



19220 ALDERWOOD MALL PARKWAY | LYNNWOOD, WA

ALDERWOOD PARKWAY END CAP | FOR LEASE

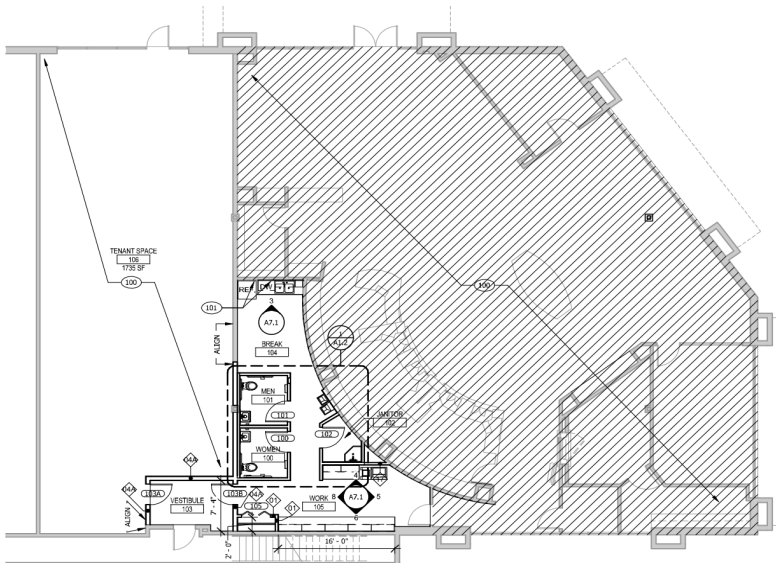


First Western Properties | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

SITE SUMMARY

Located moments from I-5 and I-405, the **Alderwood Parkway Retail Center** offers excellent visibility, strong demographics, and high traffic counts. This is a rare opportunity within a busy center that provides ample parking, including a surface-level lot and an underground parking garage.

FLOOR PLAN: 4,503 SF



SIGNAGE: 4,503 SF

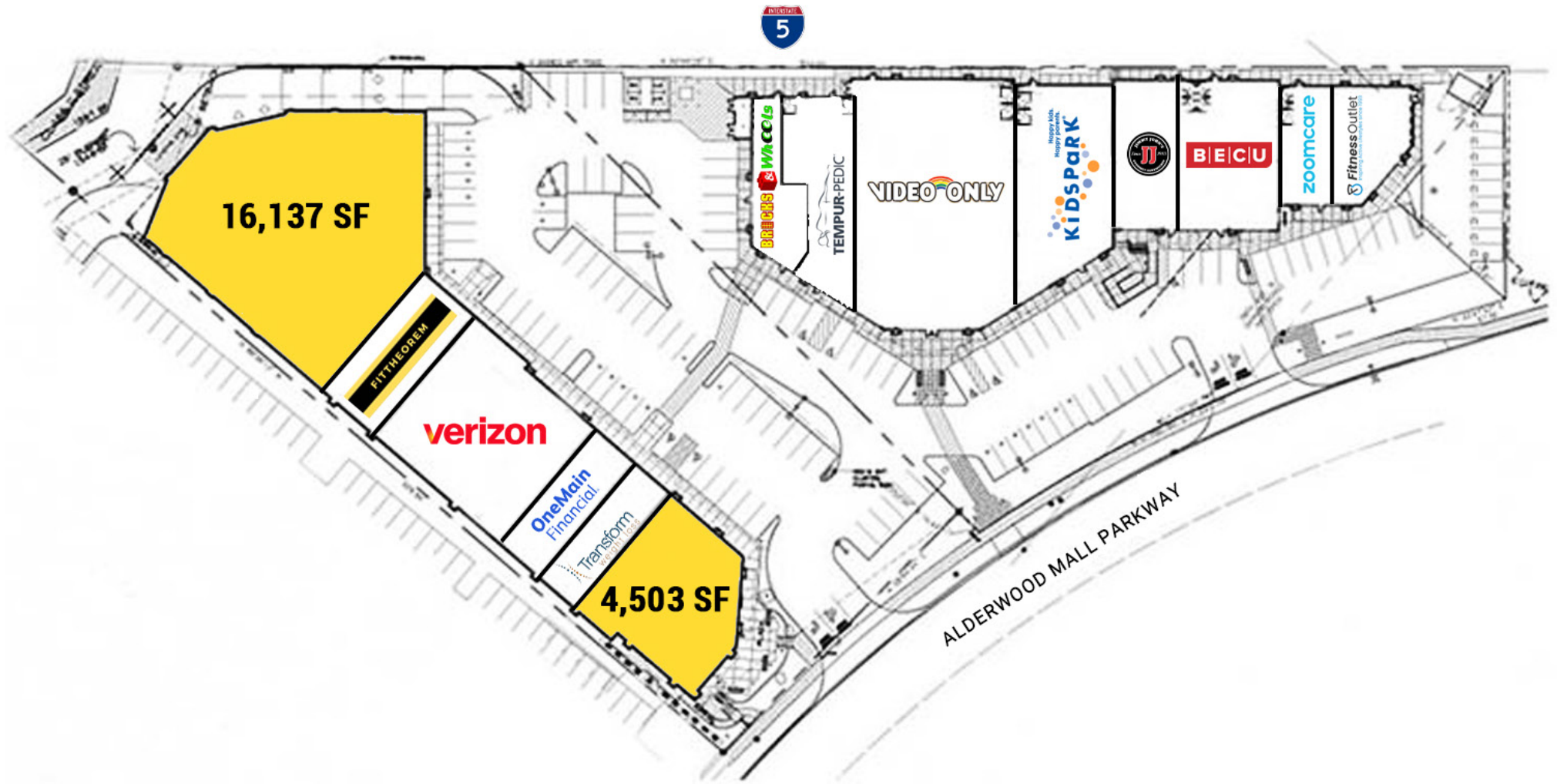


SIGNAGE: 16,137 SF



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|-------------|---|
| Former Bank | Size: 4,503 SF Available: April 2026 Rate: \$40 PSF, NNN |
| La-Z-Boy | Size: 16,137 SF Available: June 2026 Rate: Call for Rates |
| NNN's | \$5.60 PSF |
| Parking | Surface-level & Garage |
| Signage | Monument & Building |

