

TERRACE VILLAGE SHOPPING CENTER

Retail & Office Space for Lease

KENNEDY WILSON

BROKERAGE

22000-22002 64th Avenue W.
22001-22003 66th Avenue W.
Mountlake Terrace, WA 98043



LINDA HESSLER · 425-508-8796 · LHessler@kennedywilson.com · DRE #24015772

Retail & Office Space for Lease

Terrace Village S.C. | Mountlake Terrace, WA 98043

AVAILABLE

Retail Sizes: ±1,099-1,297 SF

Office Sizes: ±353-2,519 SF

Retail Rent: \$26.00 PSF/Yr., NNN

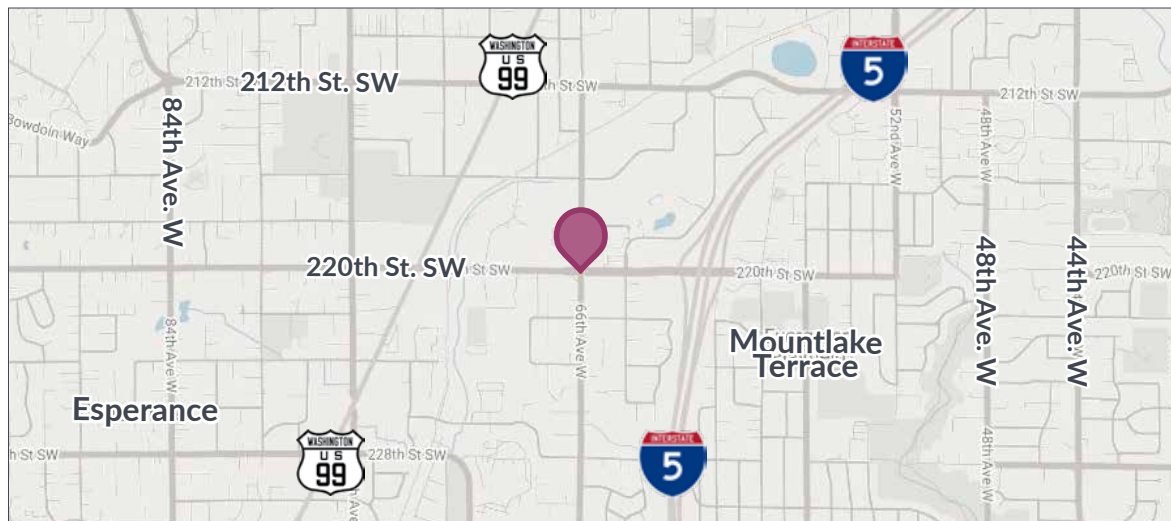
Office Rent: \$19.00-26.00 PSF/Yr. MG

PROPERTY HIGHLIGHTS

- Prime Mountlake Terrace location less than 1 mile to I-5 and less than 2 miles to Hwy. 99
- Located at the intersection of 220th St. SW and 66th Ave. W
- The new light rail station is less than 2 miles away
- Exceptional traffic counts with over 30,000 CPD
- Property is surrounded by numerous residential neighborhoods and business parks within a 5 mile radius
- Immediate trade area tenants are 99 Ranch Market, Harbor Freight Tools, WinCo Foods, Premera Blue Cross corporate offices

