

FOR SUBLEASE

Lynnwood Free Standing Retail/Medical Space

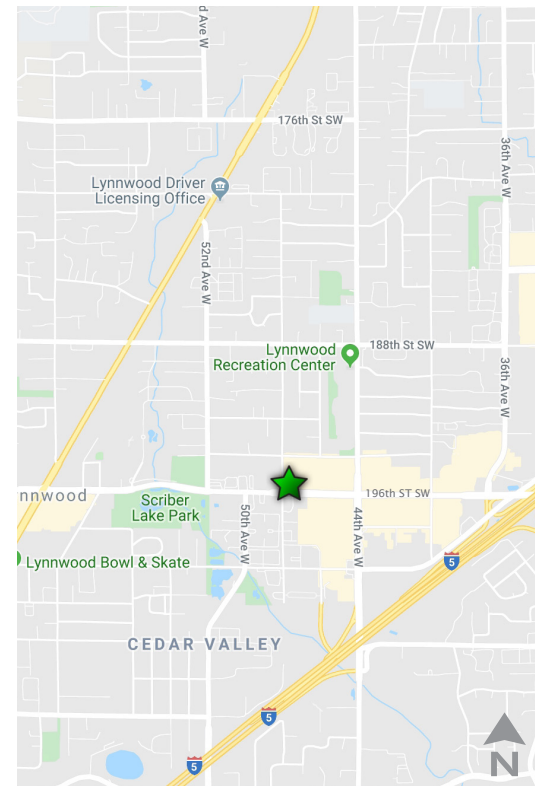
4725 196TH ST SW | LYNNWOOD 98036

RETAIL



PROPERTY HIGHLIGHTS

- + 5,960 SF
- + \$26 PSF + NNN
- + Freestanding building in front of Fred Meyer
- + High visibility location on hard corner of 48th and 196th
- + Pylon signage
- + Traffic count on 196th St SW 24,650 VPD*
- + 19 parking stalls with access off of 196th and 48th
- + Currently built-out for medical use (former Immediate Clinic)
- + Sublease through 2/26/22 - longer term possible
*(Source: CoStar 2018)



Key Demographics

	1 Mile	3 Miles
2019 Households - Current Year Estimate	6,847	52,619
2019 Population - Current Year Estimate	16,865	136,107
2019 Average Household Income	\$74,917	\$100,318

