

# FOR LEASE

184th Street SW & Alderwood Parkway  
Lynnwood, Washington 98036



## ALDERWOOD CROSSING

Nick Barber

First Western Properties, Inc. | 425.822.5522 | fwp-inc.com  
11621 97th Lane NE, Kirkland, Washington 98034





## 184TH ST SW & ALDERWOOD PKWY:

**3,096 SF      \$28.00 PSF      PLUS NNN**

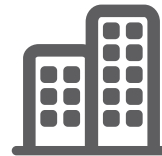
- Available June 1, 2022
- Directly Across from Alderwood Mall, Costco, Target, & Kohl's
- Adjacent to The Woods: Anchored by Home Depot with Roughly 33,600 SF of Specialty Retail, Restaurants, and Entertainment Component, and 500 Unit Mid-Rise Apartments.



Population



Average HH Income



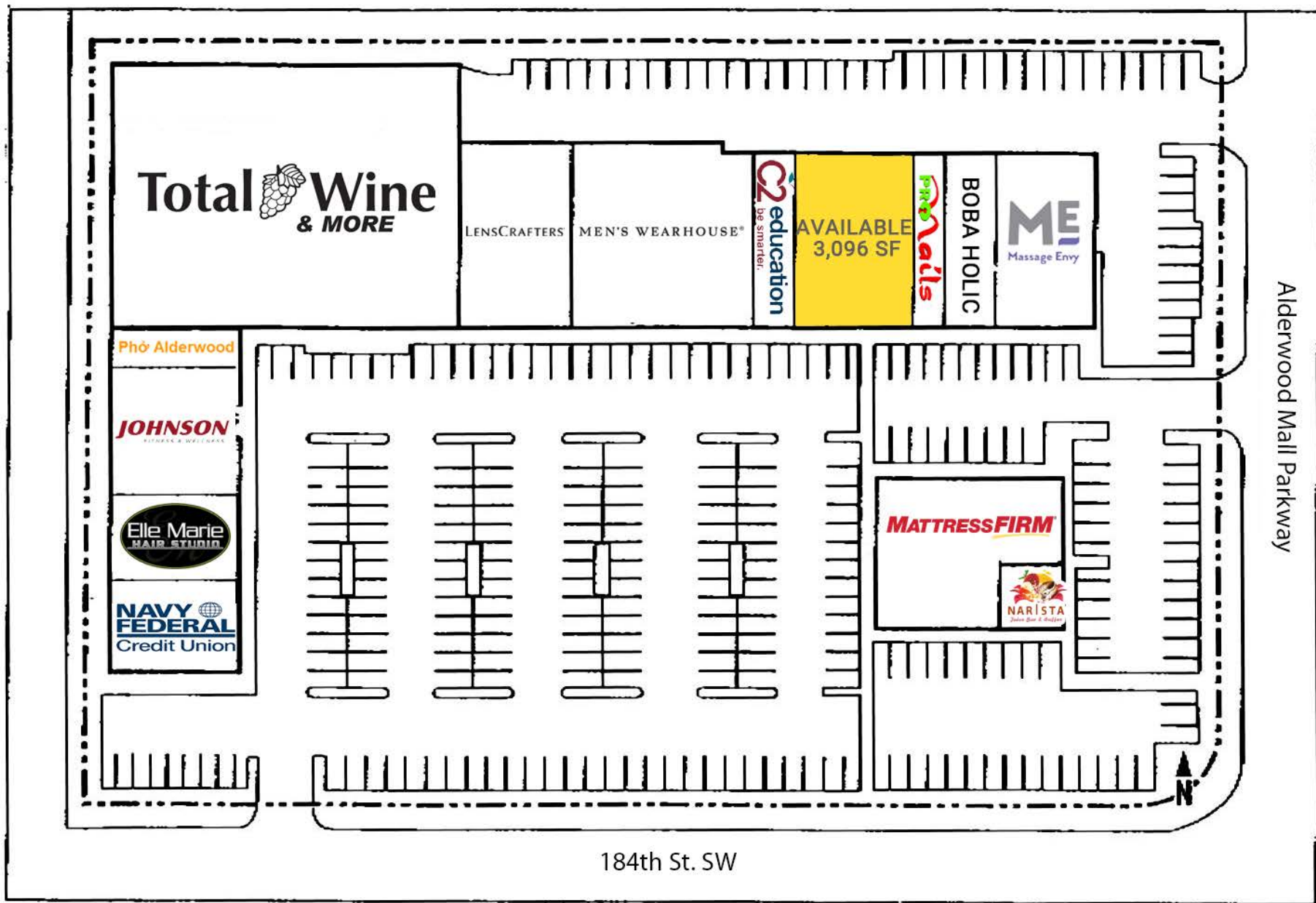
Daytime Population

Regis - 2021

	Population	Average HH Income	Daytime Population
Mile 1	12,794	\$94,173	10,924
Mile 3	154,739	\$107,600	44,799
Mile 5	359,961	\$119,577	104,695