**Please do not disturb existing tenants*

**Prospective tenants are hereby advised that all uses are subject to City approval*



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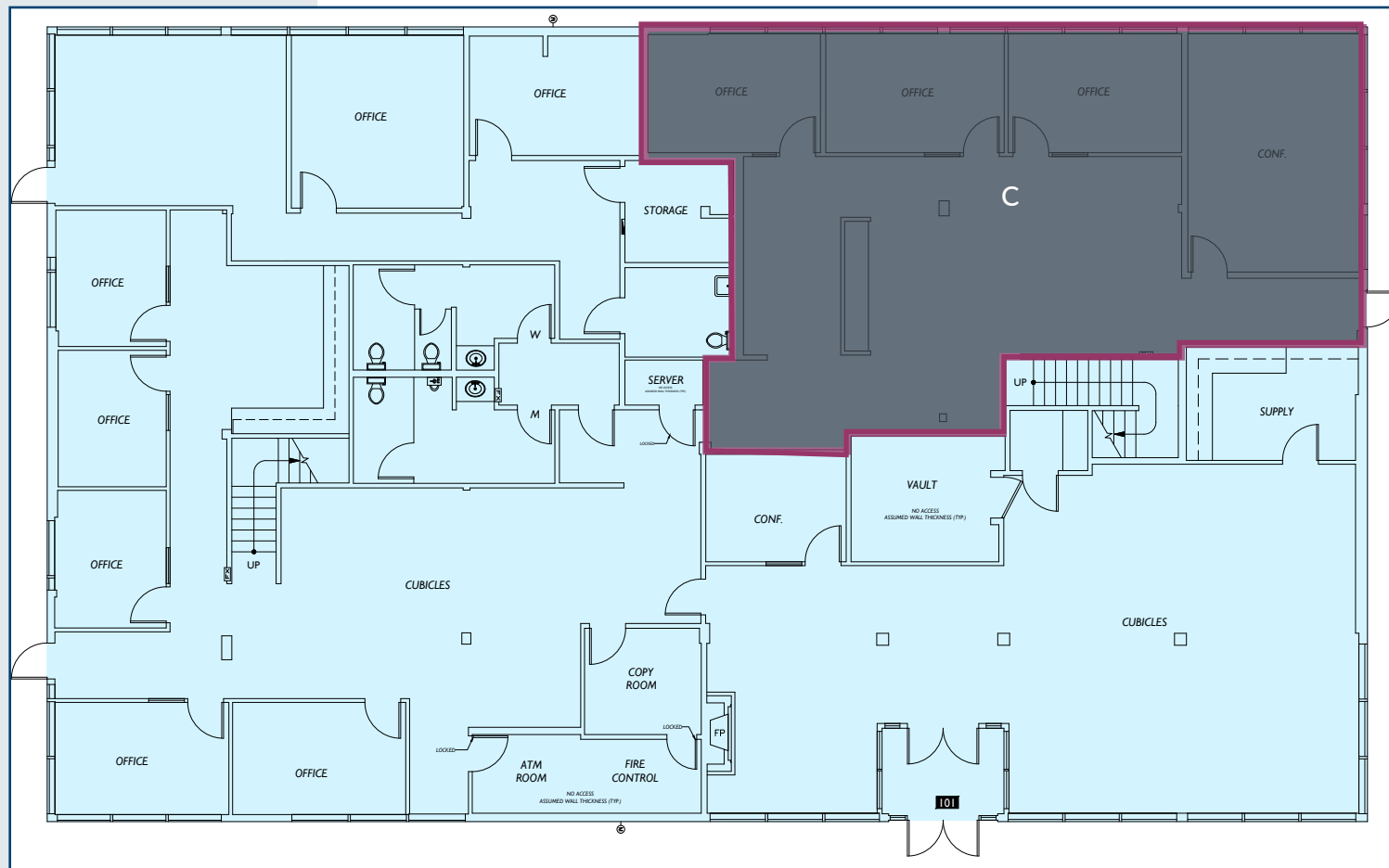
FLOOR PLANS

COMING SOON!

22001 66TH AVENUE W.
BUILDING 1

RETAIL

SUITE C- 1,297 SF



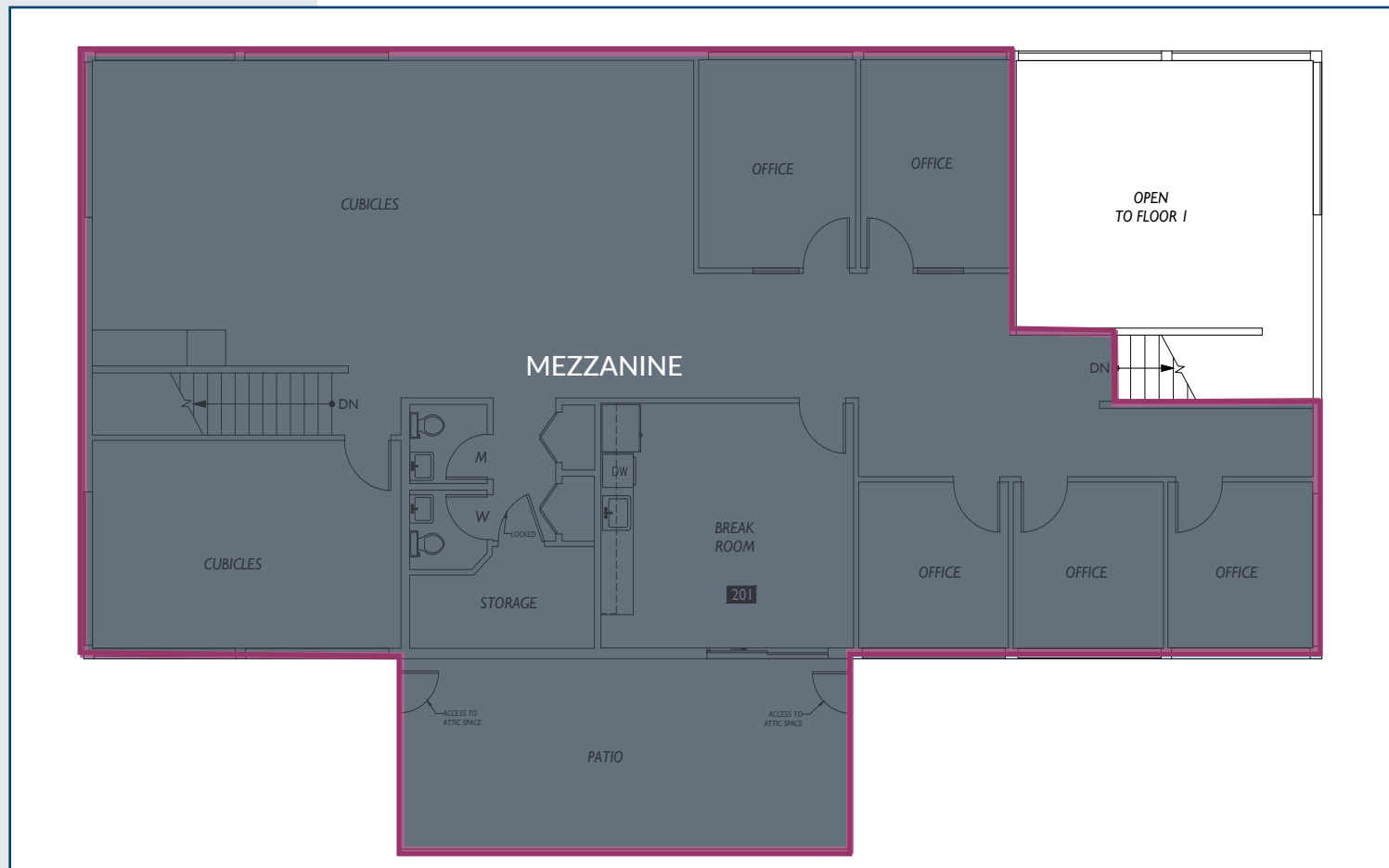
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COMING SOON!

