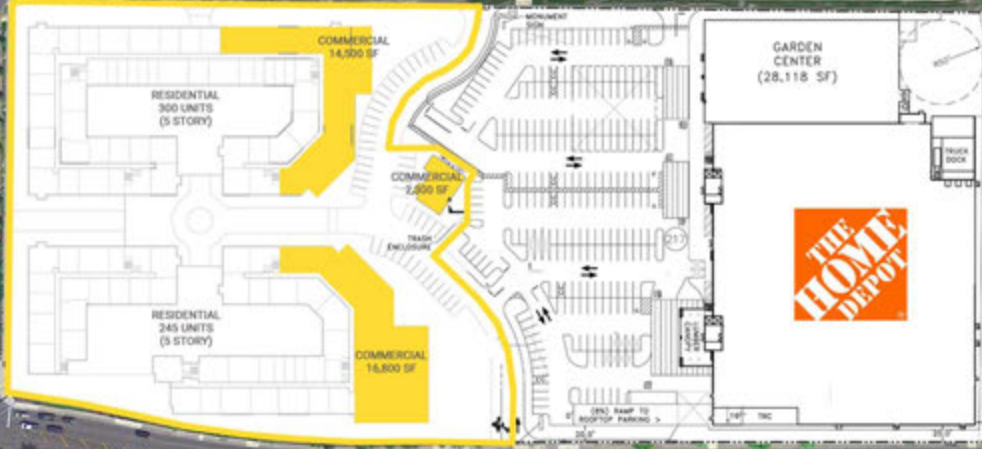


FOR LEASE

33rd Avenue W & 184th Street SW
Lynnwood, WA 98037



ALDERWOOD



LYNNWOOD PLACE

LYNNWOOD PLACE is a mixed-use project positioned between Costco and Alderwood Mall, a regional shopping center with over 1 million square feet. Conveniently located at the intersection of the two busiest interstate's in Washington, I-5 & I-405. Lynnwood Place will be anchored with a newly built Home Depot and has roughly 33,600 SF of specialty retail, restaurants, and entertainment component with approximately 500+ mid-rise apartments.

33RD AVE. W & 184TH ST. SW:

NEIGHBORHOOD RETAIL ANCHORS



Population



Average HH Income

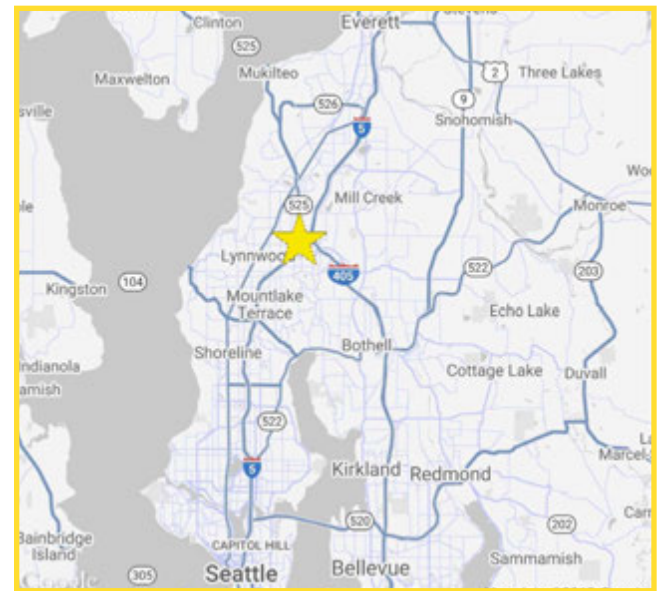


Daytime Population

Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	12,477	\$81,473	15,493
Mile 3	145,041	\$99,222	47,047
Mile 5	343,109	\$110,665	114,492

