

FOR SALE

19820 40th Ave W
Lynnwood, WA 98036



36,000 CPD



196TH AVE SW



4TH AVE W



15,000 CPD

ALDERWOOD MALL BLVD



158,000 CPD



LYNNWOOD REDEVELOPMENT SITE

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

19820 40TH AVE W:

LAND: 2.48 ACRES - (108,029 SF)

PRICE: \$10,500,000

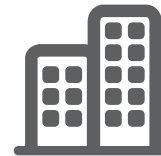
- Per previously completed apartment analysis: 316 rooms
- Current building - 31,976 SF
- Parcel # 00372600701310
- Moments from Alderwood Mall
- Close proximity to Lynnwood Convention Center
- Easy access to I-5 and I-405
- On the path of new light rail coming soon!
- Hotel/Multi-Family opportunity



Population



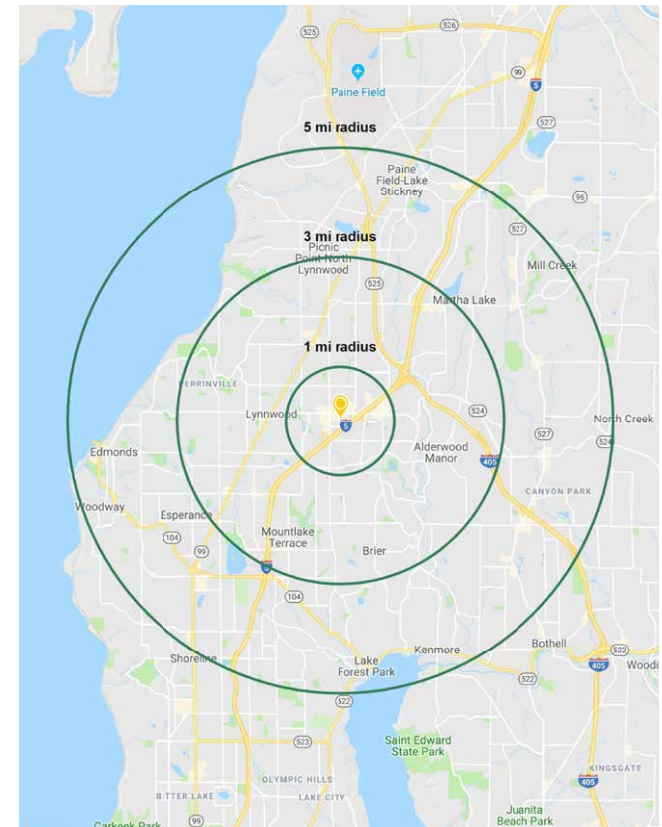
Average HH Income



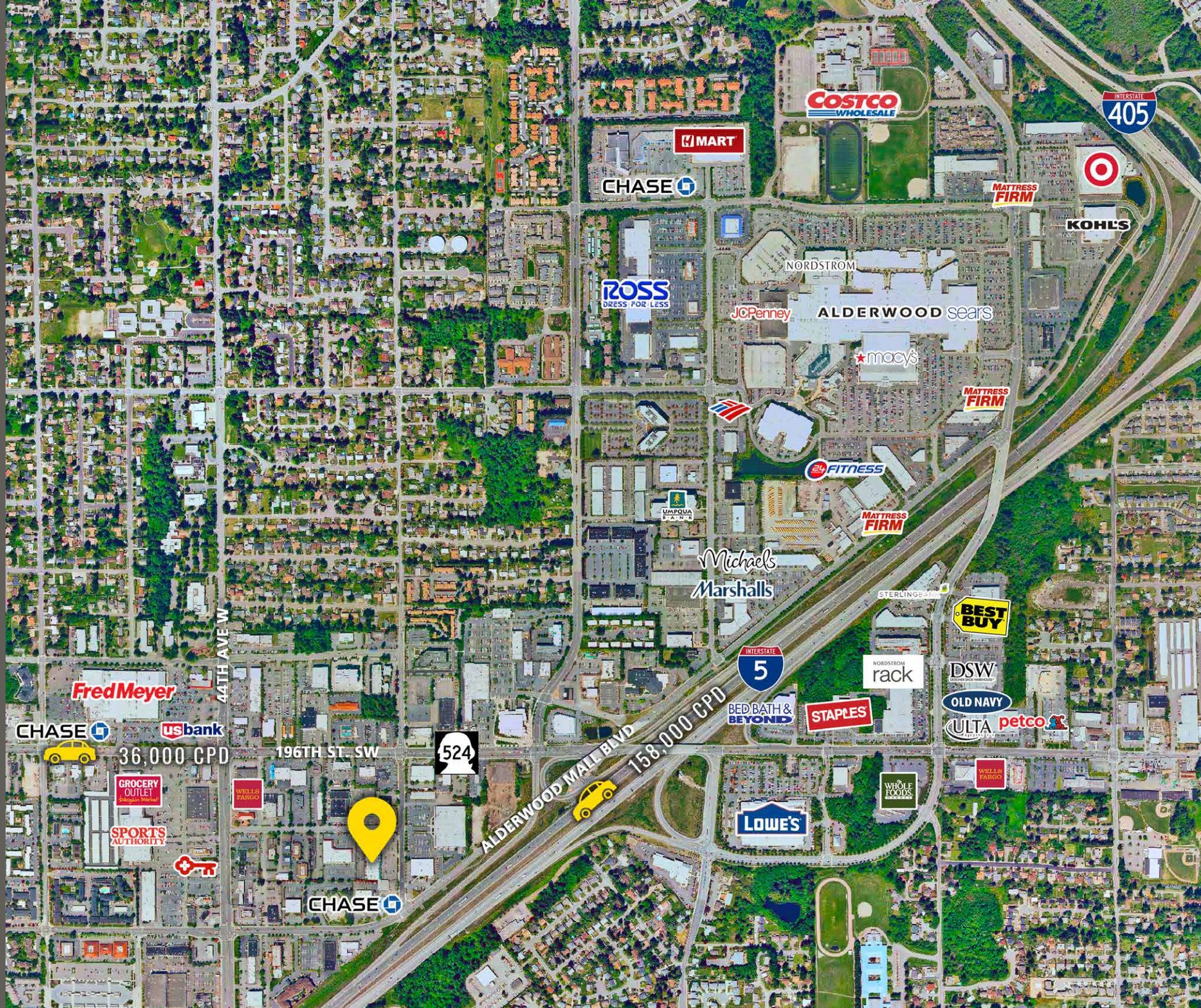
Daytime Population

Regis - 2018

	Population	Average HH Income	Daytime Population
Mile 1	15,370	\$75,683	19,727
Mile 3	140,097	\$99,264	93,658
Mile 5	333,029	\$108,062	202,280