22001 66TH AVENUE W.
BUILDING 1

OFFICE
MEZZANINE- 2,519 SF



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22002 64TH AVENUE W.
BUILDING 3
FIRST FLOOR

RETAIL
SUITE A- 1,237 SF

OFFICE
SUITE E- 534 SF

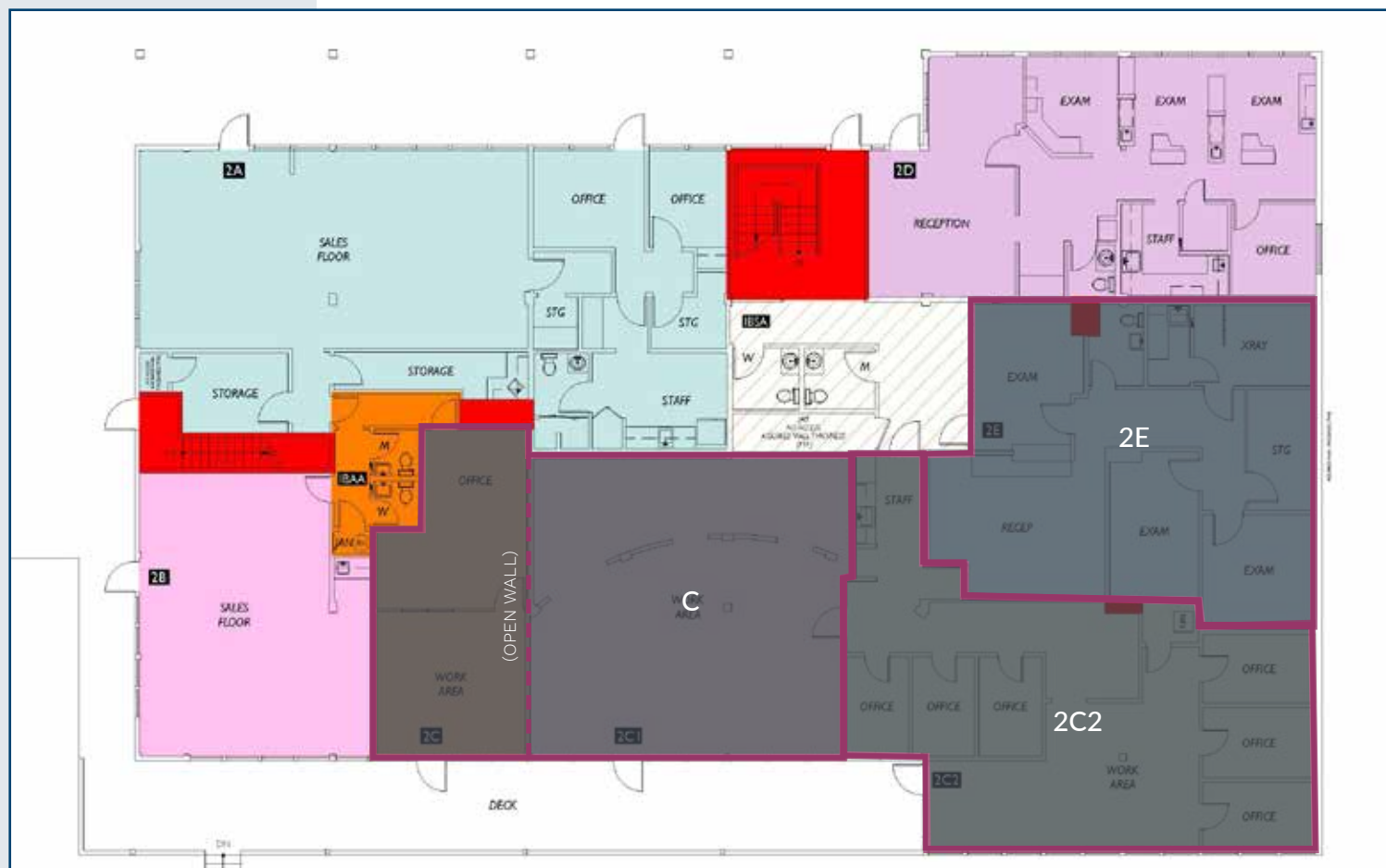


