

# WAL-MART / 164<sup>th</sup> STREET CROSSING

**Building 6 Suite 105 (1,800 SF or 900 SF+900 SF)  
& Suite 106 (1165 SF)**

**I-5 & 164<sup>th</sup> St. SW  
Lynnwood, WA**



<b>Traffic Counts</b> (Estimated)	
Average Daily Traffic	
164th Street SW east of I-5	51,900
I-5 @ 164th Street SW	162,000

Source: 2015 Washington State DOT

<b>Demographics</b> (Estimated)			
	1 Mile	3 Mile	5 Mile
2015 Population	13,038	108,401	250,650
2015 Average HH income	\$76,452	\$79,939	\$84,796

## EXCLUSIVE AGENT

**Jim Hamm**

**(206) 352-1101**

*Commercial Development & Consulting  
2800 - 156<sup>th</sup> Avenue SE, Suite 120  
Bellevue, WA 98007*

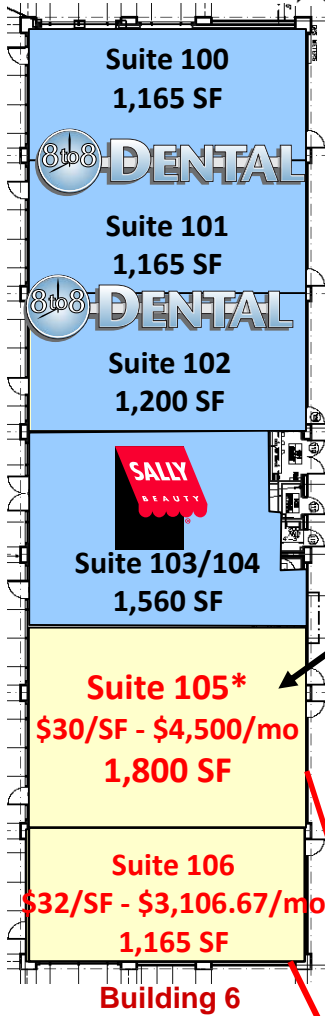


**COMMERCIAL  
DEVELOPMENT  
& CONSULTING**

INVESTMENT AND  
BROKERAGE SERVICES

*James.Hamm@commercial-development.com*

164th Street SW



**Space Available:**  
**Suite 105**  
**Suite 106**

**Suite 105**  
**1,800 SF**  
**Or**  
**Demised**  
**105-A & 105-B**  
**900 SF/900 SF**  
**(See Next Page)**

\* Existing Grease Interceptor  
All Rents do not include NNN (\$7/SF)



Bank of America



Off-Ramp



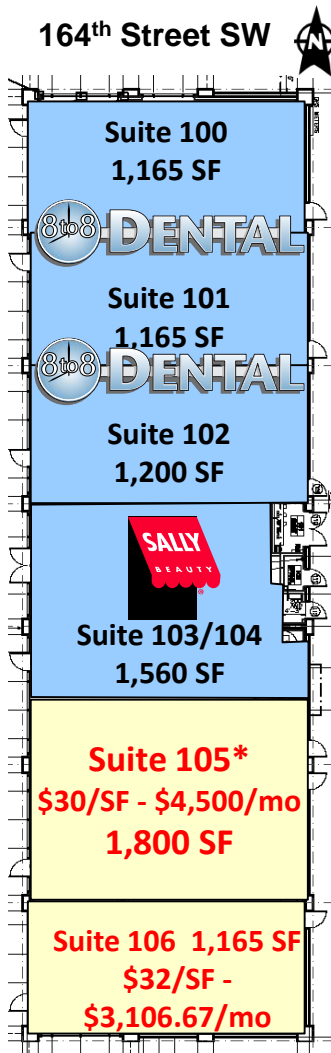
COMMERCIAL DEVELOPMENT & CONSULTING  
INVESTMENT AND BROKERAGE SERVICES



Information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property to your needs.

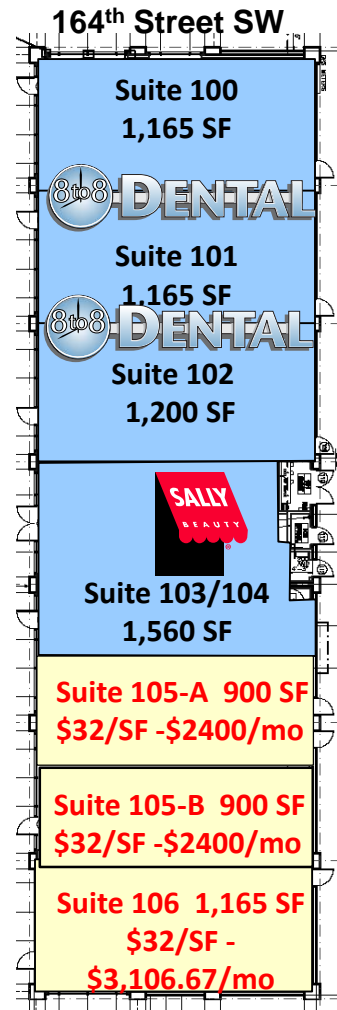
# Suite 105 Can be Demised

**Suite 105  
In Building 6  
1,200 SF**



**Building 6**

**Suite 105  
Demised as  
105-A & 105-B  
900 SF/900 SF**



**Building 6**