LOCATION AERIAL



Fred Meyer

CHASE

usbank

36,000 CPD

196TH ST SW

524

GROCERY OUTLET
SPORTS AUTHORITY



CHASE

MART

CHASE

ROSS
DRESS FOR LESS

JCPenney

NORDSTROM

ALDERWOOD sears

macy's

24 FITNESS

UMPOVA BANK

Michaels
Marshalls

MATTRESS FIRM

INTERSTATE 5

BED BATH & BEYOND

STAPLES

NORDSTROM rack

BEST BUY

DSW

OLD NAVY

ULTRA petco

WHOLE FOODS

LOWE'S

WELLS FARGO

COSTCO
WHOLESALE

INTERSTATE 405

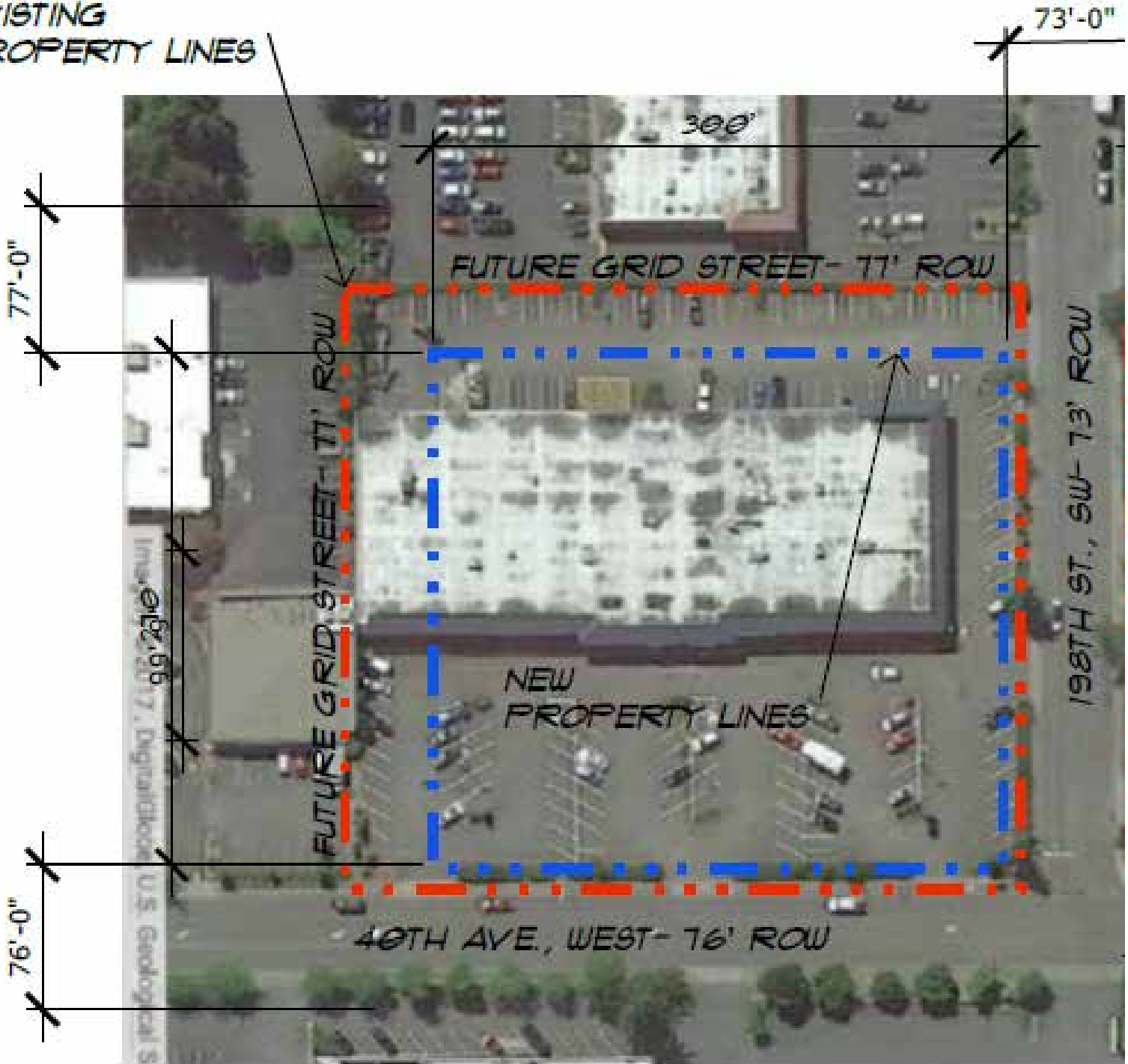


MATTRESS FIRM

KOHL'S

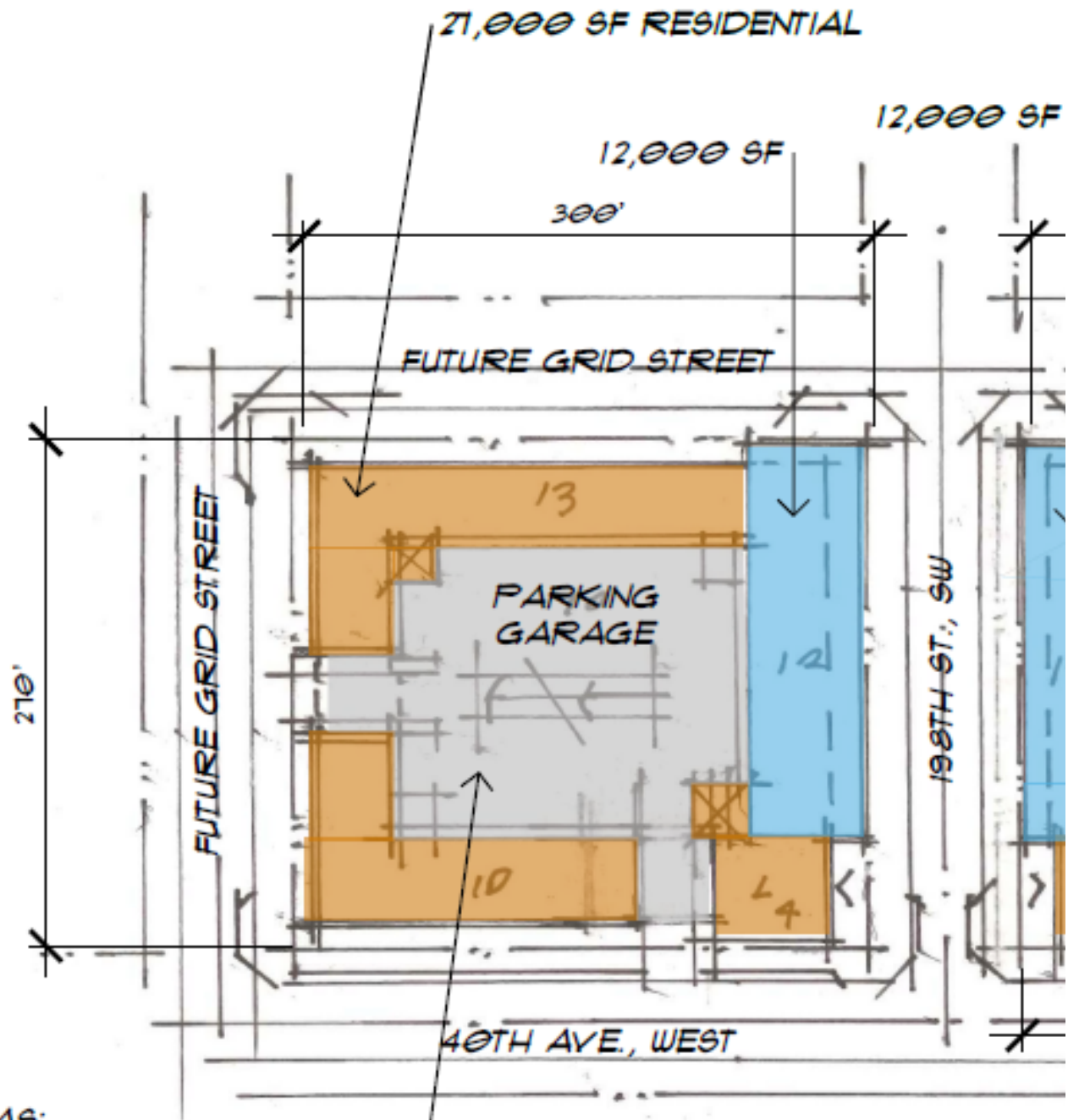
AERIAL OVERLAY

EXISTING
