



L'S

Brides Beyond

PRO-FIT TAILORING
Bridal and Formal 425-744-0666

HEALTHY WAY

REGARD

Cosmo Pro

FOR LEASE
19725 40th Avenue W
Lynnwood, WA 98036



PARKLAND PLAZA

Jerry Party | 206.276.9403

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

19725 40TH AVENUE W:

1,000 SF \$25.00 PSF PLUS NNN

1,500 SF \$26.00 PSF PLUS NNN

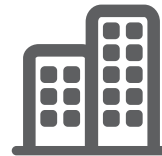
- NNN = \$7.25 PSF
- Adjacent to Hilton Garden Inn with 155 Rooms and Shadow Anchored by Dania Furniture.
- City Center Lynnwood Apartment Building Now Open – 365 units



Population



Average HH Income

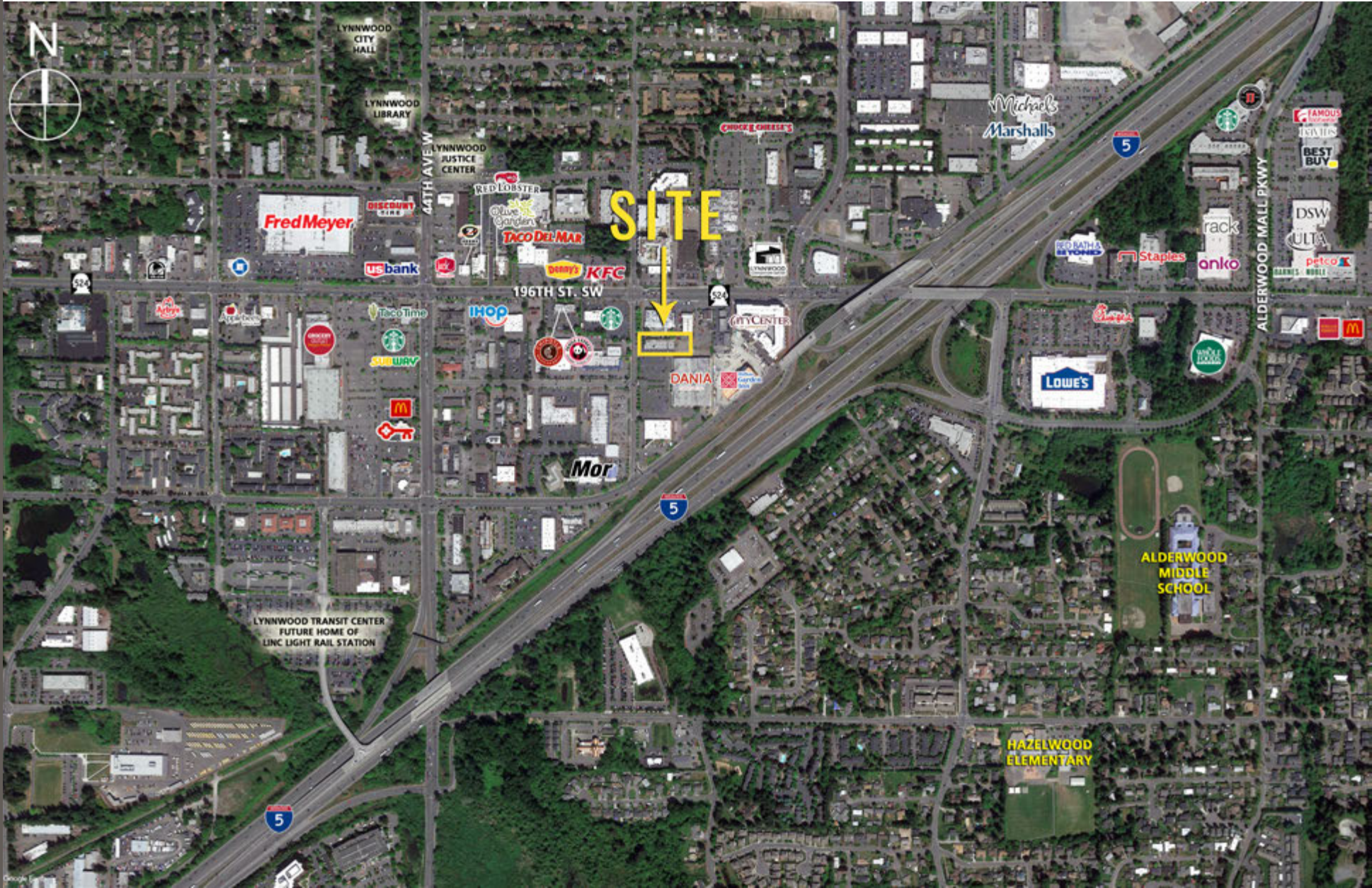


Daytime Population

Regis - 2020

	Population	Average HH Income	Daytime Population
Mile 1	15,821	\$86,056	17,348
Mile 3	145,995	\$108,811	53,155
Mile 5	344,060	\$119,057	104,747





Located in the Commercial Core of Snohomish County



0.5 Miles from Lynnwood Transit Center



Minutes from I-5, SR 524, & Hwy 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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