



00608400300302

City of Lynnwood

LYNNWOOD LAND

52ND AVENUE W & CEDAR VALLEY ROAD, LYNNWOOD

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N

Aerial View

188TH ST. SW

COSTCO
WHOLESALE

TRADER JOE'S
HOBBY LOBBY
SALLY BEAUTY
Shari's **usbank** **Papa Murphy's** **HALF PRICE BOOKS**

99

CVS
pharmacy

Great Floors

Tires LES SCHWAB

Fred Meyer

524 196TH ST. SW

LaDro

SPROUTS

LA FITNESS

LA FITNESS **SPROUTS** **FIVE GUYS** **QDOBA** **verizon** **Great Clips** **MOD**

W

BIG LOTS!

Office DEPOT **JO-ANN**
OfficeMax
DOLLAR TREE

QUEST

BR

O'Reilly AUTO PARTS

RAVLY

200TH ST. SW

SUBJECT PROPERTY

524 196TH ST. SW

Applebee's

GROCERY OUTLET

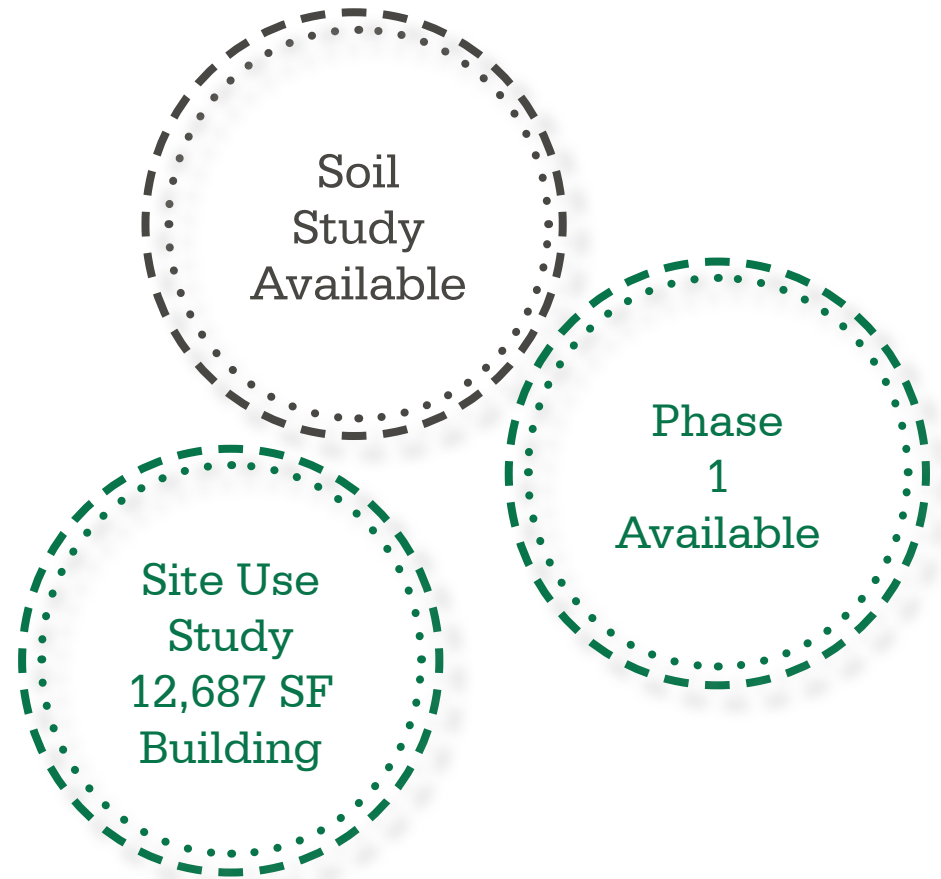
Public Storage

Alf's

Alf's

7

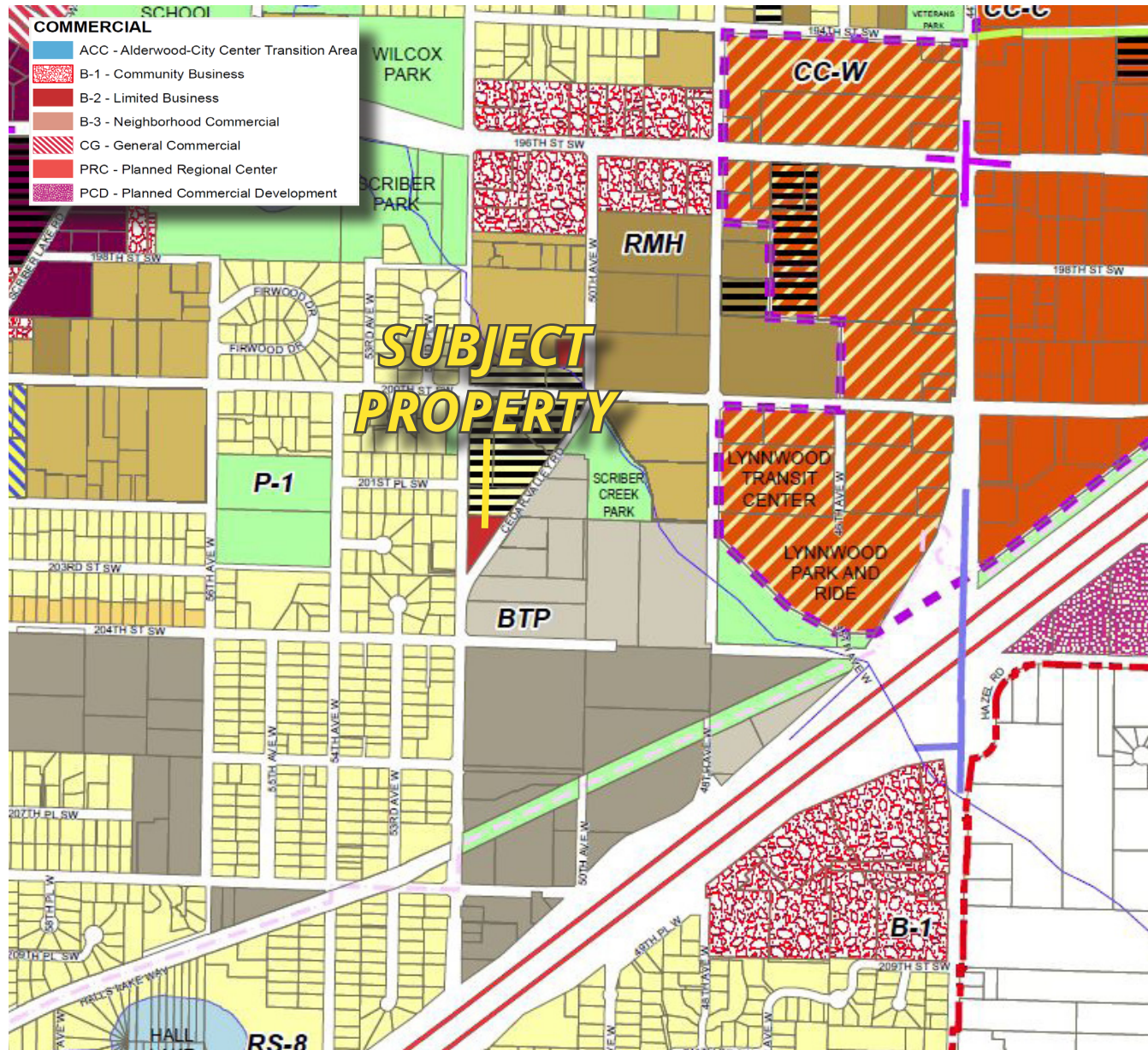
Lynnwood Land



All information contained herein was prepared from information provided by the Owner of the property and neither First Western Properties, Inc. nor Owner makes any representation or warranties as to the accuracy or completeness of the information. The Buyer is strongly advised to independently review all of the Due Dilligence Materials and consult with their own independent counsel in order to determine the detail and accuracy.

