



# JAMES VILLAGE

196th St. SW & SR 99, Lynnwood, WA

FOR  
LEASE



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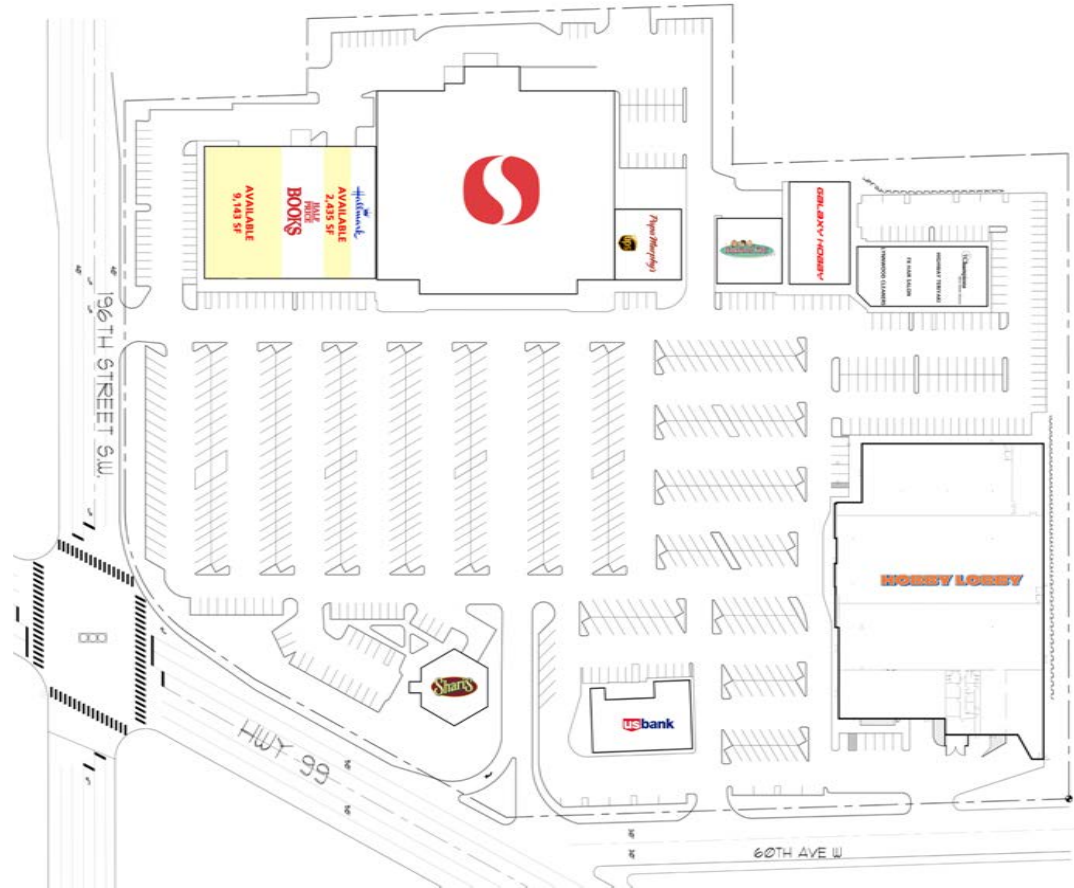
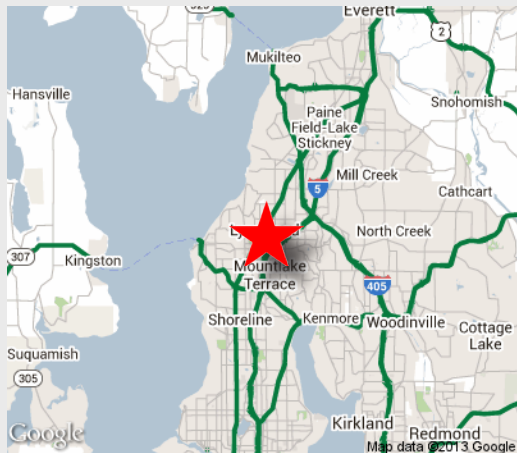
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## PROPERTY HIGHLIGHTS:

- Available: 2,435 SF, Former Radio Shack. \$26.00 PSF, NNN
- End Cap Space: 9,143 SF, Currently Occupied by Trader Joes, Possible to Demise. \$35.00 PSF, NNN
- Anchored by Safeway and Hobby Lobby
- Traffic Counts
  - Highway 99: 34,000 ADT
  - 196th Street SW: 24,000 ADT