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22002 64TH AVENUE W.
BUILDING 3
SECOND FLOOR

OFFICE
SUITE C- 1,473 SF
SUITE 2E- 1,012 SF
SUITE 2C2- 2,475 SF



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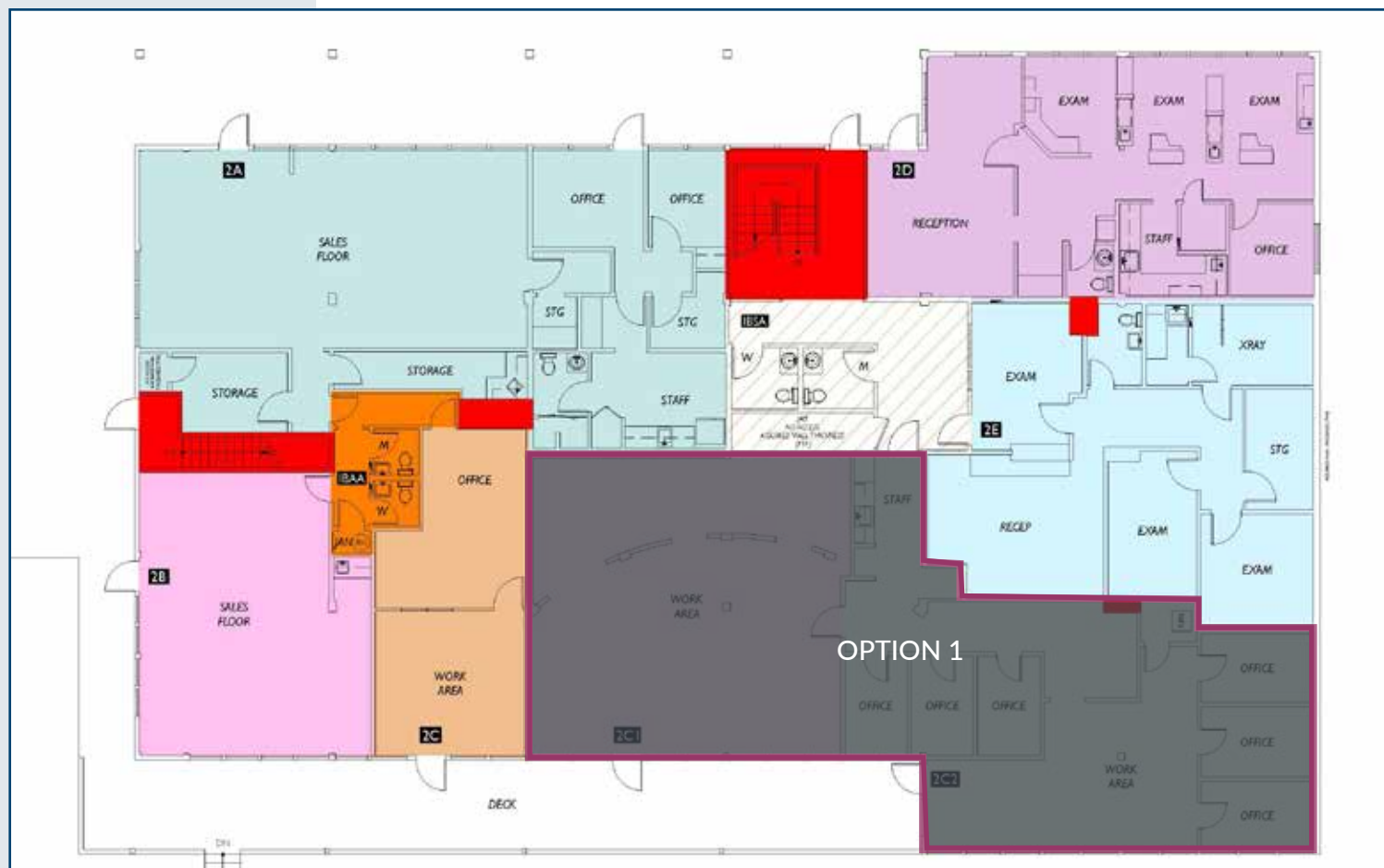
22002 64TH AVENUE W.

