

# RETAIL FOR LEASE

# ENSO

4001 198TH ST SW, LYNNWOOD, WA 98036

AVAILABLE  
Q2 2026



FOR MORE INFORMATION PLEASE CONTACT:

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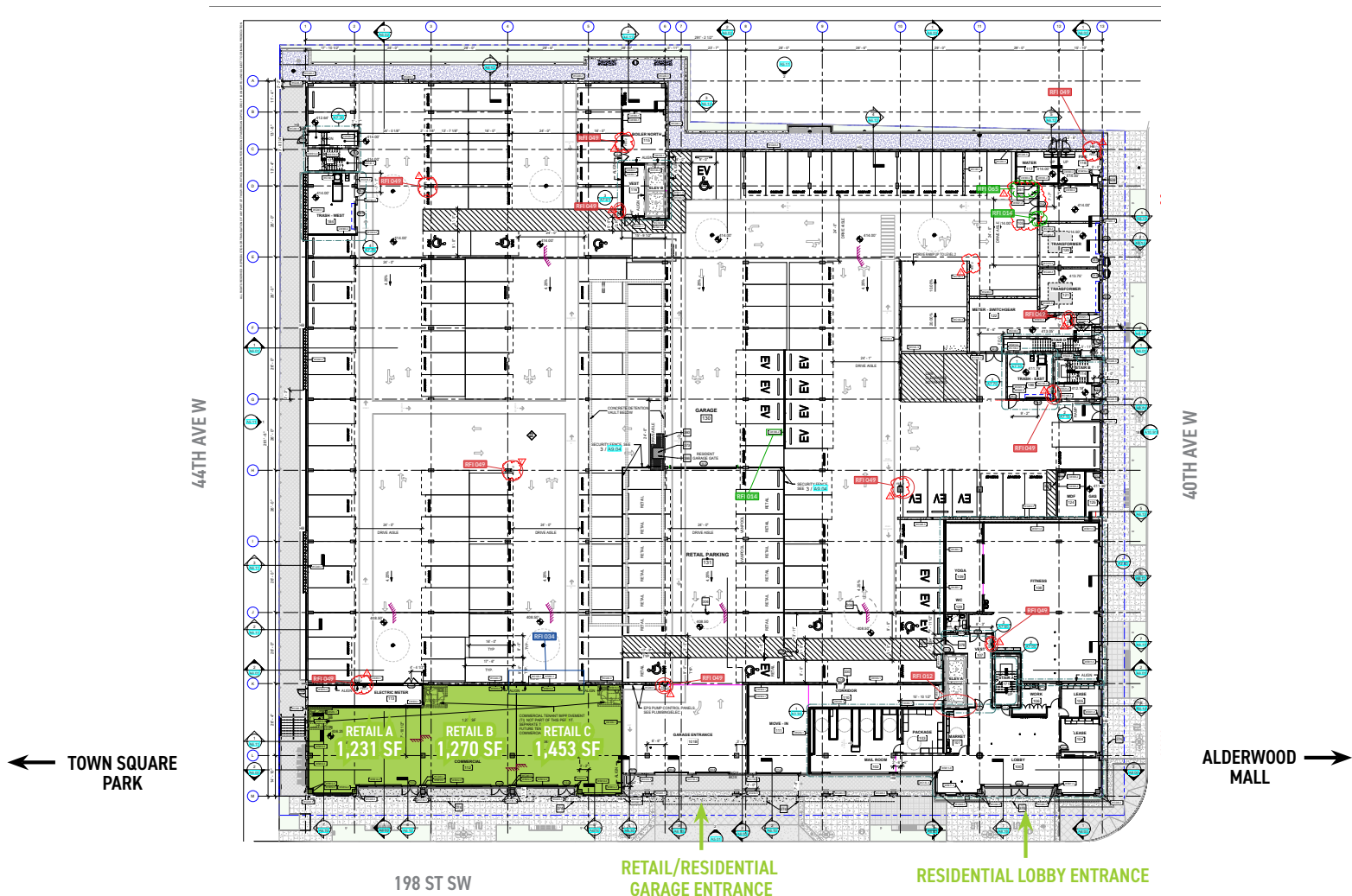
## HIGHLIGHTS

- 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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