ZONING INFORMATION

Property Zone: B-2



21.46.050 Purpose

Limited Business (B-2). This zone is intended to provide areas for the location of office buildings of unrestricted height and size to accommodate executive, administrative, clerical, professional or scientific staffs of business or professional concerns, and other compatible or complementary uses, including internally oriented businesses which serve the office businesses or their personnel, and including municipal service. It is intended that this zone should be so located that it will completely occupy a large area of several city blocks, without intermingling of other small spots zoned for other uses, in order that the typically high aesthetic quality of office buildings will be consistent throughout a large area and each such building will benefit by the presence of the others. Other uses which characteristically are of similar aesthetic quality are permitted, including financial institutions. Whereas other business zones provide goods and services for households, the Limited Business zone is intended to provide employment opportunities for the community, in an organized office zone which will enhance the image of the city.

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LOCATION INFORMATION

Location & Demographics

Population	1 Mile Radius	3 Mile Radius	5 Mile Radius
Estimated Population (2017)	17,132	130,618	3++,238
Historical Annual Growth (2010-2017)	0.9%	1.1%	1.5%
Estimated Population Density PSM (2017)	5,456	4,622	3,811
Households			
Estimated Households (2017)	7,122	51,103	117,202
Historical Annual Change (2000-2017)	0.5%	0.8%	1.3%
Average Household Income			
Estimated Average Household Income (2017)	\$59,121	\$87,503	\$94,087
Projected Average Household Income (2022)	\$70,648	\$107,794	\$116,759
Historical Annual Change (2000-2017)	1.8%	2.8%	2.7%
Median Household Income			
Estimated Median Household Income (2017)	\$50,069	\$76,975	\$82,666
Projected Median Household Income (2022)	\$58,822	\$90,192	\$96,810
Per Capita Income			
Estimated Per Capita Income (2017)	\$24,678	\$34,347	\$36,951
Estimated Average Household Net Worth (2017)	\$559,492	\$983,122	\$1,090,167
Daytime Demographics			
Total Businesses (2017)	1,382	5,969	12,118
Total Employees (2017)	14,197	52,927	100,567
Adjusted Daytime Demographics <16	19,557	90,643	186,201



LYNNWOOD, WA

The City of Lynnwood is located along I-5, just 15 miles N of Seattle, 12 miles S of Everett and 19 miles NW of Bellevue. Lynnwood 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.

REGIONAL AREA INFORMATION

Foreign Direct Investment

The Northwest region is built on the strength of industries competing in the knowledge-and international-based economy. In fact, foreign investment accounts for 3.7% of the state's private industry employment with foreign-controlled businesses employing over 91,000 Washington workers. Combine that with the superb quality of life in the Pacific Northwest, a world-class arts scene, professional sports teams, and culinary delights from some of the country's top chefs, and you've got a great place to do business where your employees will be happy to call "home."

Our Region's Strengths Include

- » Strategic location with regard to the Pacific Rim
- » Nonstop international flights
- » Deep-water ports
- » Reliable transportation connection to the rest of the U.S.
- » Well-educated population
- » Strong business climate
- » Vibrant international communities
- » Vast experience in international trade



REGIONAL AREA INFORMATION

Washington State, By the Numbers

11.4% of Washington State jobs tied to the tech economy, the highest concentration in the US

#1 Washington state's ranking on the TechNet state Broadband Index, due primarily to the strong orientation of our economy to information and communication technology and the number of companies focused on app development

#4 Seattle's rank as a global startup hub, beating out New York City and Boston, due to the number of startups created, the talent pool, and infrastructure

#3 Washington State's rank in the latest "State New Economy Index" published by the Information Technology and Innovation Foundation, based on our economy's reliance on innovation





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