BUILDING 3

SECOND FLOOR

OFFICE

OPTION 1- 2,221 SF
(CURRENT CONFIGURATION)



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22002 64TH AVENUE W.
BUILDING 3
SECOND FLOOR

OFFICE
OPTION 2- 1,138 SF



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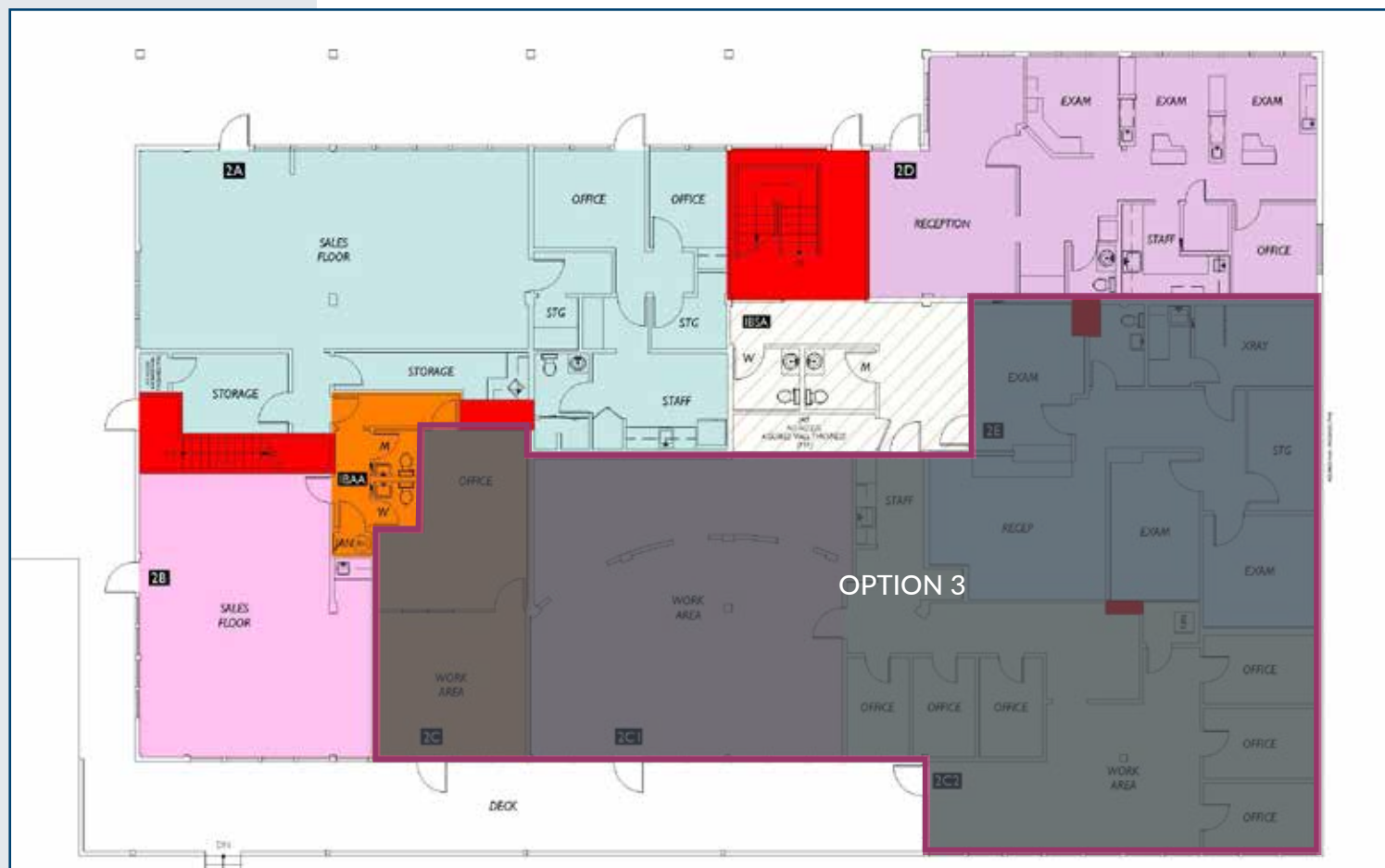
22002 64TH AVENUE W.

