

# RETAIL at FRED MEYER

4615 196<sup>th</sup> St SW, Lynwood, WA



## About The Property

- Multiple access points, easy access to I-5
- Strong traffic counts on busy 196th St SW\*
- Close proximity to Alderwood Mall and the new future Link Rail (2024)
- This site is located on a prominent arterial near the Alderwood Mall drawing from a large population base. The Lynnwood Link Station is anticipated to open across the street by 2024 and expected to bring up to 74,000 weekend commuters to the area by 2035. There is tremendous growth potential anticipated for the immediate trade area.\*

\*Source: ESRI

LAND NEXT TO KROGER AVAILABLE FOR SALE

### Lourdes Valdesuso

Senior Associate  
+1 206 618 7003  
[lourdes.valdesuso@cbre.com](mailto:lourdes.valdesuso@cbre.com)

### Alex Williams

Associate  
+1 206 292 6025  
[alex.williams2@cbre.com](mailto:alex.williams2@cbre.com)

LISTED  
BY

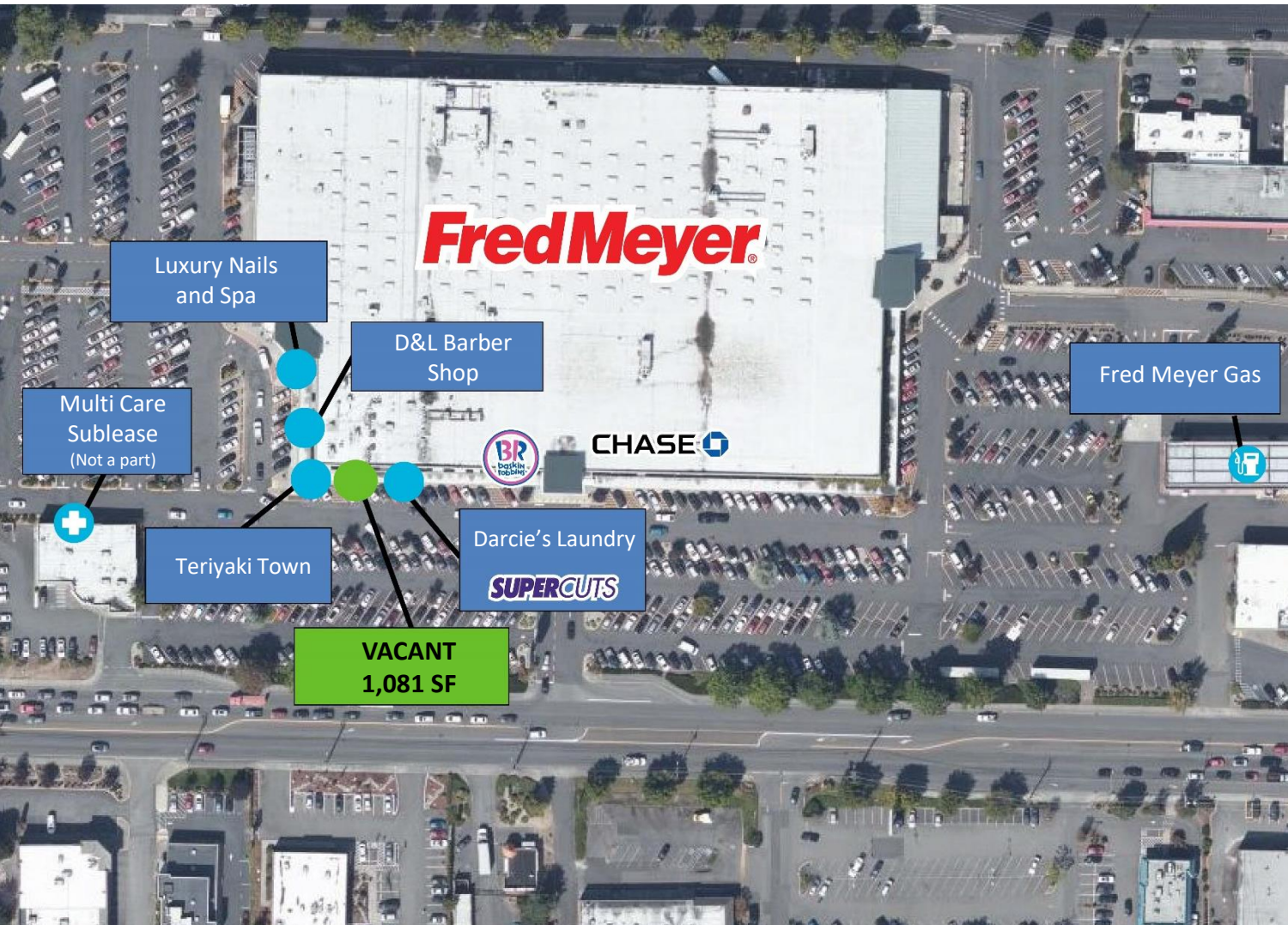


PROPERTY MANAGED  
BY



# RETAIL at FRED MEYER

4615 196<sup>th</sup> St SW, Lynwood, WA



UNIT	TENANT	SQ. FT
01	Lynwood Key & Lock	105 SF
03	Lynwood Boot & Shoe Repair	250 SF
06	Lynwood Auto Licensing	575 SF
09	Son Van Phan	960 SF
11	Barber Shop	480 SF
13	Vista Optical	690 SF
14	Discount Tire	7,696 SF
16	JP Morgan Chase	1,444 SF
17	Darcie's Laundry	3,264 SF
18	Supercuts	1,260 SF
19	Baskin Robbins	1,260 SF
20	Vacant	1,081 SF
21	Lucky Town Corp.	1,081 SF