DEMOGRAPHICS	Mile 1	Mile 3	Mile 5
Population	19,900	127,067	287,976
Average HH Income	\$68,389	\$97,707	\$104,034
Daytime Population	10,396	52,300	91,273



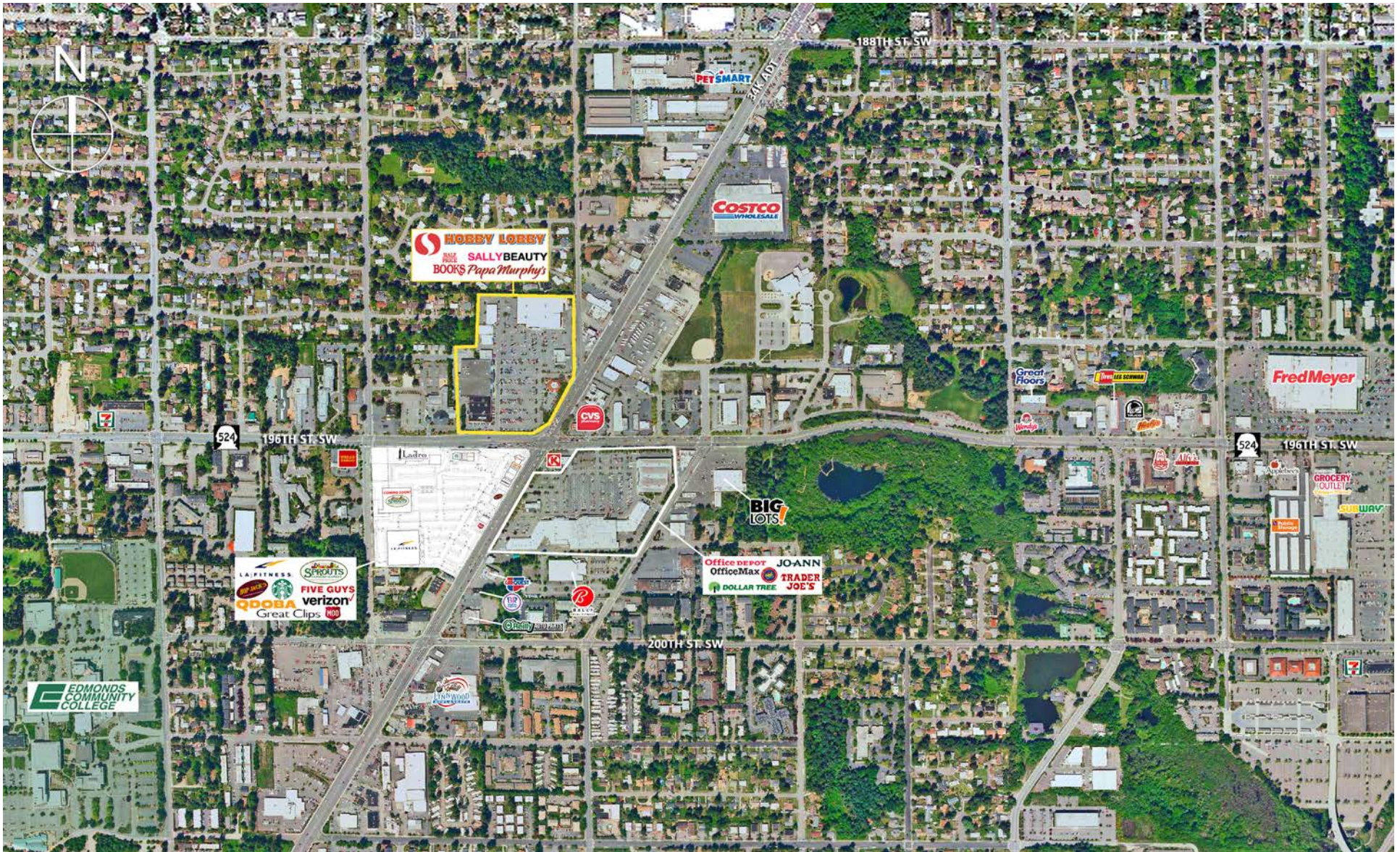
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