BUILDING 3

SECOND FLOOR

OFFICE

OPTION 3- 3,837 SF



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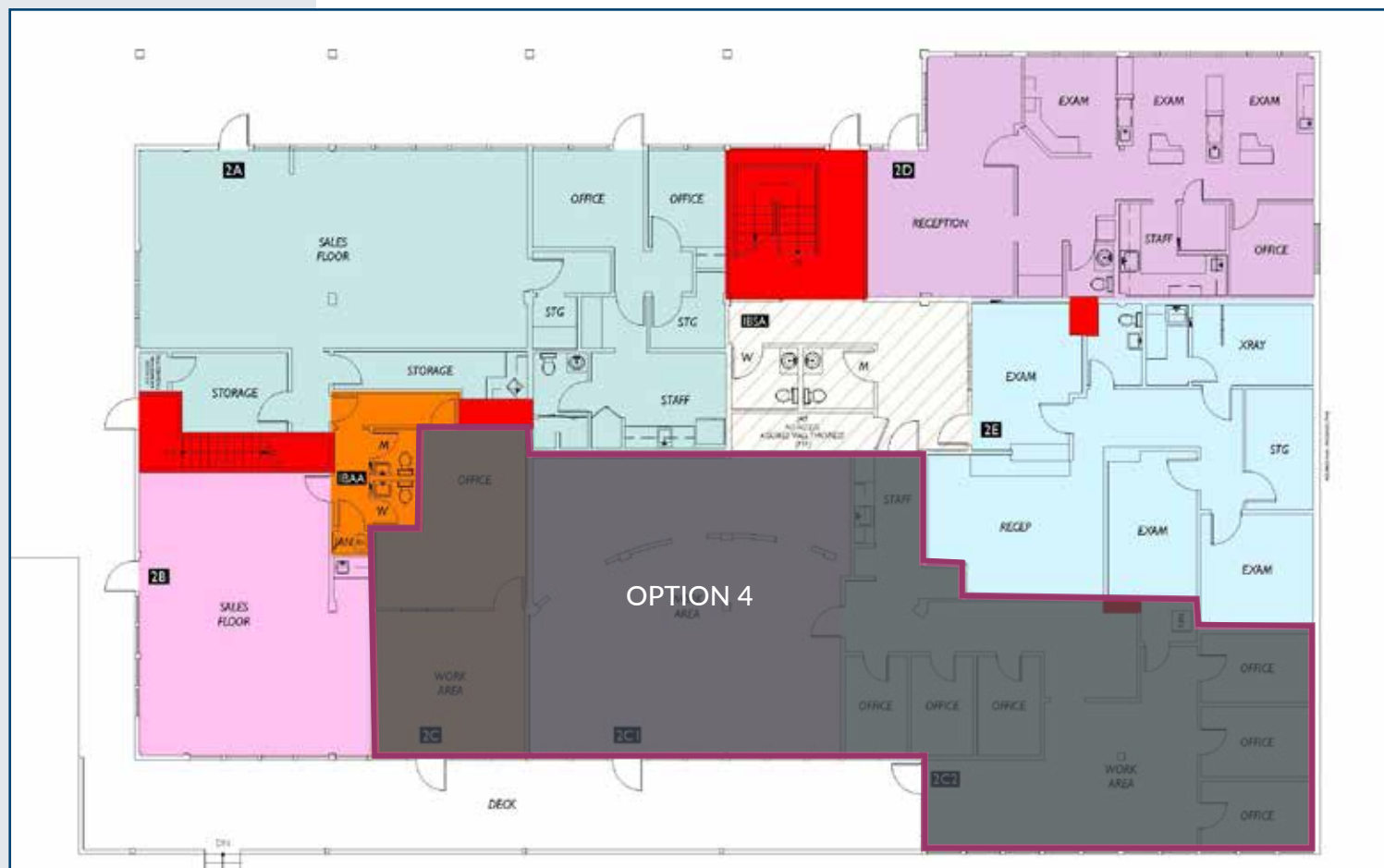
22002 64TH AVENUE W.

BUILDING 3

SECOND FLOOR

OFFICE

OPTION 4- 2,699 SF



Retail & Office Space for Lease

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22002 64TH AVENUE W.

BUILDING 3

SECOND FLOOR

OFFICE

OPTION 5- 1,473 SF



Retail & Office Space for Lease

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22002 64TH AVENUE W.

