CENTER

LYNNWOOD, WASHINGTON



Best In Class Trader Joe's Anchored Center

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

19709 HIGHWAY 99 LYNNWOOD, WA 98036

 JSH | PROPERTIES, INC.

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**LYNNWOOD CENTER SITE MAP**

**AVAILABLE** Call for rates.

\*Can be demised.

5824	Joann Fabric - Available	21,128 - 42,583*
709-A	End Cap Available	2,450
709-B	Scenthound	1,505
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	Lease Pending	1,605
723-D	Plantiful Superfoods	1,030
723-E	H&R Block	1,320
723-F	Bloodworks Northwest	4,824
723-GH	KINWELL	4,456
723-I	Orangetheory Fitness	3,549
19705	Mountain Pacific Bank	3,985





## Strong Roster Of Co-Tenants:

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



CAN BE DEMISED TO 21,128 SF

21,128 to 42,583 SF

Can be demised.  
Call for rates.



2,450 SF

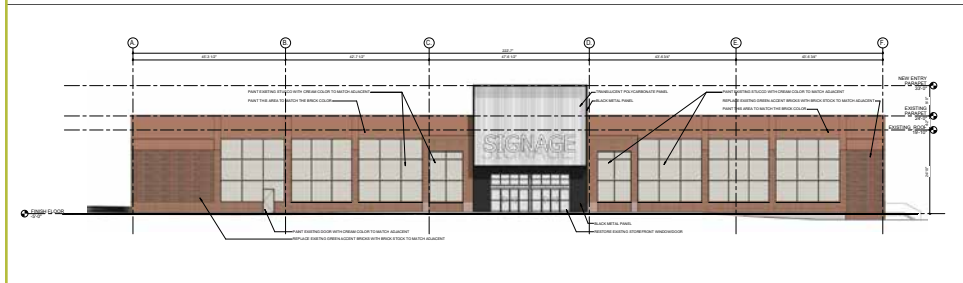
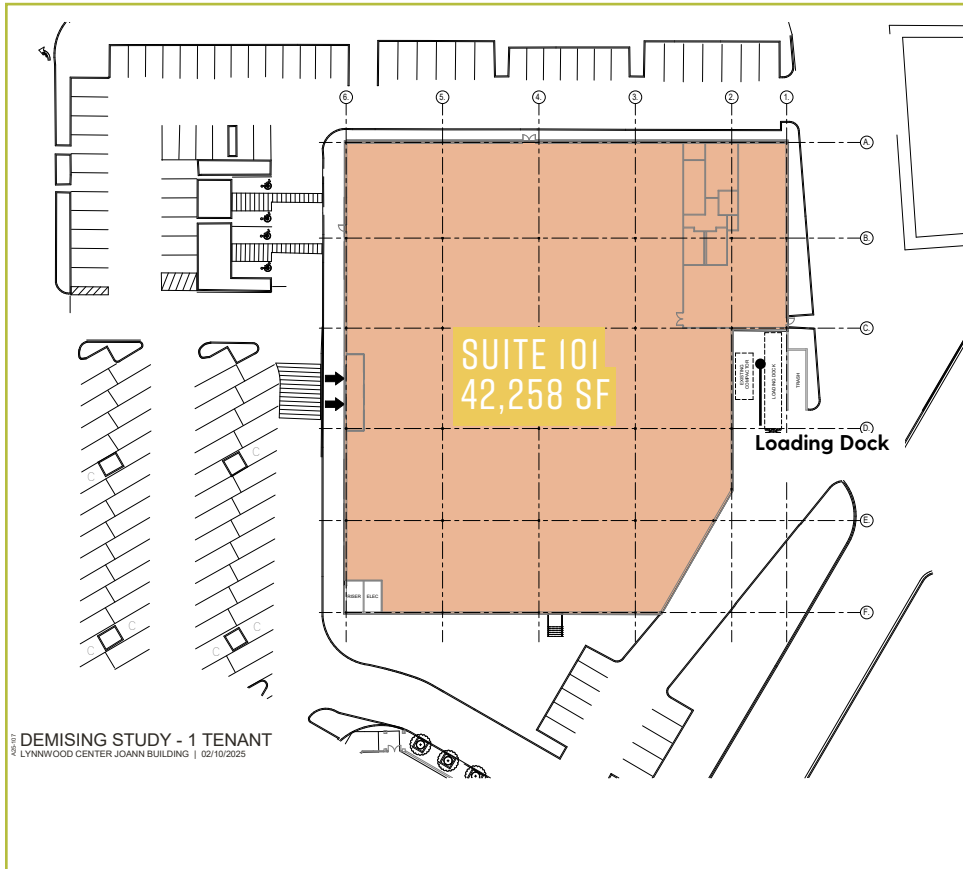
END CAP AVAILABLE



