

FOR LEASE

4028 196TH ST SW #104

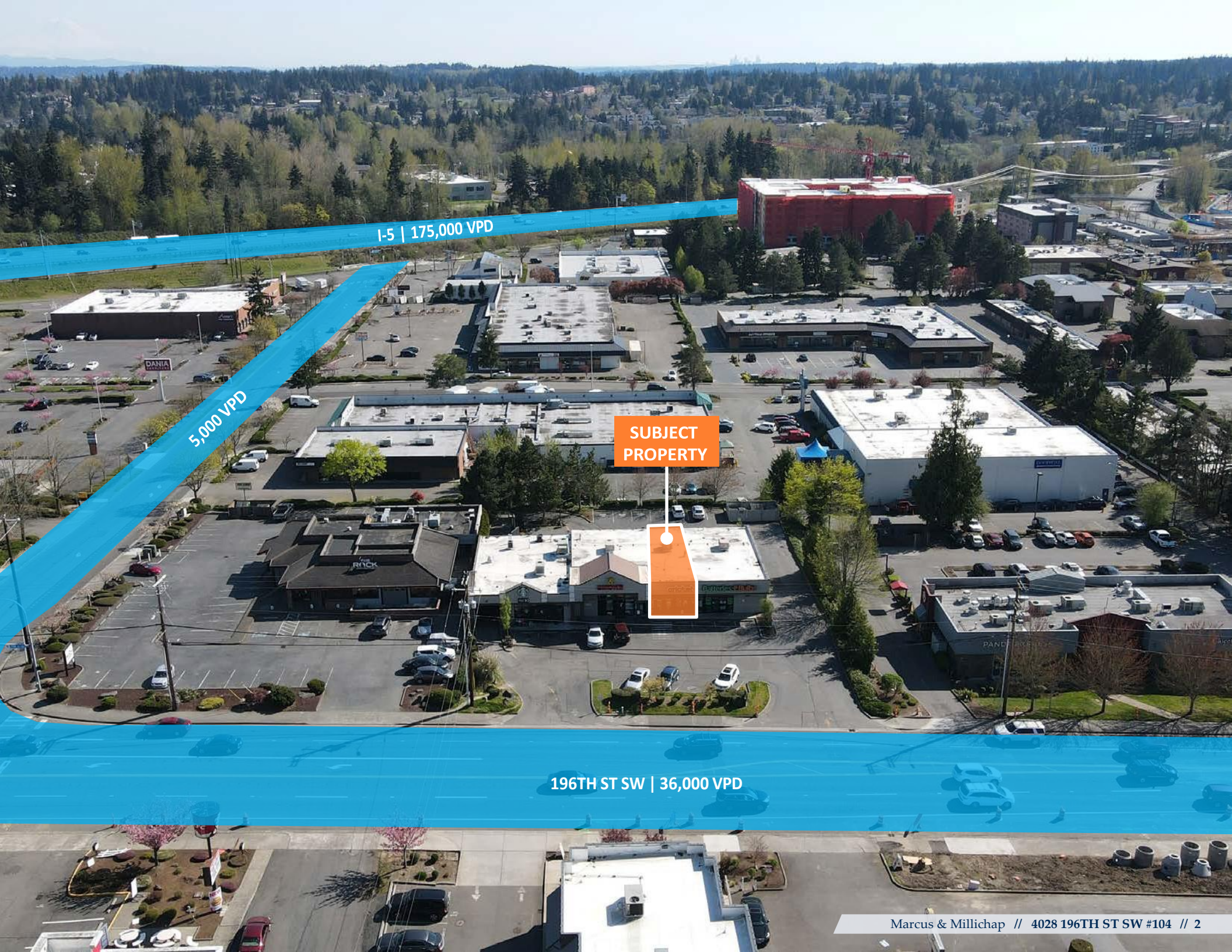
LYNNWOOD, WA, 98036

Marcus & Millichap



196TH ST SW | 36,000 VPD

Mike Horner // 360.620.5575 // Seattle, WA



I-5 | 175,000 VPD

5,000 VPD

SUBJECT
PROPERTY

196TH ST SW | 36,000 VPD



4028 196th St SW #104, Lynnwood

PROPERTY SUMMARY

4028 196TH ST SW
#104, LYNNWOOD

Property Address

1970 / 2014

Year Built / Renovated

1,600 SF

Gross Leasable Area

BC, LYNNWOOD

Zoning

STARBUCKS

Anchored

0.62 AC

Lot Size

\$32.00

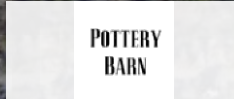
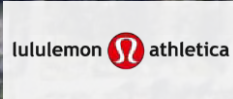
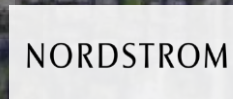
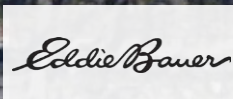
Rent

