

PREMIER RETAIL SITE



# MUKILTEO GATEWAY SITE

13603 Lake Road | Lynnwood, WA

\*Example Rendering



BELLEVUE | SEATTLE | TACOMA  
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# 13603 LAKE ROAD LYNNWOOD WA 98087

## PROPERTY HIGHLIGHTS

- » 42,000 SF Pad Ready
- » New commercial airport coming in 2019, to service over 1,900 passengers a day
- » Premier high-visibility site (49,954 average daily traffic on SR 525)
- » Build-to-suit opportunity with custom improvements (1,000 – 12,000 SF)
- » Zoned light industrial
- » Easy access to SR-525, I-5, I-405, and Hwy 99
- » 480-volt, 3-phase power and natural gas heating

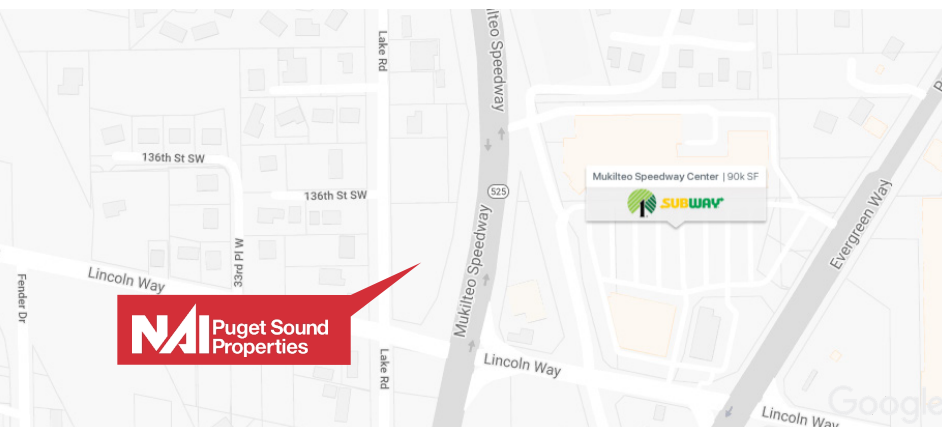
**FOR LEASE** Call for Rates, NNN

Retail Opportunity

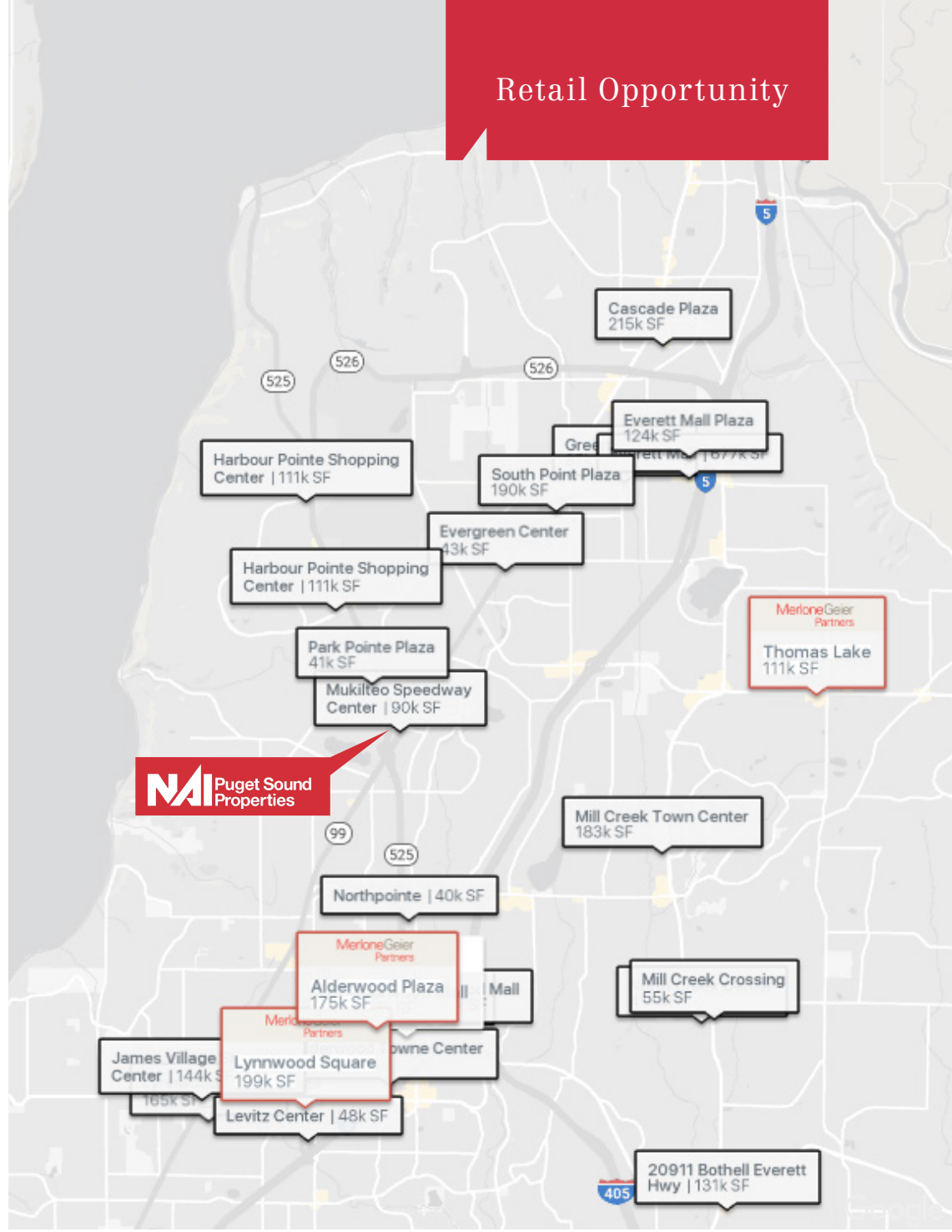


**MUKILTEO  
GATEWAY SITE**





# Retail Opportunity



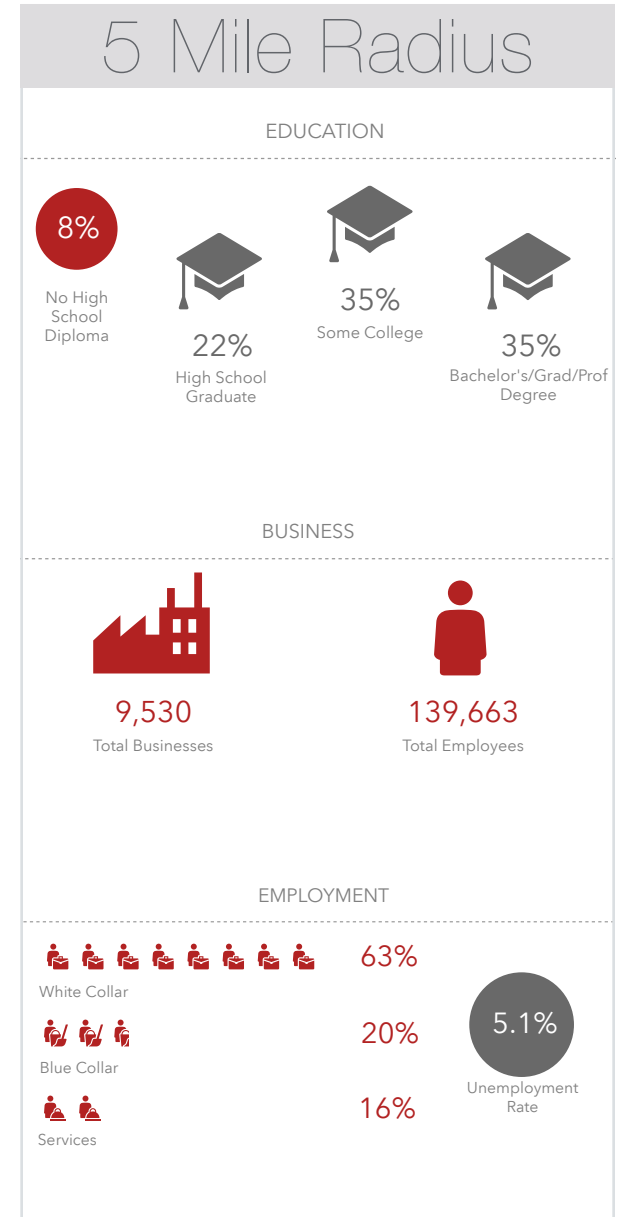
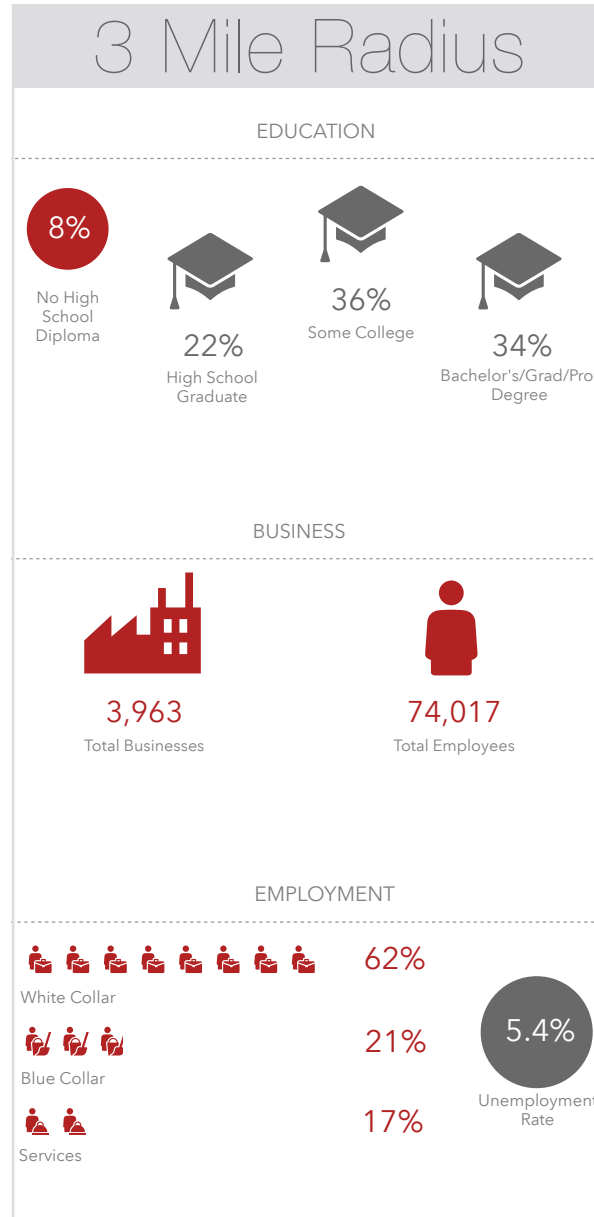
# Neighboring Tenants



