



# BUILD-TO-SUIT OR GROUND LEASE

13711 Highway 99  
Lynnwood, Washington

## 13711 HIGHWAY 99 DEVELOPMENT



First Western Properties, Inc. | 425.822.5522 | fwp-inc.com  
11621 97th Lane NE, Kirkland, Washington 98034

**13711 HIGHWAY 99 DEVELOPMENT** is located in the Lake Serene neighborhood in Lynnwood. Conveniently located near the crossroads of Highway 99 and State Route 525, this property enjoys high visibility from residential & commuter traffic from the surrounding communities of Mukilteo, Everett, as well as Lynnwood. Additionally, ferry traffic for the Mukilteo/Clinton run with over 4 million riders annually pass through this area. Paine Field located off SR 525 started servicing commercial fliers with 24 flights daily, introducing an entirely new trade group into the vicinity. The already thriving area looks forward to continued growth and an influx of new consumers creating a fantastic opportunity for further development in the area.

## 13711 HIGHWAY 99:

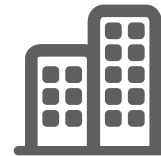
- Available for Ground Lease or Build-to-Suit: 1.66 Acres
- Located on the Signalized Corner of Highway 99 & Lincoln Way
- Shadow Anchored by LA Fitness Center
- Drive-thru Opportunity
- Excellent Visibility on Highway 99



Population



Average HH Income

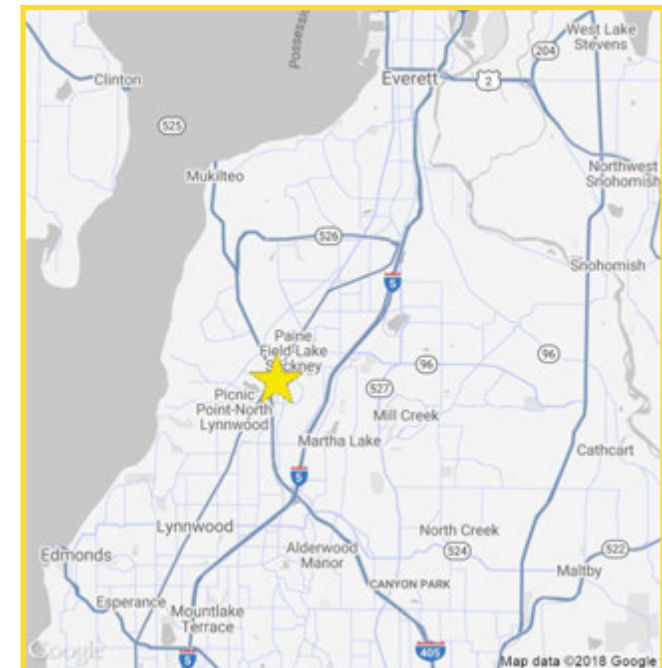


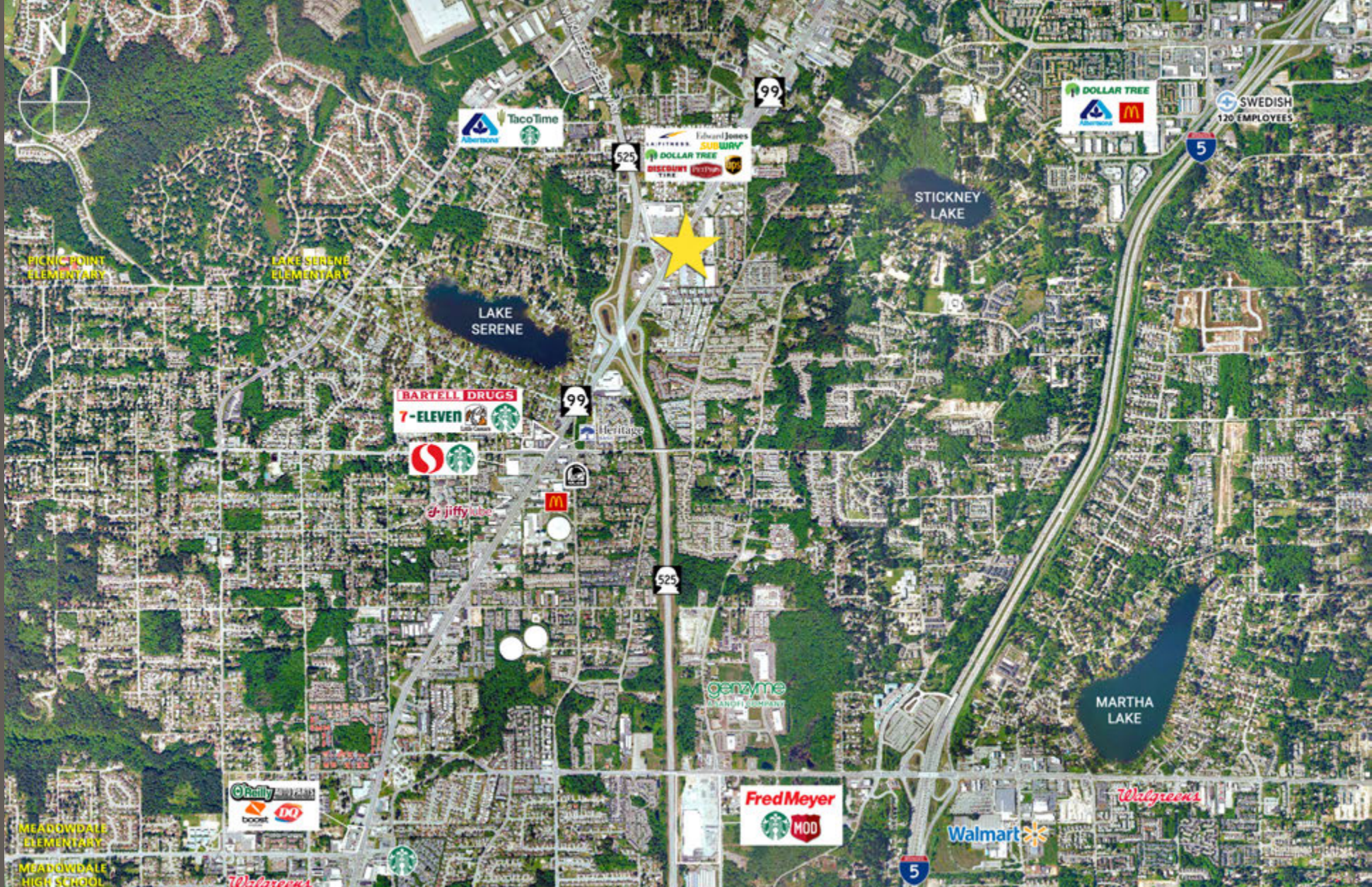
Daytime Population

Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	18,209	\$88,203	3,008
Mile 3	142,984	\$97,965	40,960
Mile 5	317,144	\$103,450	97,244

## NEIGHBORING TENANTS





Paine Field Flights  
24 Flights Daily



Intersection of 3 Cities,  
Ferry & Air Users



40,273 ADT  
Highway 99



3,561 ADT  
Lincoln Way



**LYNNWOOD, WA** is the 4th largest city in Snohomish County by population and is the Commercial Center. There are more than 2,500 businesses and the daytime population swells to over 150,000 with workers, shoppers and students. Retail sales are the mainstay of Lynnwood's economy, however recent growth in the fields of bio-science, information technology and professional service businesses have emerged to create a diversified economic base.

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**RETAIL FOCUSED. RESULTS DRIVEN.**

**ADAM GREENBERG**

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