BUILDING 3

MEZZANINE

SUITE M4&M5- 975 SF

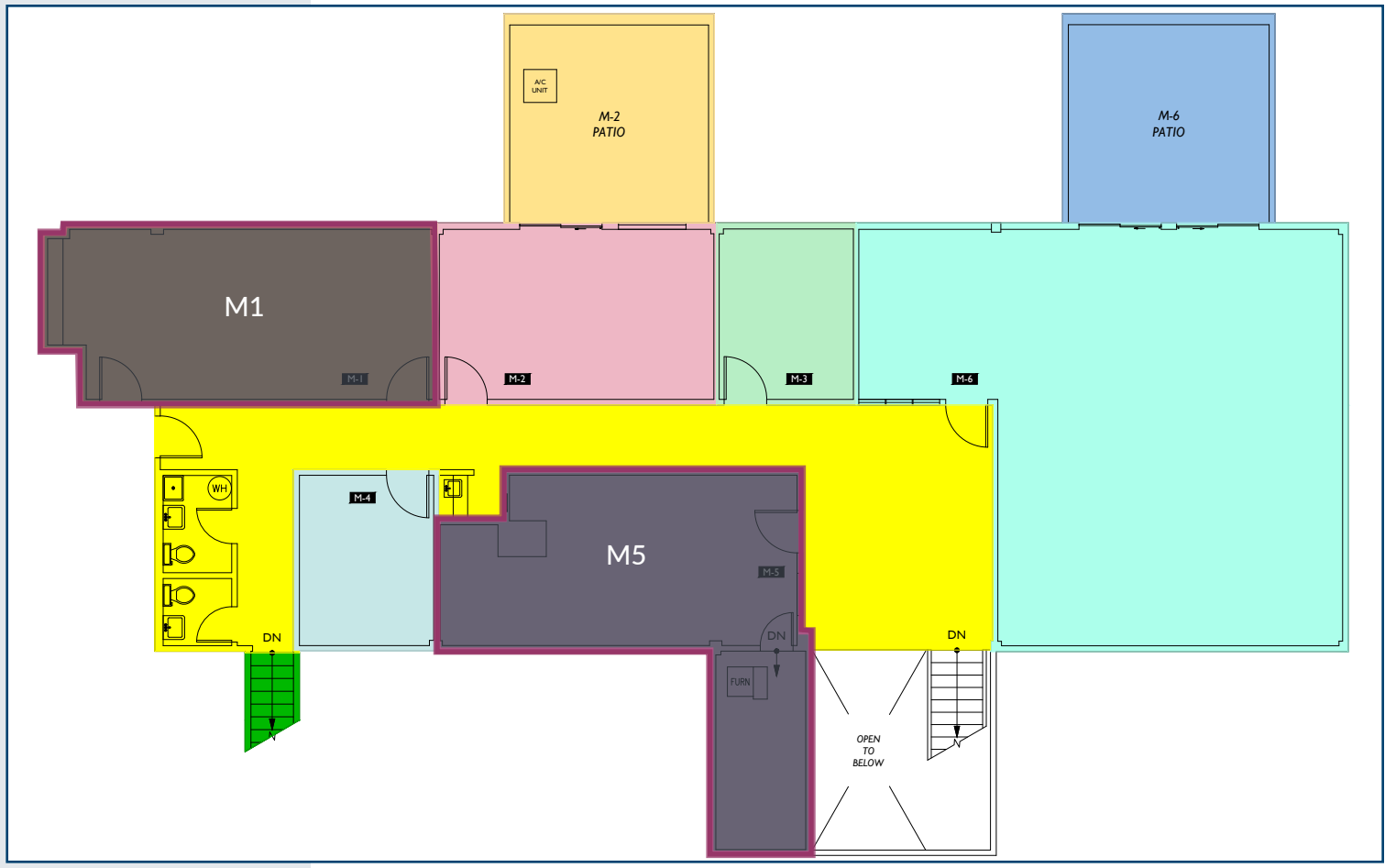


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22003 64TH AVENUE W.
BUILDING 4
MEZZANINE

