



SITE



FOR LEASE
 18201 Alderwood Mall Parkway
 Lynnwood, WA 98036



TUNNEL CREEK CENTER

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

FLOOR PLAN

18201 ALDERWOOD MALL PARKWAY

1,890 SF \$25-\$30 PSF PLUS NNN

- Only One Space Remains!
- Available: End Cap Former Allstate Insurance Claims Office
- Full Access Locations off High Traffic Road
- Monument Possibility
- Excellent Demographics within Highly Sought After Market



Population



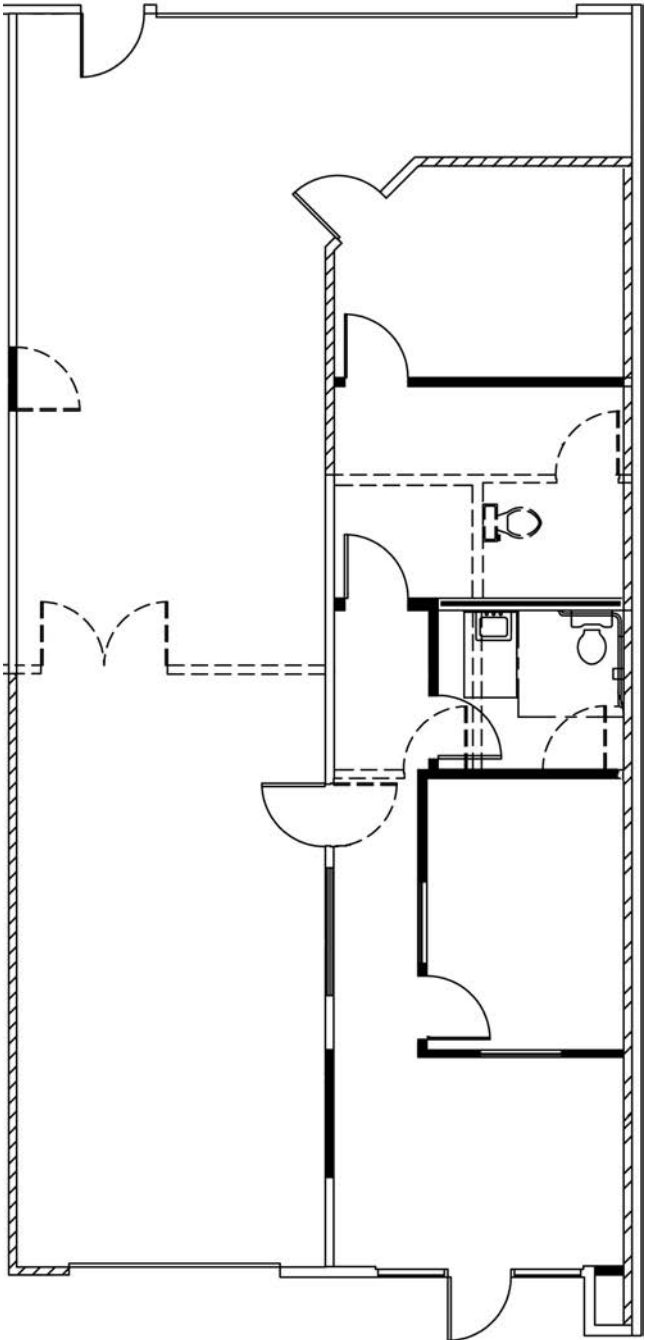
Average HH Income