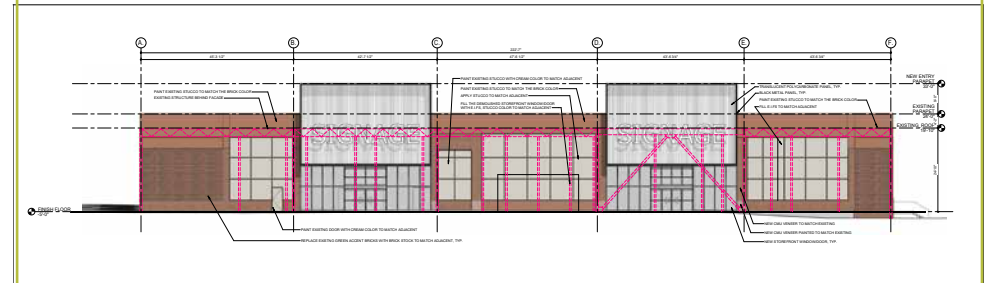
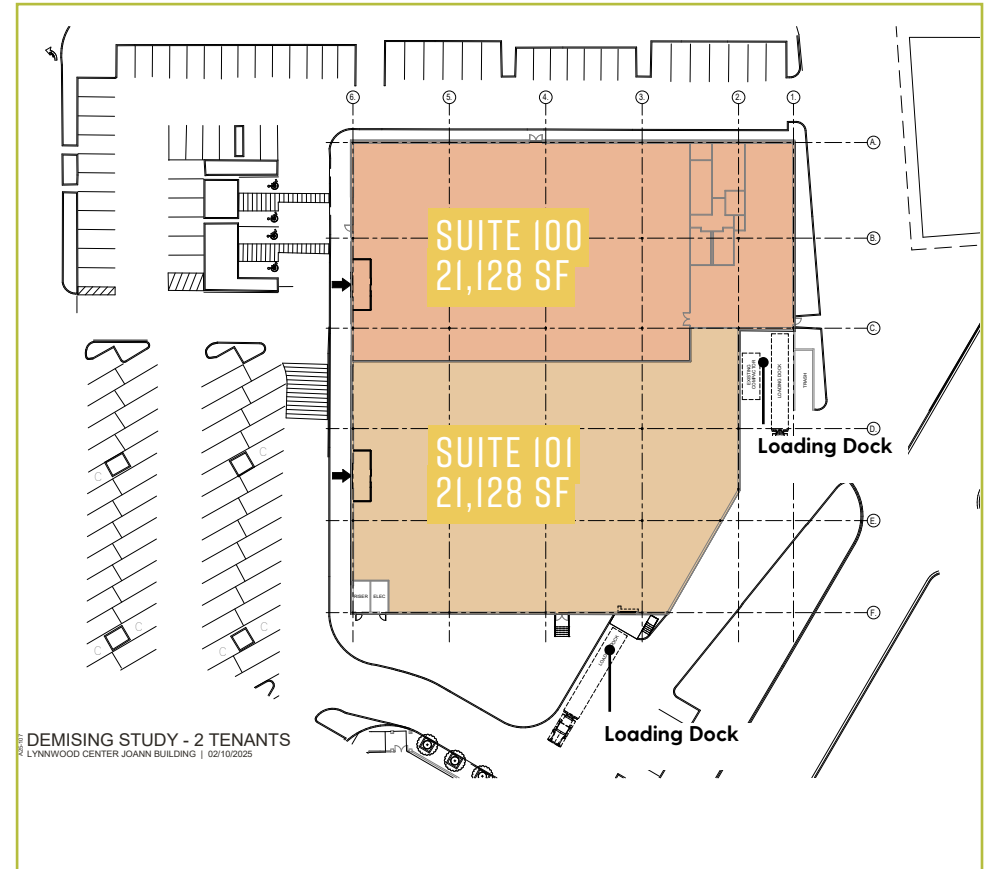
SIGNAGE OPPORTUNITIES



# SINGLE TENANT OPTION



# DEMISING PLAN OPTION



# GREAT VISIBILITY AT INTERSECTION ~ 196TH STREET SW & HIGHWAY 99!

Over 38,000 cars per day on Hwy 99 and 23,500 cars per day on 196th Street SW

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	16,799	135,109	318,026
Daytime Population	20,109	121,519	266,677
Households	6,888	54,293	123,895
Avg. Household Income	\$91,017	\$141,375	\$156,563



