



FOR LEASE
196th Street SW & SR 99
Lynnwood, Washington



JAMES VILLAGE SHOPPING CENTER

Nick Barber | Ralph Barber

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

196TH ST. SW & SR 99:



2,500 SF \$35.00 PSF PLUS NNN

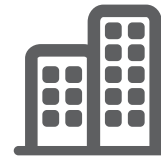
- Only One Space Remains !
- Center is anchored by Safeway & Hobby Lobby
- Join: Half Price Books, Hallmark, Papa Murphy's, The UPS Store, US Bank, Sally Beauty, Superfit, The Little Gym, Hopscotch Kids, and Many More!
- New Storefront and Ample Parking



Population



Average HH Income



Daytime Population

Regis - 2020

	Population	Average HH Income	Daytime Population
Mile 1	19,41	\$78,572	12,721
Mile 3	128,799	\$103,952	53180
Mile 5	294,067	\$111,478	88,905



SITE PLAN





357,893 Households
in Trade Area



32,791 ADT
SR 99



27,599 ADT
196th St SW



Located on the NWC
of SR 99 & SR 524



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

425.250.3271
nbarber@fwp-inc.com

RALPH BARBER

425.822.5522
ralph@fwp-inc.com



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

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.