

SEATTLE CBD
17.5 miles away

SHORELINE



EDMONDS



LYNNWOOD



TRADER JOE'S

EVERGREEN VILLAGE



ALDERWOOD MALL

NORDSTROM
JCPenney
Eddie Bauer
KREI
macy's
Starbucks
verizon
at&t
Chipotle
Seaford



KOHL'S



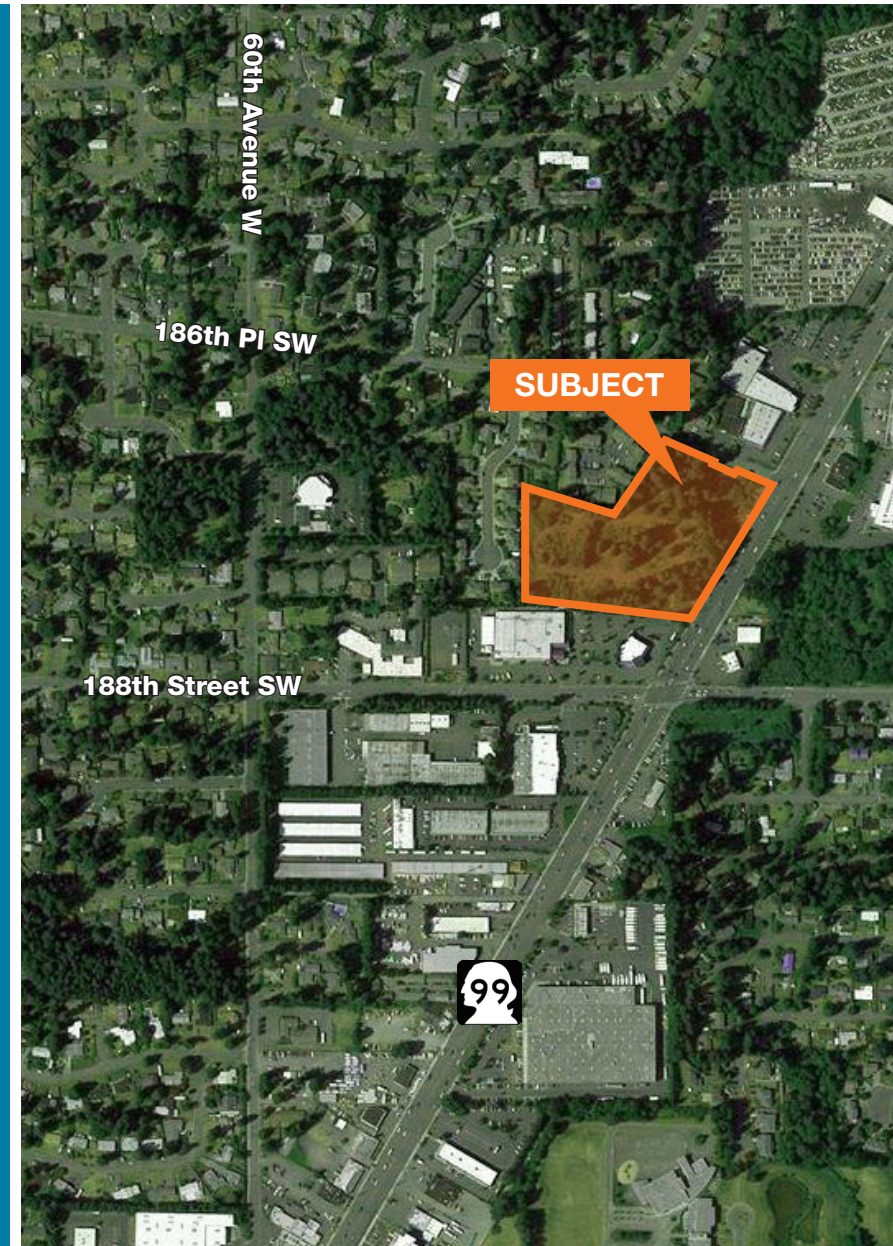
Lynnwood 6.15 Acre Development Site

18624 Highway 99 | Lynnwood, Washington



Property Overview

Address	18624 Highway 99, Lynnwood, WA 98037
Parcel Number(s)	00374300500201, 00374300500202, 00374300500203, 00374300500204, 00374300500205, 00374300500300
Acres	6.15
Parcel Size	267,894 SF of Land
Zoning	Highway 99 Mixed-Use (HMU)
Maximum Floor Area Ratio	Sites with non-residential development and less than 2 acres in size: 0.5 Sites with non-residential development on 2 acres or greater sites of any size with residential development of less than 20 D/U/Acre: 1.0 Sites with residential/mixed-use or residential only with 20 D/U/Acre or greater: 3.0
Outright Permitted Uses	Retail, office, eating/entertainment (including brewpubs, and outdoor dining as an accessory use to an indoor restaurant), professional offices (including medical and vet clinics), institutional and personal service uses, multiple-family residences (including convalescent and nursing homes, and housing for the elderly and physically disabled), wireless communication facilities, senior center, daycare, hotel or inn, auto dealerships, drive-up or drive-thru service, indoor amusement, auto parts and accessory store, and health & fitness club
Entitlements	Design Review approved for a 2-Phase Apartment Development with a total of 231 units with both surface and structured parking.
Purchase Price	\$8,000,000





Property Strengths

Located on Highway 99 with easy access to Interstate-5

Flexible commercial zoning allows for a variety of potential end uses, including apartments, entertainment, and numerous office and retail uses

High visibility from Highway 99 with over 43,410 vehicles passing by daily

Site is co-located near a lot of Retail. Trader Joe's, Albertson's, and Costco are all very close to the site

Large site provides flexibility in development programming

Easy access to public transportation

Site size is approximately 267,894 SF

Underlying Zoning is Highway 99 Mixed-Use (HMU)

Visit the the website for more information
www.lynnwooddevsite.com

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