



FOR LEASE

15325 Highway 99
Lynnwood Washington

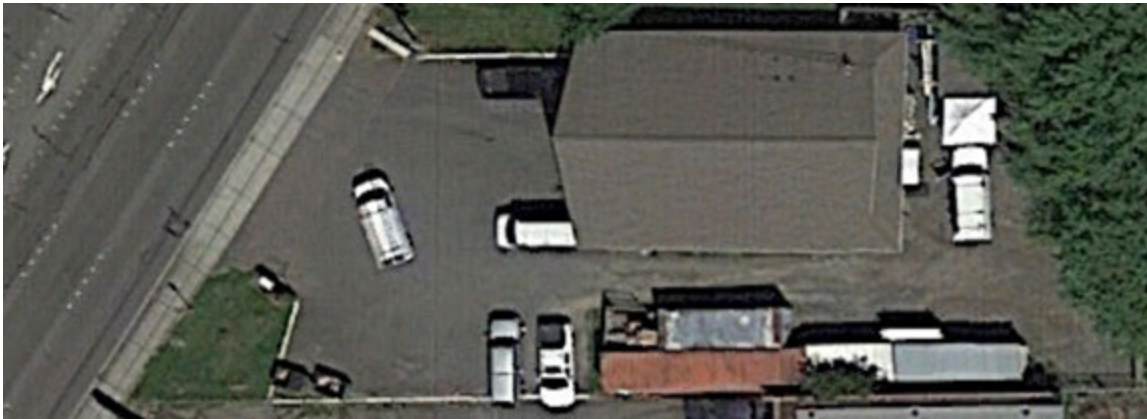


LARRY'S PLUMBING BUILDING

Jerry Party | 206.276.9403

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

LARRY'S PLUMBING BUILDING is located in the Lake Serene neighborhood in Lynnwood. Conveniently located near the crossroads of Highway 99 and State Route 525, this property enjoys high visibility from residential & commuter traffic from the surrounding communities of Mukilteo, Everett, as well as Lynnwood. Additionally, ferry traffic for the Mukilteo/Clinton run with over 4.1 million riders annually pass through this area. Paine Field located off SR 525 started servicing commercial fliers with 24 flights daily, introducing an entirely new trade group into the vicinity. The already thriving area looks forward to continued growth and an influx of new consumers creating a fantastic opportunity for further development in the area.



15325 HIGHWAY 99:

1,836 SF \$22.00 PSF, NNN

- Building with Fenced Yard
- Includes Pole Sign
- Excellent Visibility on Highway 99
- Ample Parking