Retail Opportunity

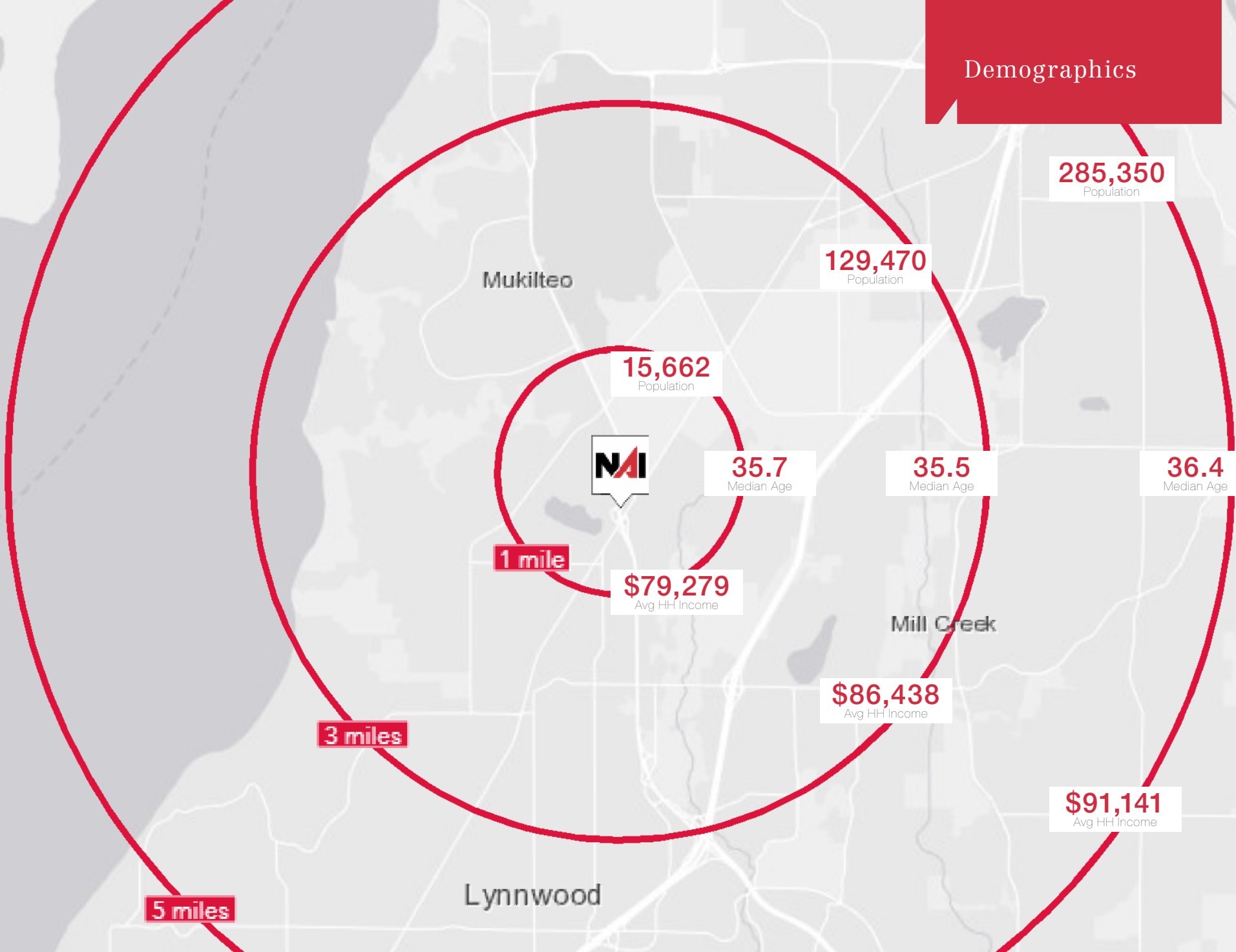


# Demographics