### 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

### JAMES VILLAGE

- The UPS Store
- SAFeway
- HOBBY LOBBY

EDMONDS COMMUNITY COLLEGE

### LYNNWOOD CROSSROADS

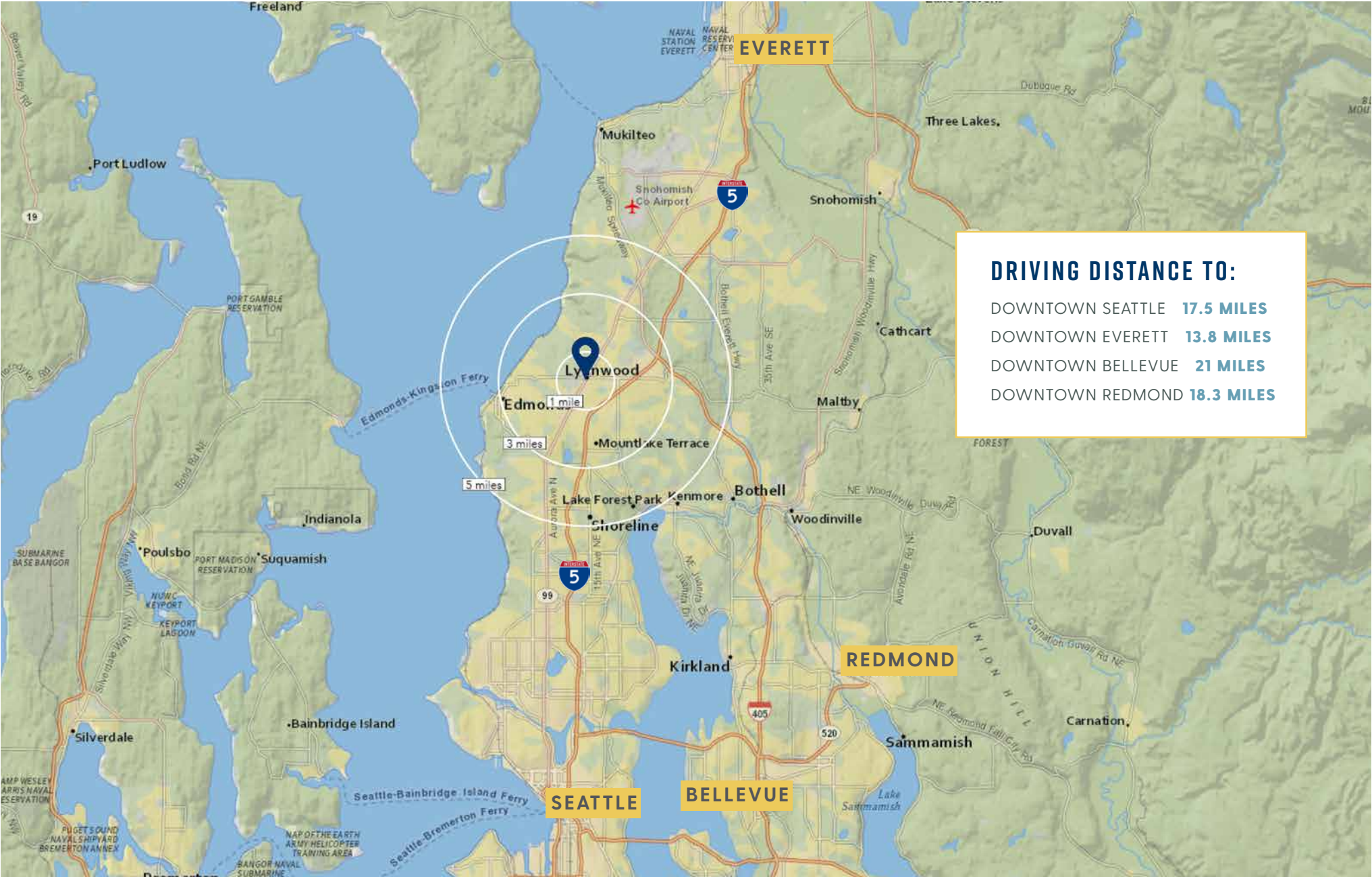
- LAIFITNESS S.
- MOD
- FIVE GUYS
- T&T Supermarket

### LYNNWOOD CENTER

- TRADER JOE'S
- MUDBAY
- ACE Hardware
- Kinwell
- DOLLAR TREE
- Chick-fil&
- pure barre
- H&R BLOCK
- PLANTIFUL SUPERFOODS
- Orangetheory FITNESS
- Auto Zone
- Gentle Dental
- scenthound

- NORDSTROM
- rack
- OLD NAVY
- BEST BUY
- ULTA BEAUTY
- DSW DESIGNER SHOE WAREHOUSE
- WHOLE FOODS MARKET
- PETCO

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



### DRIVING DISTANCE TO:

- DOWNTOWN SEATTLE 17.5 MILES
- DOWNTOWN EVERETT 13.8 MILES
- DOWNTOWN BELLEVUE 21 MILES
- DOWNTOWN REDMOND 18.3 MILES

# DEMOGRAPHICS

## KEY FACTS



131,608

Population



41.1

Median Age



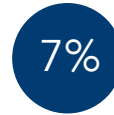
2.5

Average Household Size



\$137,934

2023 Average Household Income (Esri)



7%

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