SUITE M1- 353 SF
SUITE M5- 428 SF



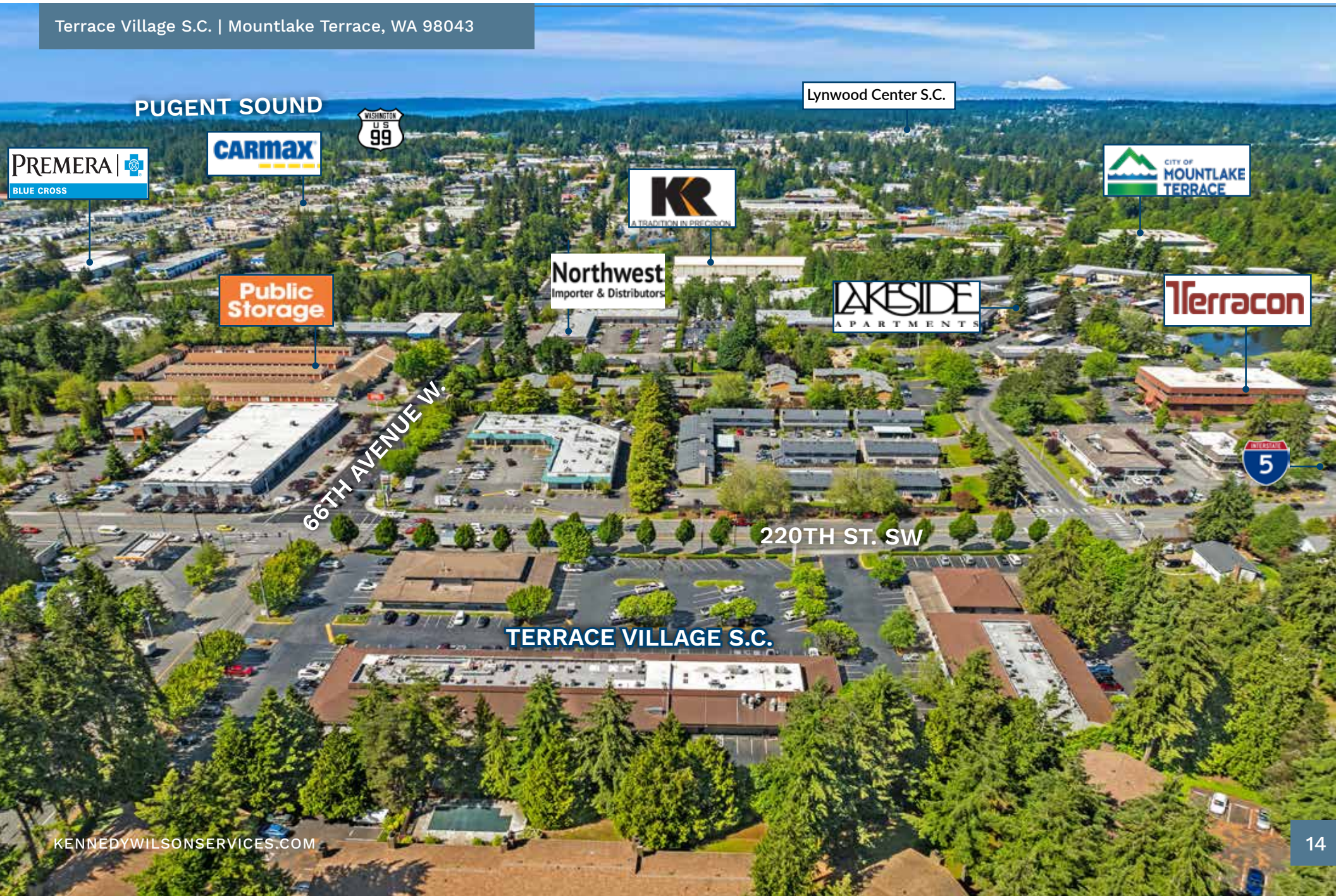
EXCELLENT LOCATION NEAR MAJOR FREEWAYS I-5 AND HIGHWAY 99

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PUGENT SOUND

Lynwood Center S.C.



66TH AVENUE W.

220TH ST. SW

TERRACE VILLAGE S.C.



TERRACE VILLAGE S.C.



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AREA DEMOGRAPHICS



	1 Mile	2 Mile	5 Miles
POPULATION			
2023 Estimated Population	16,249	69,771	304,111
2028 Projected Population	16,499	70,844	309,697
2010 Census Population	14,435	61,605	257,665
Projected Annual Growth 2023 to 2028	1.54%	1.54%	1.84%
Historical Annual Growth 2010 to 2023	12.5%	13.2%	18.0%
2023 Median Age	39.2	39.7	40.4
HOUSEHOLDS			
2023 Estimated Households	6,849	28,838	121,288
2028 Projected Households	6,939	29,242	123,371
2010 Census Households	6,163	25,666	103,476
Projected Annual Growth 2023 to 2028	1.31%	1.40%	1.72%
Historical Annual Growth 2010 to 2023	11.1%	12.3%	17.2%
RACE & ETHNICITY			
2023 Estimated White	67.3%	67.5%	67.7%
2023 Estimated Black or African American	8.14%	7.35%	5.89%
2023 Estimated Asian or Pacific Islander	15.7%	16.7%	19.0%
2023 Estimated American Indian or Native Alaskan	1.37%	1.34%	1.07%
2023 Estimated Other Races	6.37%	6.15%	5.68%
2023 Estimated Hispanic	17.6%	13.9%	9.81%
INCOME			
2023 Estimated Average Household Income	\$93,940	\$99,936	\$121,201
2023 Estimated Median Household Income	\$75,980	\$80,240	\$97,360
EDUCATION			
2023 Estimated High School Graduate	17.7%	17.5%	15.6%
2023 Estimated Some College	35.8%	34.3%	30.6%
2023 Estimated Associates Degree Only	6.61%	5.95%	6.22%
2023 Estimated Bachelors Degree Only	23.6%	23.9%	27.0%
2023 Estimated Graduate Degree	8.12%	10.6%	14.2%



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