**ALDERWOOD CROSSING** sits at the entrance to the Alderwood Mall retail area, next to the New Costco and across the street from Alderwood Mall; a regional shopping center with over 1 million square feet. Adjacent to new mixed-use development anchored by Home Depot and 500 unit mid-rise apartment. Conveniently located at the intersection of the two busiest interstates in Washington, I-5 & I-405. Bolstered by the regional drawing power, the available space has excellent visibility to both major arterials.





357,893 Households  
in Trade Area



Minutes from  
I-5 & I-405



Across from 1.3M  
SF Alderwood Mall



Adjacent to  
New Home Depot





1. The Woods: 500 DU, 10K SF Office, 12K SF Retail. Q4 2022
2. Alderwood Mall Redevelopment: 350 DU, 100K SF Retail & Restaurant Space.
3. Cosmos Development: 346 DU, 3,465 SF Commercial Space
4. Alexan Alderwood: 383 DU
5. The Reserve: 295 DU. Now open.
6. Northline Village: 2 M SF Mixed-use Development with Dwelling Units, Retail, Office, Parks, & Entertainment
7. Park & Ride, Transit Center, Future Link Light Rail Stop (2024)
8. Proposed Town Center Park
9. Kinect@Lynnwood: 239 DU
10. Lynnwood 40th: 35 DU, 10K SF Commercial





Walgreens

DUNN LUMBER

value village Walmart Neighborhood Market Jack in the Box

99

NORTH LYNNWOOD SC

GROCERY OUTLET F Mobile McDonald's

BARTELL DRUGS

HMART PLAZA  
MART 한스타  
REGAL

ALDERWOOD CROSSINGS  
Total Wine & More MEN'S WEARHOUSE & MORE  
LENSCRAFTERS MATTRESS FIRM  
C2 education Ph's Alderwood BOBA ME  
HOLIC

ALDERWOOD NORTH  
WORLD MARKET salonrepublic

COSTCO WHOLESALE THE KIEG STEAKHOUSE & BAR

PROPOSED NEW REDEVELOPMENT

ALDERWOOD PLAZA  
ROSS Red Robin HomeGoods RITE AID 85+ BIG 5 ALBERT LEE

NORDSTROM Cafe Ex. JOE PENNEY ALDERWOOD macy's

KOHL'S

Ashley HOMESTORE

SHANE PLAZA  
MATTRESS FIRM Phoenix See's CANDIES Shane Co.

ALDERWOOD EAST  
MATTRESS TOWER DXL BIG & TALL

ALDERWOOD TOWNE CENTER  
Michaels Marshalls PRO GOLF

ALDERWOOD MALL PARKWAY  
Starbucks verizon Fitness Outlet KIDSPARK

ALDERWOOD PARKWAY PLAZA  
BEST BUY DAVID'S petco ULTA  
DSW BARNES & NOBLE

Great Floors

Tires LES SCHWAB Wendy's TACO BELL

Fred Meyer

RED LOBSTER Olive Garden

Denny's KFC

LYNNWOOD CONVENTION CENTER

Staples

the old factory

LYNNWOOD CENTER  
PLANNED DEVELOPMENT  
MERLONE GEIER | NORTHLINE VILLAGE

Arby's Applebee's

IHOP

DANIA

196TH ST RETAIL  
LOWE'S Chick-fil-A

SUBWAY

McDonald's







**LYNNWOOD, WA** is the 4th largest city in Snohomish County by population and is the Commercial Center. There are more than 2,500 businesses and the daytime population swells to over 150,000 with workers, shoppers and students. Retail sales are the mainstay of Lynnwood's economy, however recent growth in the fields of bio-science, information technology and professional service businesses have emerged to create a diversified economic base.



KIRKLAND | TACOMA | PORTLAND | SEATTLE



**RELATIONSHIP FOCUSED. RESULTS DRIVEN.**

**NICK BARBER**

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