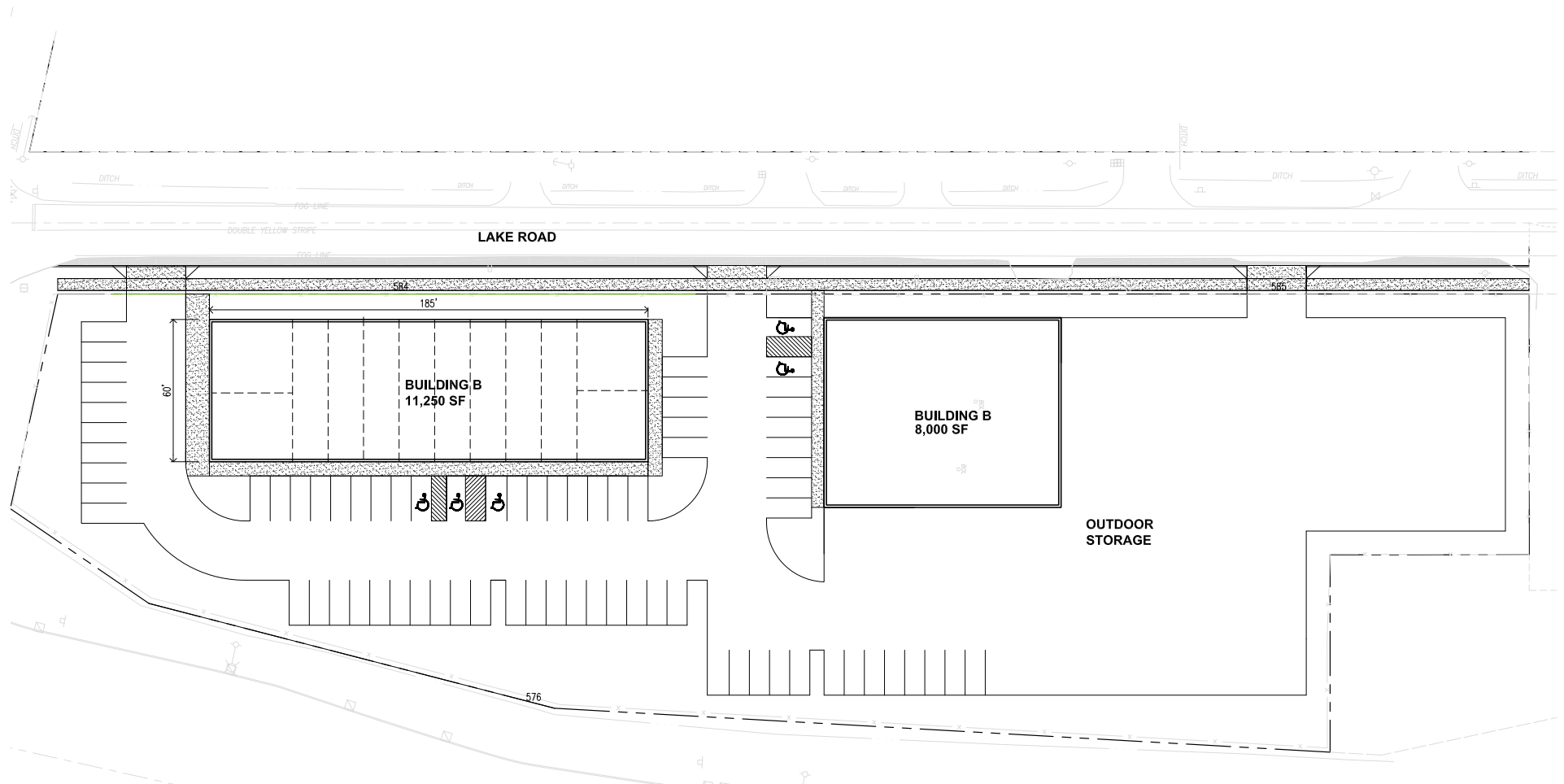




## Demographics



# Site Plan



# Elevation Plan