SITE PLAN

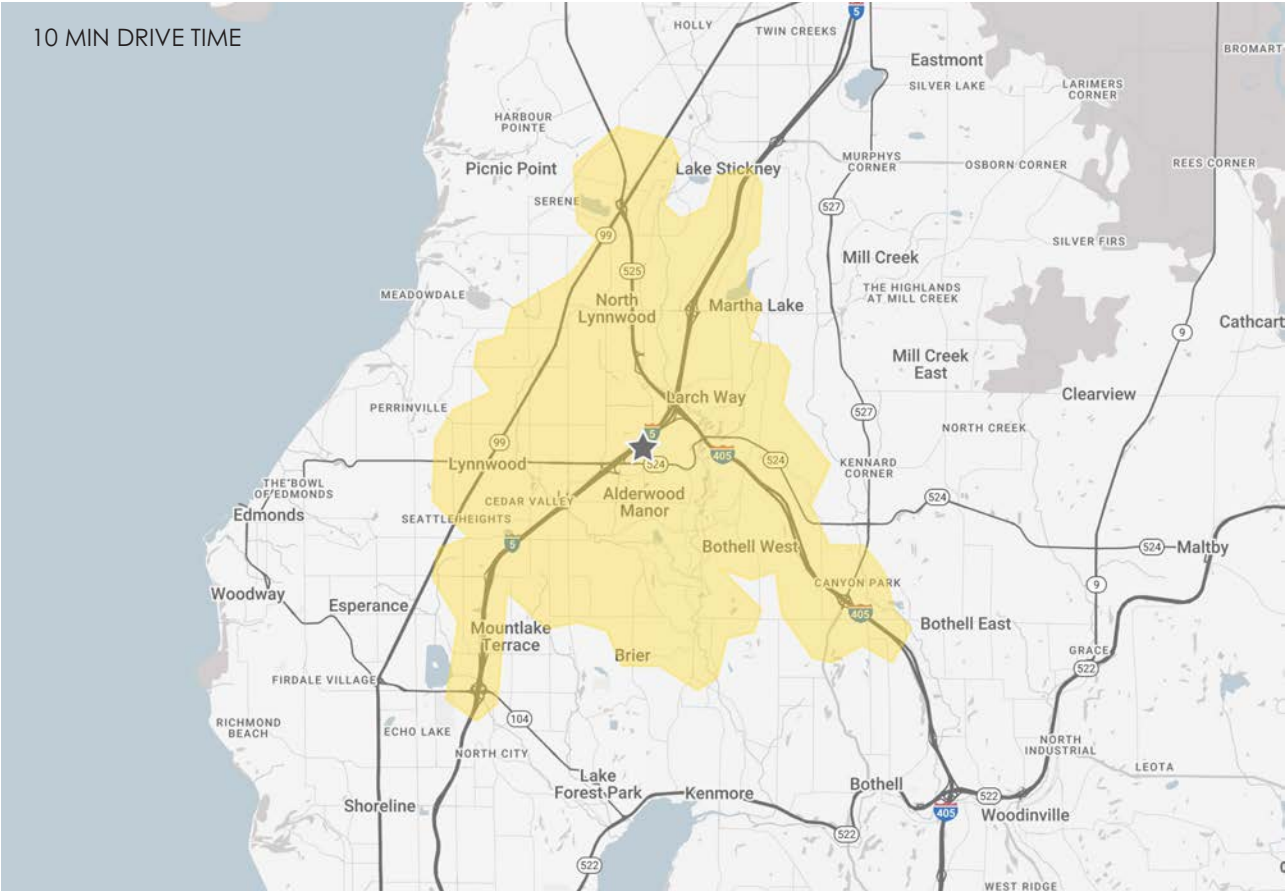










LOCATION AERIAL



DEMOGRAPHICS

Lynnwood, Washington, stands as a pivotal economic engine within Snohomish County. While it ranks as the fourth largest city by population, its strategic significance is primarily defined by its role as the region’s preeminent commercial center. The economic landscape of Lynnwood is characterized by a vibrant and expansive business community. With a robust ecosystem supporting over 2,500 distinct businesses, the city generates a palpable energy. This commercial dynamism is underscored by a dramatic increase in its daytime population, which swells to over 150,000 individuals, comprising a diverse influx of dedicated workers, active consumers, and ambitious students. This substantial daily influx fuels the local economy and underscores Lynnwood’s magnetic appeal as a hub for commerce and activity.



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|--|---|
|  143,400 POPULATION 10 MIN DT |  56,512 NO OF HOUSEHOLDS 10 MIN DT |
|  \$141,687 AVERAGE HH INCOME 10 MIN DT |  \$721,720 MEDIAN PROPERTY VALUE 10 MIN DT |
|  36.4 YEARS OLD MEDIAN AGE |  \$3.65B TOTAL NON-RETAIL EXPENDITURE |
|  87,450 DAYTIME ADJ. POPULATION 10 MIN DT |  17,289 ALDERWOOD MALL PKWY ADT |



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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