

# RETAIL FOR LEASE ENSO

4001 198TH ST SW, LYNNWOOD, WA 98036

AVAILABLE  
Q2 2026



FOR MORE INFORMATION PLEASE CONTACT:

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 GIBRALTAR  
INVESTMENT PROPERTY SOLUTIONS

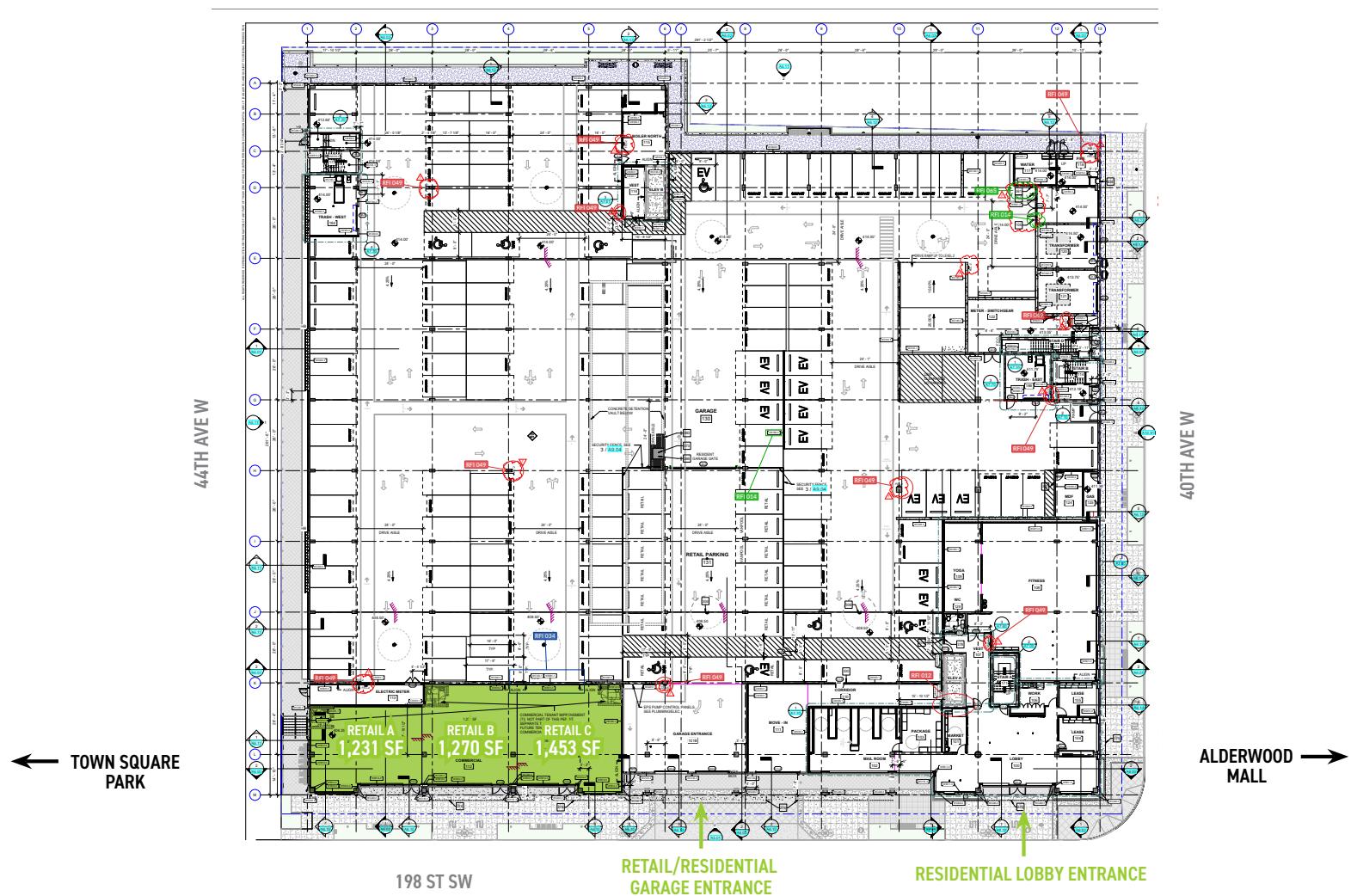
## HIGHLIGHTS

- New mixed use development in the heart of the future Lynnwood downtown, referred to as Town Square
- One block from Lynnwood Convention/Event Center: 200+ events annually, over 50,000 attendees
- 12 parking stalls
- Located at the NW corner of 19th St. SW and 40th Ave W
- City of Lynnwood planned Town Square Park adjacent to the site (now Goodwill)
- Excellent access to freeway - one block west
- Minutes from Alderwood Mall and Lynnwood TOD
- Ideal for cafe, coffee, service retail, health/beauty, apparel, specialty
- Surrounding business include: Cut + Flow (yoga), Tokuni Restaurant, Hechalou Tea, Kona Kitchen, Ezell's Chicken and more!



CONCEPTUAL LYNNWOOD TOWN SQUARE PARK PLANS

|          | SIZE     | RATE | NNN    | CEILING HEIGHT |
|----------|----------|------|--------|----------------|
| Retail A | 1,231 SF | \$40 | \$5.16 | 15'            |
| Retail B | 1,270 SF | \$40 | \$5.16 | 15'            |
| Retail C | 1,453 SF | \$40 | \$5.16 | 15'            |





## LYNNWOOD

### DEMOGRAPHICS

|                         |          |
|-------------------------|----------|
| TOTAL POPULATION        | 139,879  |
| TOTAL DAYTIME EMPLOYEES | 44,355   |
| AVERAGE HH INCOME       | \$93,669 |

\* 2024 DEMOGRAPHICS BASED ON A 3-MILE RADIUS

78

WALK  
SCORE

NEWLY OPENED TOD SITE ADDING FOUR  
NEW STATIONS: SHORELINE NORTH,  
SHORELINE SOUTH, MOUNTLAKE  
TERRACE, AND LYNNWOOD CITY CENTER



## CITY CENTER DEVELOPMENT AREA



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