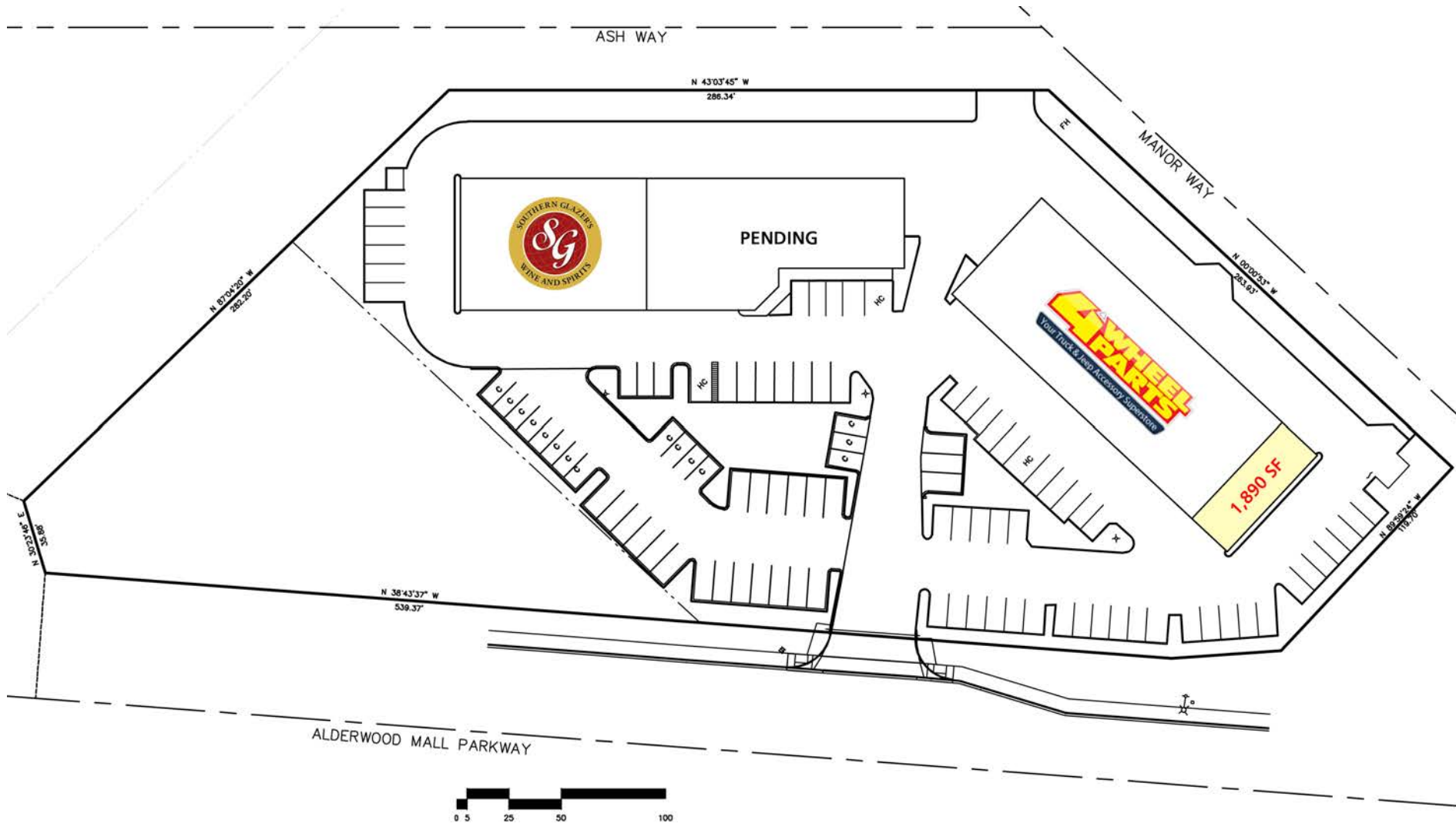


Daytime Population

Regis - 2018

	Population	Average HH Income	Daytime Population
Mile 1	10,908	\$85,916	12,715
Mile 3	146,127	\$91,295	45,231
Mile 5	343,530	\$103,363	107,526







357,893 Households
in Trade Area



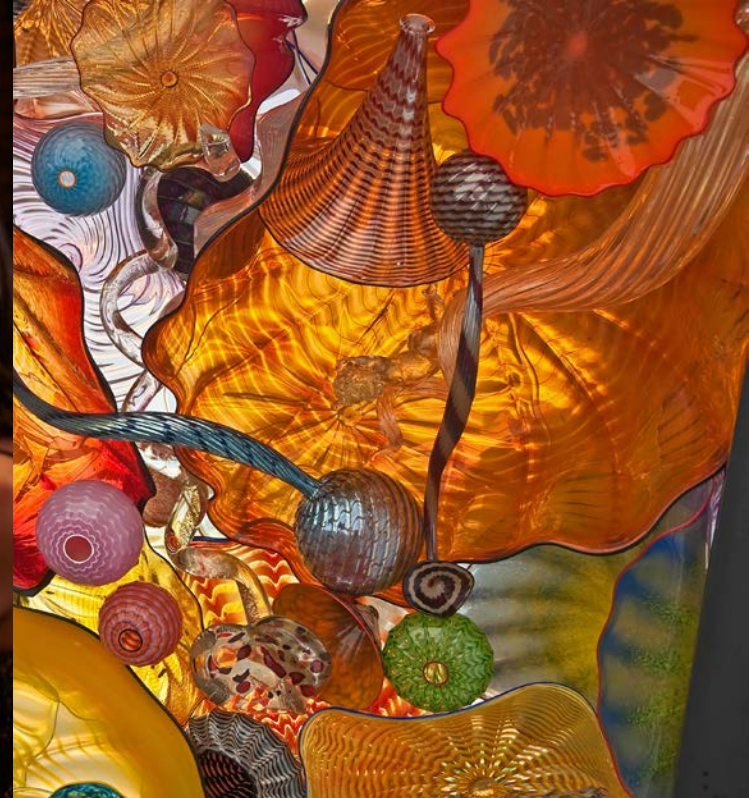
Neighboring 1.3M SF
Alderwood Mall



28,000 ADT
Alderwood Mall Pkwy



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.

KIRKLAND | TACOMA | PORTLAND



RETAIL FOCUSED. RESULTS DRIVEN.

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