

FOR LEASE

184th Street SW & Alderwood Parkway
Lynnwood, Washington 98036



ALDERWOOD CROSSING

Larry Cocks | Nick Barber

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



184TH ST SW & ALDERWOOD PKWY:

5,580 SF \$42.00 PSF PLUS NNN

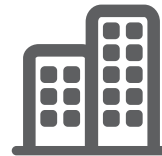
- Prime Corner Pad Directly Across from Alderwood Mall, Costco, Target, & Kohl's
- First Time Available in 20 Years!



Population



Average HH Income



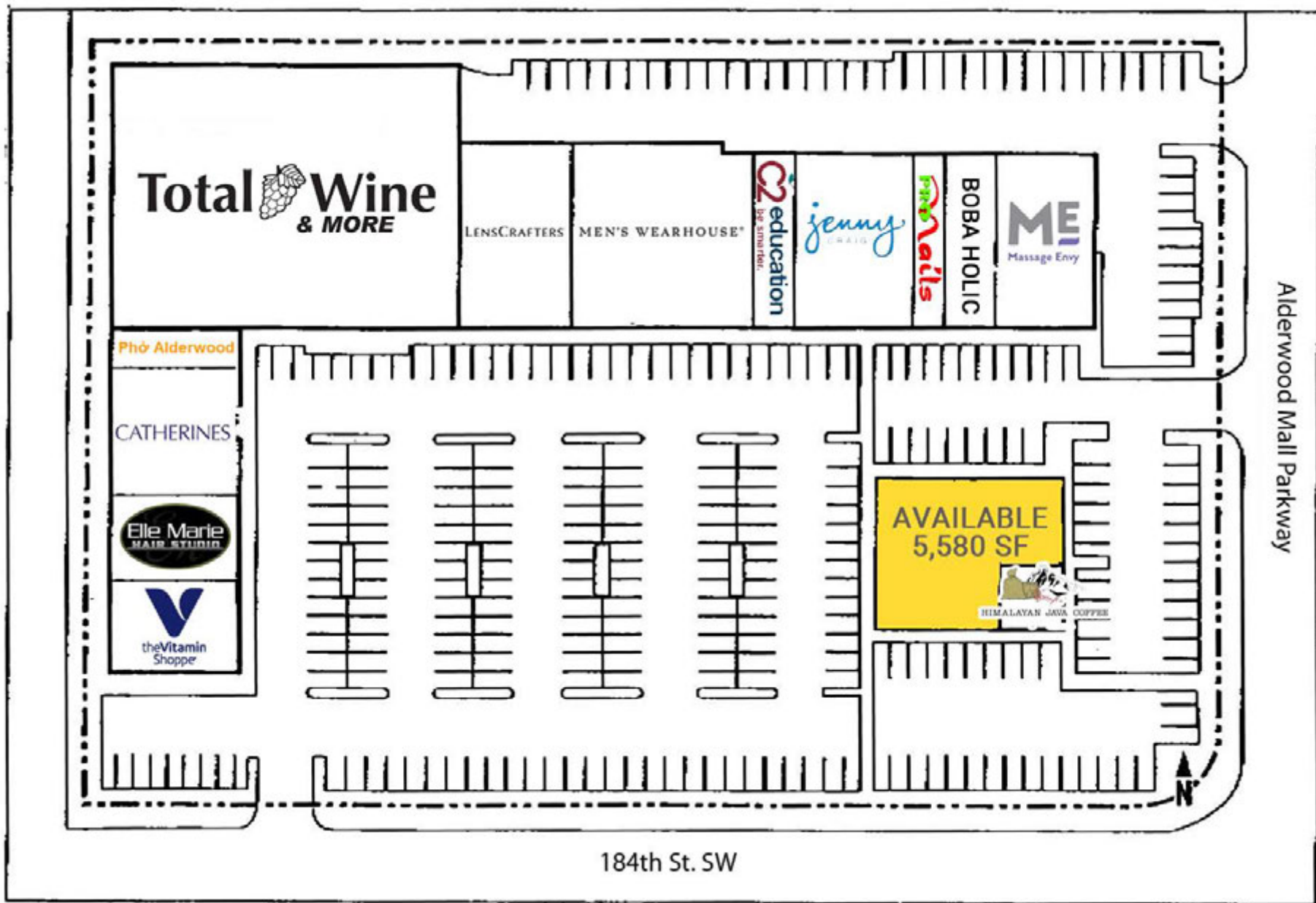
Daytime Population

Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	12,321	\$92,210	12,618
Mile 3	146,054	\$99,171	43,955
Mile 5	346,140	\$110,640	109,039

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. Conveniently located at the intersection of the two busiest interstates in Washington, I-5 & I-405. Bolstered by the regional drawing power, the available pad space has excellent visibility to both major arterials.





357,893 Households
in Trade Area



Minutes from
I-5 & I-405



17,000 ADT
184th Street SW



28,000 ADT
Alderwood Mall Pkwy

SITE



**PROPOSED
NEW
DEVELOPMENT**



**PROPOSED
NEW
RE-DEVELOPMENT**



ALDERWOOD





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



RETAIL FOCUSED. RESULTS DRIVEN.

LARRY COCKS

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