RENDERINGS



SITE



**PROPOSED
NEW
RE-DEVELOPMENT**



18th Pl SW

33rd Ave W

**COSTCO
WHOLESALE**

THE KRIEG

**HOMWOOD
SUITES**

525

5

MART

182nd St SW

WORLD MARKET



Total Wine & MORE

184th St SW

Guitar Center

Red Robin

HomeGoods

ROSS

**RITE AID
PHARMACY**



BIG 5

ALBERT LEE

NORDSTROM

**REI
CO-OP**

**Macaroni
SERIES**

PFIZER

KOHL'S

JCPenney ALDERWOOD

**PROPOSED
NEW
RE-DEVELOPMENT**

macys

ANTHONY'S

**amc
THEATERS**

188th St SW

36th Ave W

33rd Ave W

Wall Rd

29th Ave W

28th Ave W

Alderwood Mall Pkwy

5

188 Pl SW

189th Pl SW

190th St SW

192nd Pl SW

27th Ave W

189th St SW

20th Pl W

191st St SW

St SW

Michaels

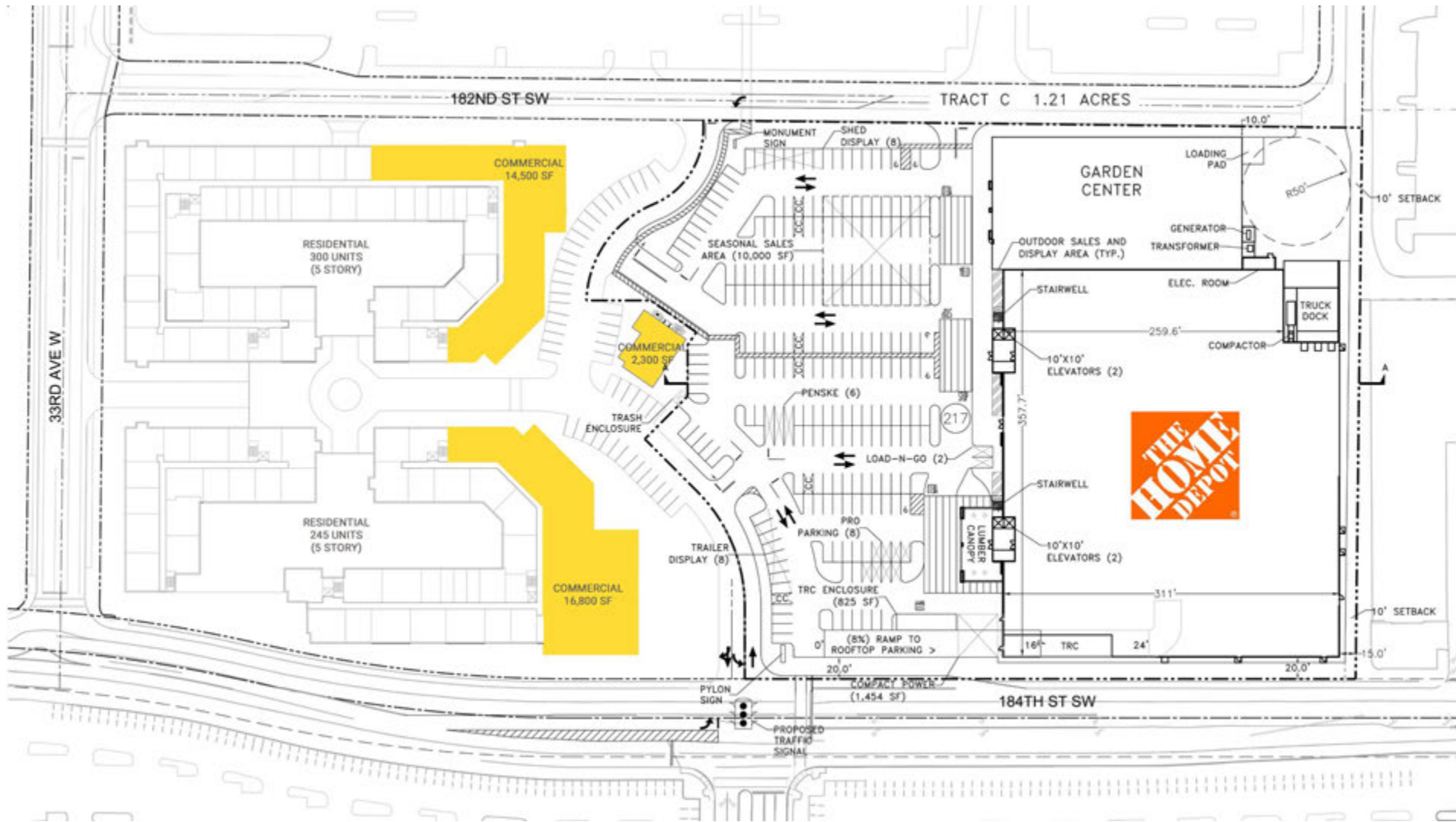
Marshalls

Alderwood Mall Blvd

5



OVERALL SITE PLAN



357,893 Households
in Trade Area



Across from 1.3M SF
Alderwood Mall



16,000 ADT
184th Street SW



Minutes from
I-5 & I-405



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.



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