\$9.67

2025 NNN Estimate PSF

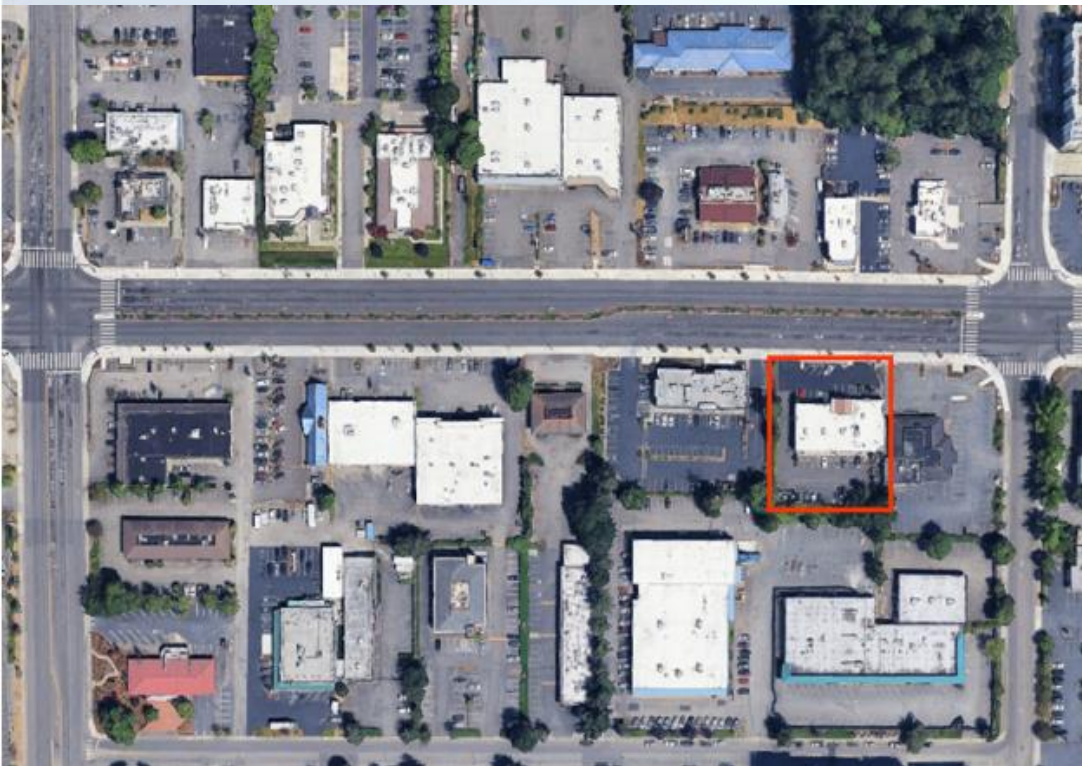
36,000 VPD

Traffic Counts



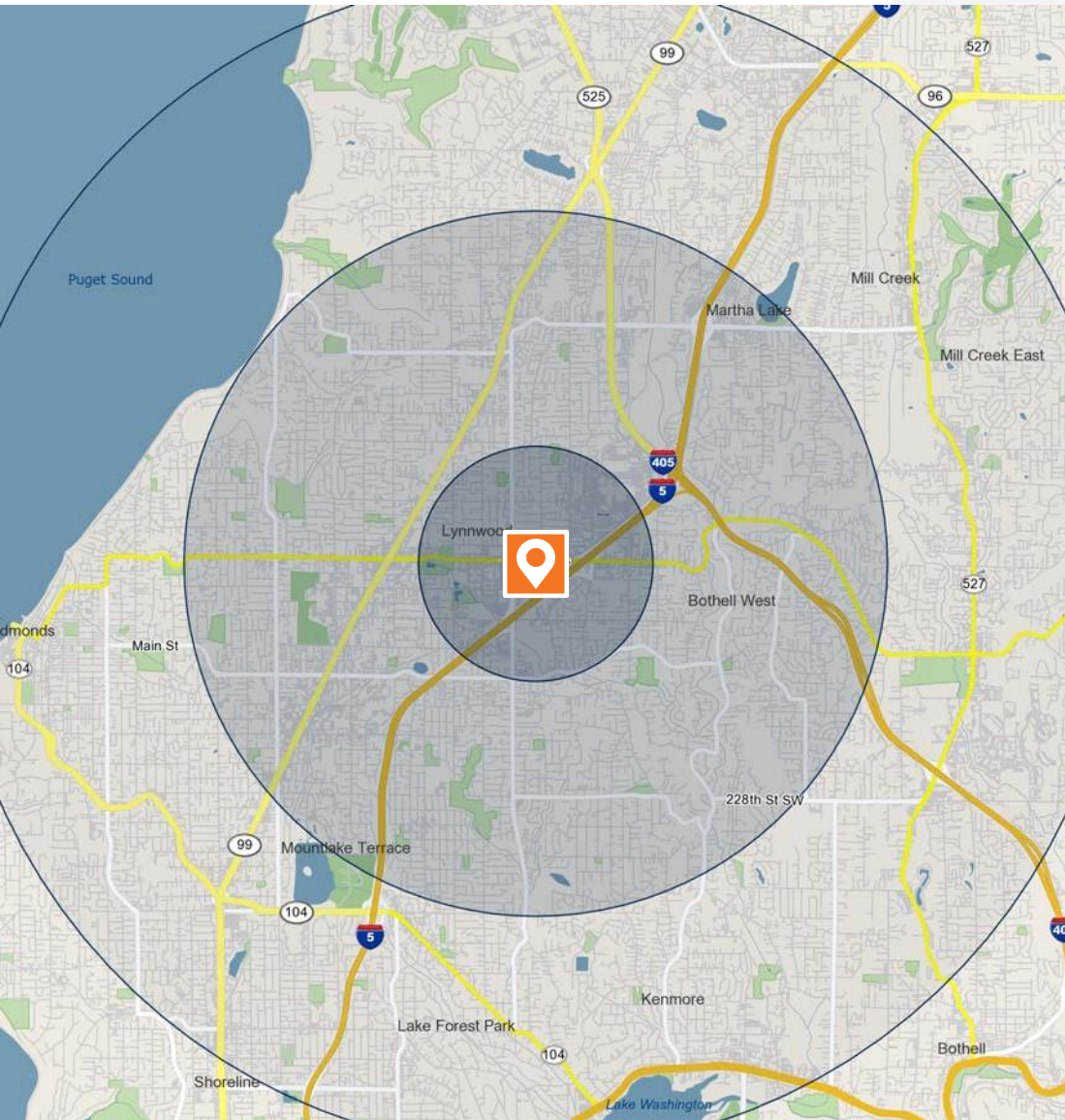
196TH ST SW | 36,000 VPD





4028 196th St SW #104, Lynnwood

NEIGHBORHOOD DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
2025 Population	16,611	154,724	365,438
2020 Estimate	15,338	144,514	340,099
2010 Census	12,972	128,848	291,483
2000 Census	12,225	113,543	257,567

Income	1 Mile	3 Miles	5 Miles
Average	\$83,690	\$99,976	\$113,284
Median	\$65,285	\$80,240	\$87,549
Per Capita	\$33,809	\$39,726	\$45,497

Housing	1 Mile	3 Miles	5 Miles
2020	\$407,164	\$420,032	\$445,102

Employment	1 Mile	3 Miles	5 Miles
2020 Population	25,874	128,778	282,567
2020 Unemployment	4.30%	3.44%	3.26%
2020 Median Time Traveled	33	34	34

Market Overview

SNOHOMISH COUNTY



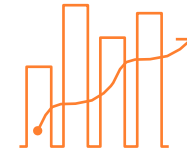
815K
People



\$87,440
Median Household Income



424,295
Number of Employees



1.66%
One Year Population Growth



394
People/Square Mile



294K
Households



38.2
Median Age



32.8%
Have a college degree



EXCLUSIVELY REPRESENTED BY

MIKE HORNER

FIRST VICE PRESIDENT

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196TH ST SW | 36,000 VPD