**Lourdes Valdesuso**

Senior Associate  
+1 206 618 7003  
lourdes.valdesuso@cbre.com

**Alex Williams**

Associate  
+1 206 292 6025  
alex.williams2@cbre.com

LISTED BY



PROPERTY MANAGED BY





# RETAIL at FRED MEYER

4615 196<sup>th</sup> St SW, Lynwood, WA



- Call brokers for details
- Commercial Zoning

\*Source: ESRI

**Lourdes Valdesuso**

Senior Associate  
+1 206 618 7003

[lourdes.valdesuso@cbre.com](mailto:lourdes.valdesuso@cbre.com)

**Alex Williams**

Associate  
+1 206 292 6025

[alex.williams2@cbre.com](mailto:alex.williams2@cbre.com)

LISTED  
BY

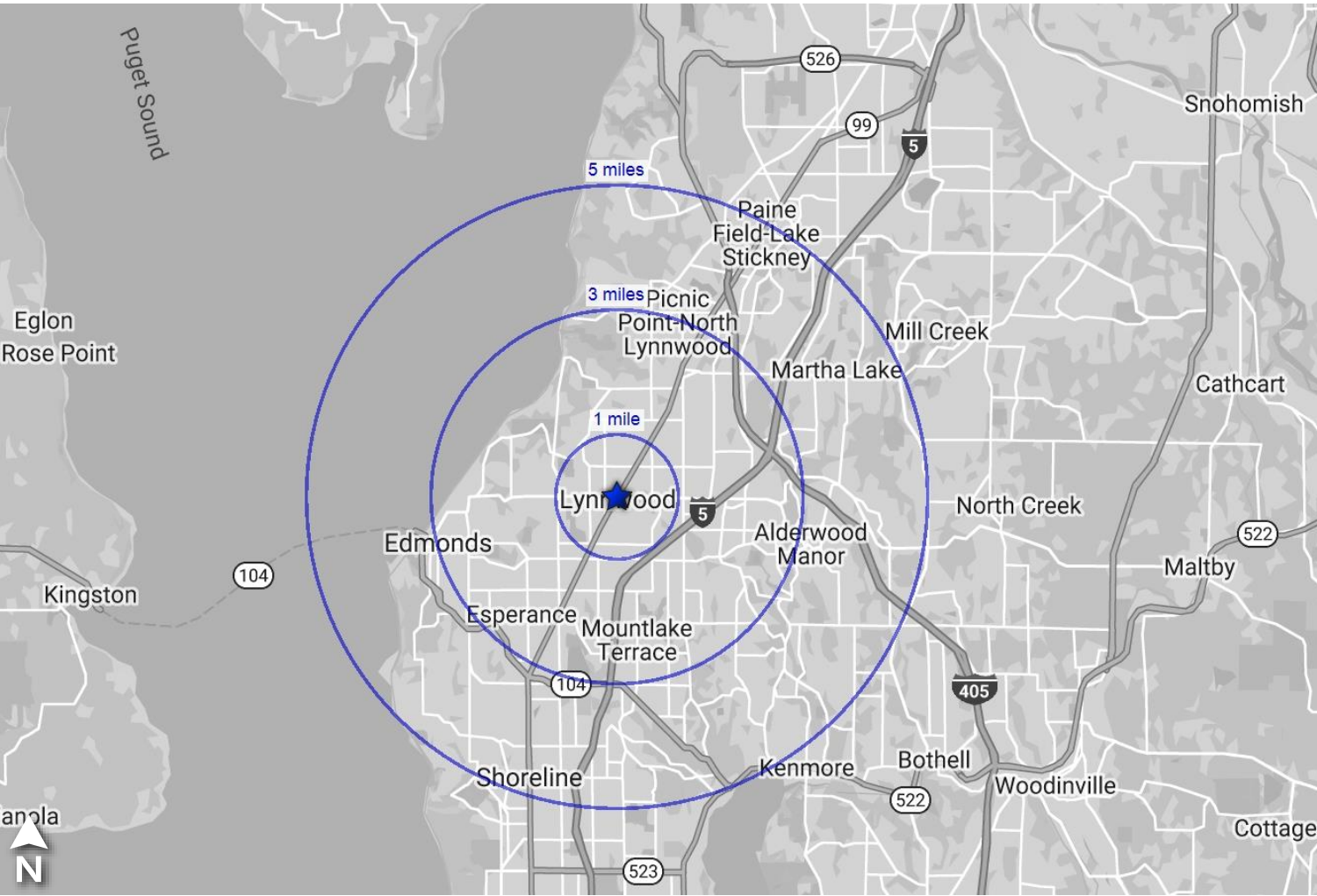


PROPERTY MANAGED  
BY



# RETAIL at FRED MEYER

4615 196<sup>th</sup> St SW, Lynnwood, WA



## 2020 Demographics

POPULATION			
	1 Mile	3 Miles	5 Miles
	16,915	139,400	330,166
MEDIAN AGE			
	1 Mile	3 Miles	5 Miles
	37.4	38.6	39.6
COLLEGE EDUCATION			
	1 Mile	3 Miles	5 Miles
	20.3%	26.8%	29.1%
MEDIAN HH INCOME			
	1 Mile	3 Miles	5 Miles
	\$57,585	\$83,585	\$91,496
DAYTIME POPULATION			
	1 Mile	3 Miles	5 Miles
	20,307	129,900	303,190

Source: ESRI

**Lourdes Valdesuso**

Senior Associate  
+1 206 618 7003

[lourdes.valdesuso@cbre.com](mailto:lourdes.valdesuso@cbre.com)

**Alex Williams**

Associate  
+1 206 292 6025

[alex.williams2@cbre.com](mailto:alex.williams2@cbre.com)

LISTED BY



PROPERTY MANAGED BY