PROPERTY LINES



NEW
PROPERTY LINES

POSSIBLE FIRST FLOOR PLAN



SOUTH - FIRST FLOOR AREAS:

- RETAIL 12,000 SF
- RESIDENTIAL 21,000 SF
- GARAGE AND RAMP 57,000 SF

- 1ST FLOOR- 76 STALLS 30,000
- 2ND FLOOR- 80 STALLS 21,000

SOUTH BUILDING: (8-STORY)

2ND-8TH FLOOR AREAS:

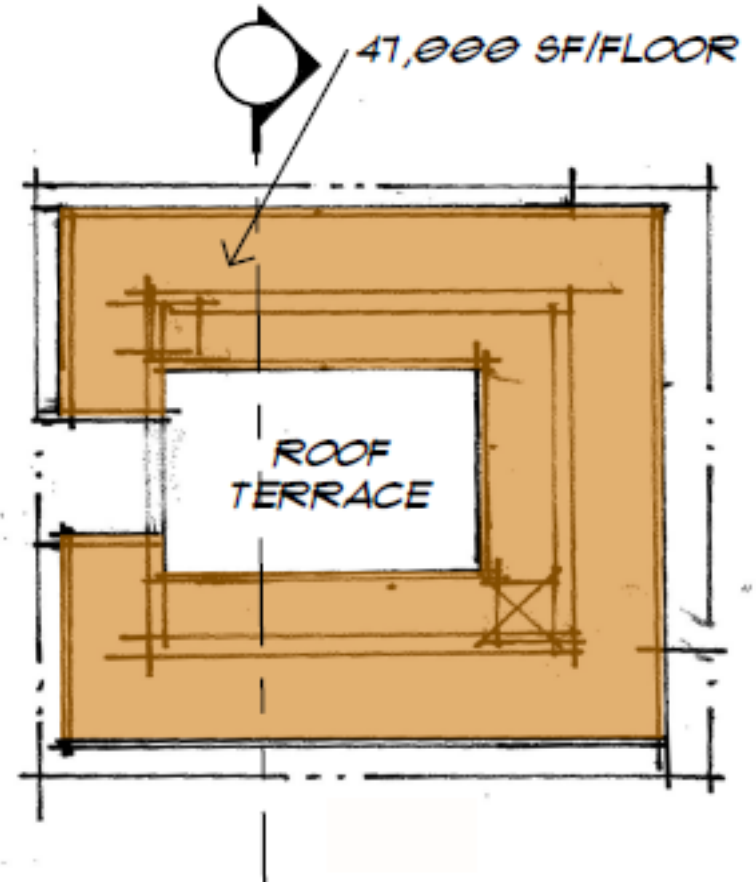
SECOND FLOOR -	23,000 SF
THIRD FLOOR -	47,000 SF
FOURTH FLOOR -	47,000 SF
FIFTH FLOOR -	47,000 SF
SIXTH FLOOR -	47,000 SF
SEVENTH FLOOR -	47,000 SF
EIGHTH FLOOR -	47,000 SF

TOTAL= 305,000 SF

TOTAL RESIDENTIAL= 332,000 SF
369 UNITS @ 900 GSF/UNIT

RETAIL - 12,000 SF
STRUCTURED PARKING - 141,000 SF
GRAND TOTAL - 485,000 SF

FAR AREA - 401,000 SF



KIRKLAND | TACOMA | PORTLAND | SEATTLE



RETAIL FOCUSED. RESULTS DRIVEN.

TIM WEBBER

253.471.5502
tweber@firstwesternproperties.com

DON WHITTLES

253.471.5509
dwhittles@firstwesternproperties.com

JEREMIAH DURR

253.471.5506
jdurr@firstwesternproperties.com

BLAKE WEBBER

253.284.3646
bweber@firstwesternproperties.com



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

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.