

BUILD-TO-SUIT OR GROUND LEASE

13711 Highway 99
Lynnwood, Washington

13711 HIGHWAY 99 DEVELOPMENT

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



13711 HIGHWAY 99 DEVELOPMENT 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 million riders annually pass through this area. In Quarter 4 of 2018 Paine Field located off SR 525 will also start servicing commercial fliers with an anticipated 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.

13711 HIGHWAY 99:

- Available for Ground Lease or Build-to-Suit: 1.66 Acres
- Located on the Signalized Corner of Highway 99 & Lincoln Way
- Shadow Anchored by LA Fitness Center
- Drive-thru Opportunity
- Excellent Visibility on Highway 99



Population



Average HH Income

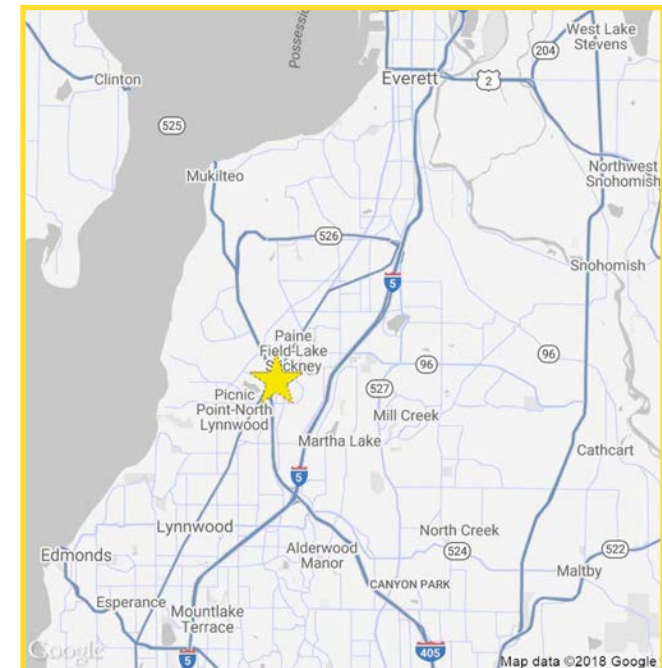


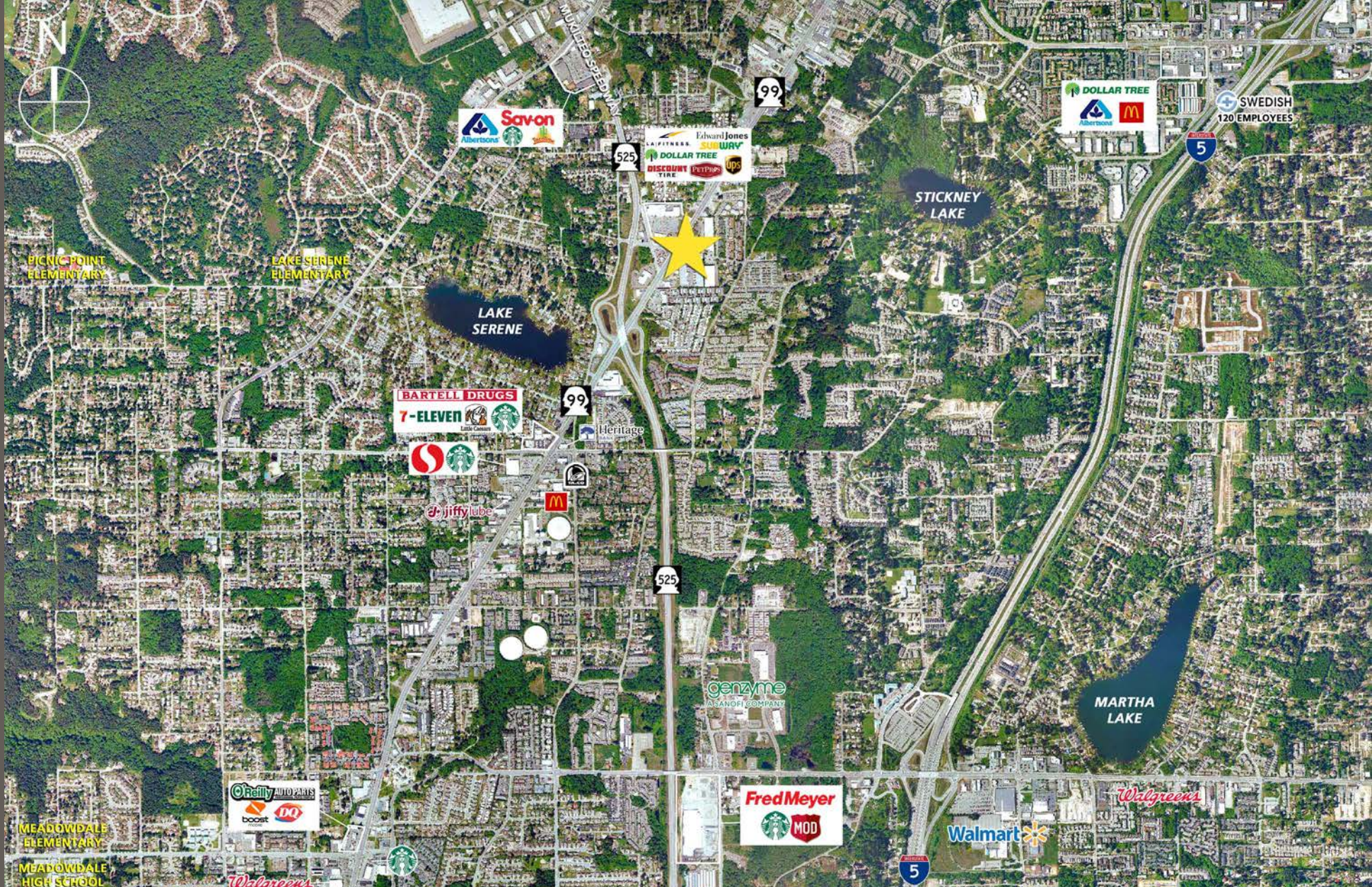
Daytime Population

Regis - 2018

	Population	Average HH Income	Daytime Population
Mile 1	17,059	\$87,486	3,103
Mile 3	141,396	\$93,896	44,232
Mile 5	309,928	\$99,312	142,385

NEIGHBORING TENANTS





Paine Field Flights
Q4 2018



Intersection of 3 Cities,
Ferry & Air Users



39,000 ADT
Highway 99



35,000 ADT
Lincoln Way



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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RETAIL FOCUSED. RESULTS DRIVEN.

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