Source: ERSI

4725 196TH ST SW, LYNNWOOD, WA 98036

www.cbre.us/seattle

CBRE

FOR SUBLEASE

Lynnwood Free Standing Retail/Medical Space

4725 196TH ST SW | LYNNWOOD 98036

RETAIL



*VPD Source: CoStar 2018

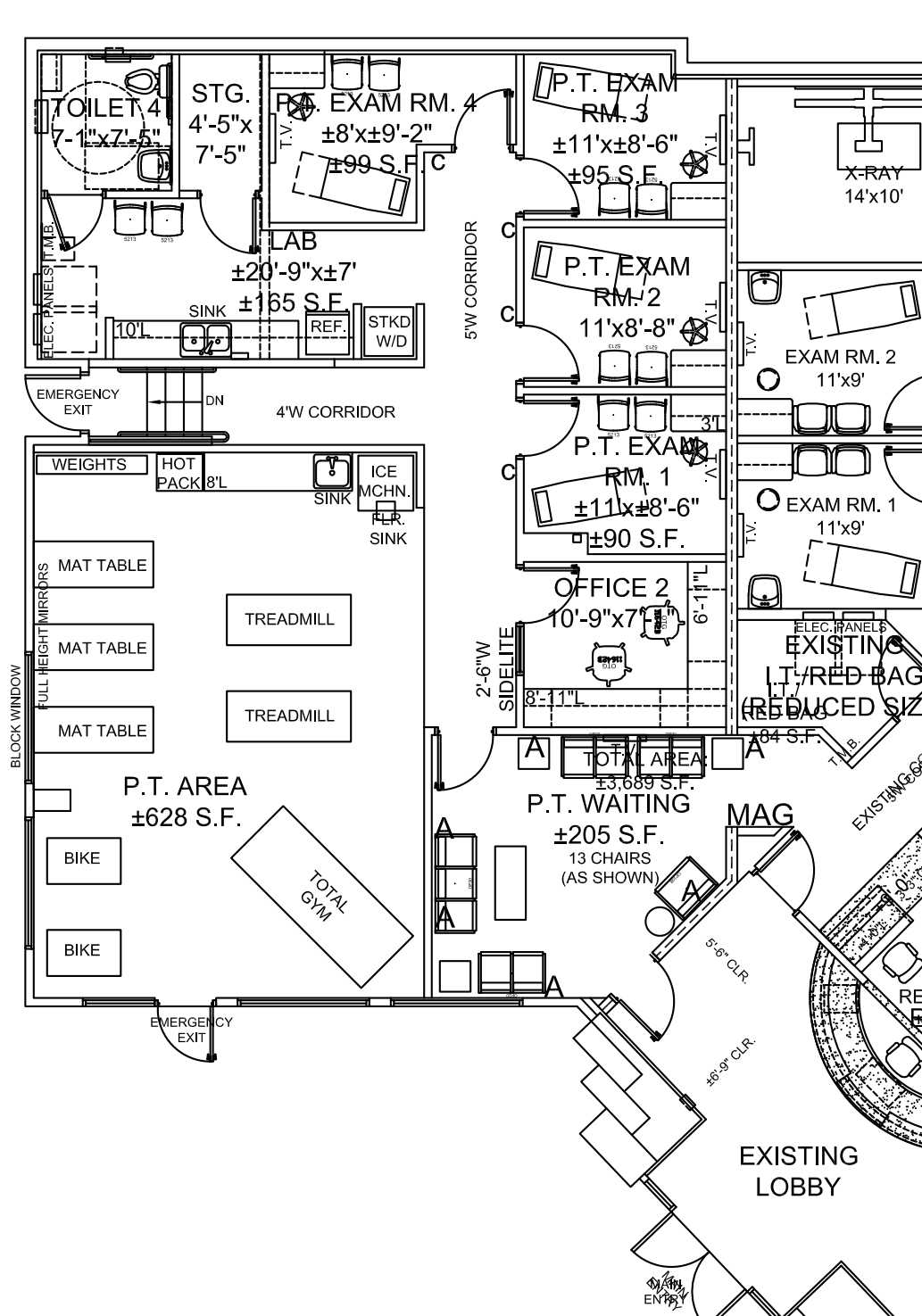
FOR SUBLEASE

Lynnwood Free Standing Retail/Medical Space

4725 196TH ST SW | LYNNWOOD 98036

RETAIL

FLOOR PLAN



FOR SUBLEASE

Lynnwood Free Standing Retail/Medical Space

4725 196TH ST SW | LYNNWOOD 98036

RETAIL

DEMOGRAPHICS

	1 Mile	3 Mile
Population		
2019 Population - Current Year Estimate	16,865	136,107
2024 Population - Five Year Projection	17,957	145,581
2010 Population - Census	14,788	120,049
2000 Population - Census	13,938	110,649
2010-2019 Annual Population Growth Rate	1.43%	1.37%
2018-2024 Annual Population Growth Rate	1.26%	1.35%
Households		
2019 Households - Current Year Estimate	6,847	52,619
2024 Households - Five Year Projection	7,284	56,160
2010 Households - Census	6,069	46,994
2000 Households - Census	5,649	42,720
2010-2019 Annual Household Growth Rate	1.31%	1.23%
2019-2024 Annual Household Growth Rate	1.25%	1.31%
2019 Average Household Size	2.43	2.56
Household Income		
2019 Average Household Income	\$74,917	\$100,318
2024 Average Household Income	\$88,949	\$115,218
2019 Median Household Income	\$56,967	\$79,973
2024 Median Household Income	\$67,446	\$91,789
2019 Per Capita Income	\$30,417	\$38,802
2024 Per Capita Income	\$36,094	\$44,466

Source: ERSI

CONTACT US

Dan McGinnis

First Vice President
+1 206 292 6092
dan.mcginis@cbre.com

Gretchen Hamm

Senior Associate
+1 206 292 6166
gretchen.hamm@cbre.com

CBRE, Inc.

1420 5th Avenue
Suite 1700
Seattle, WA 98101

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. 12220hp