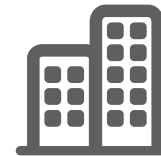
NEIGHBORING TENANTS



Population



Average HH Income

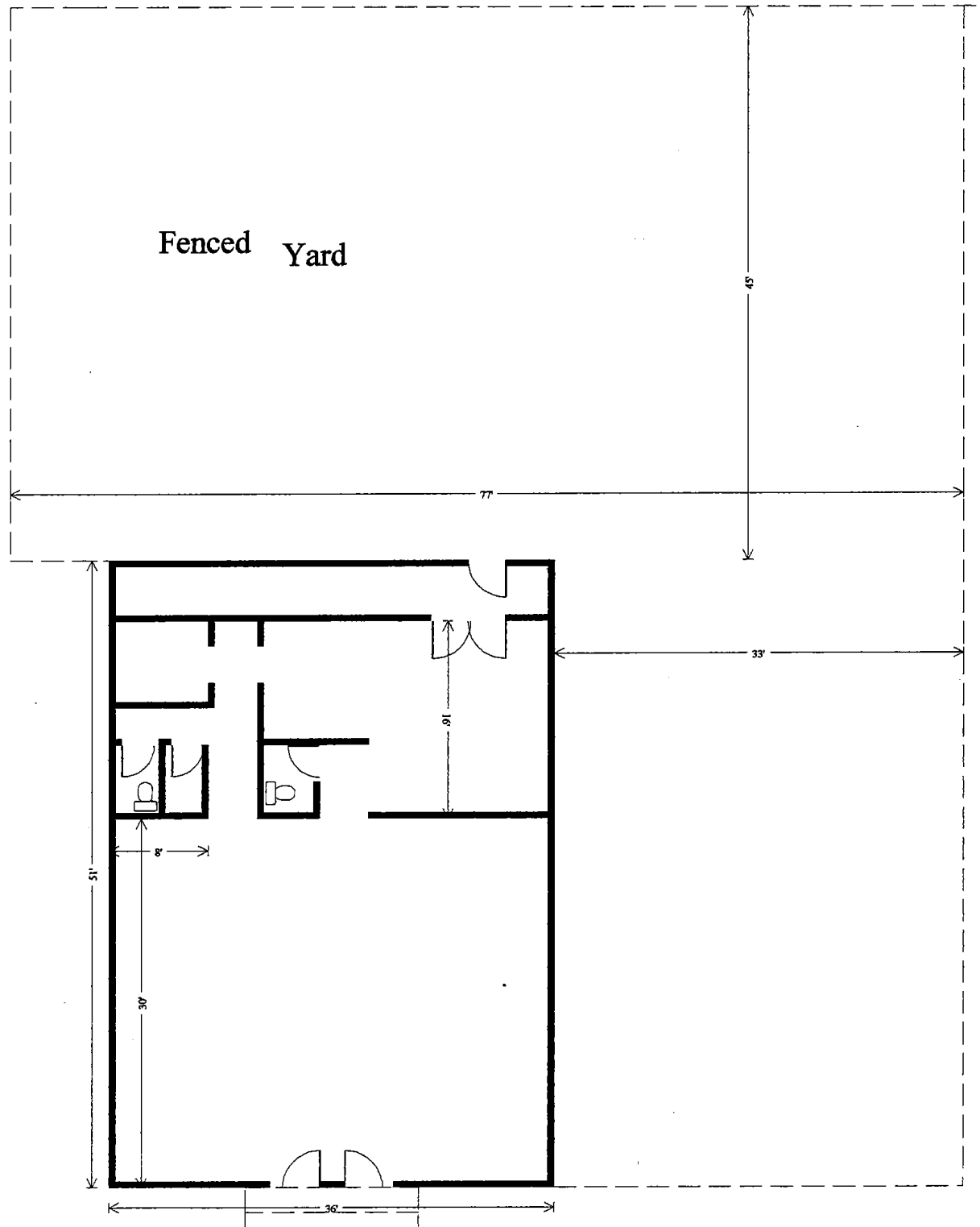


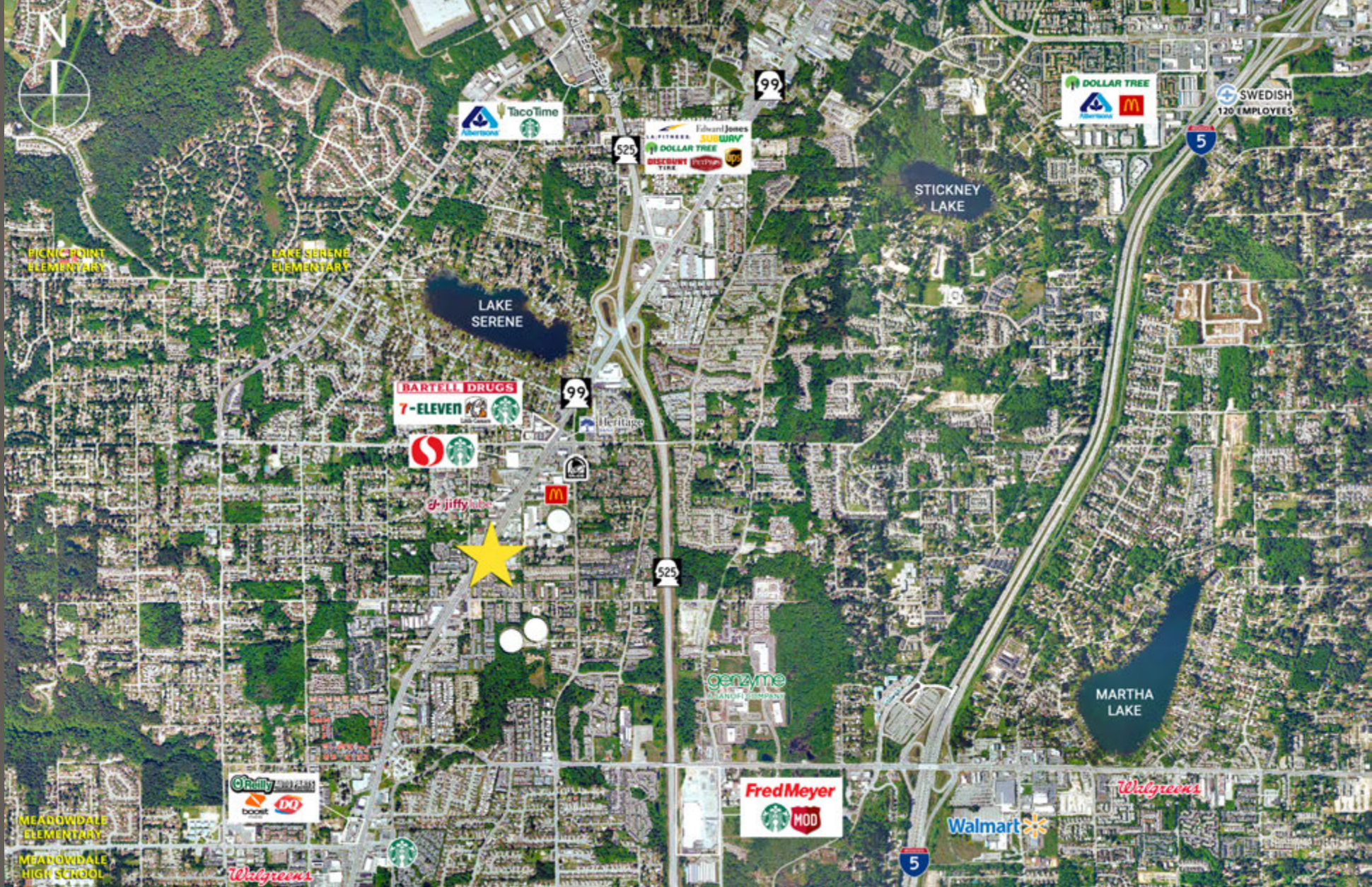
Daytime Population

Regis - 2020

	Population	Average HH Income	Daytime Population
Mile 1	26,418	\$96,229	1,963
Mile 3	134,802	\$104,141	46,965
Mile 5	316,871	\$112,963	137,106

SITE PLAN





Paine Field Flights
24 Flights Daily



Intersection of 3 Cities,
Ferry & Air Users



31,862 ADT
Highway 99



357,893 Households
in Trade Area



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.

JERRY PARTY

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