



FOR LEASE

19725 40th Avenue W
Lynnwood, WA 98036



PARKLAND PLAZA

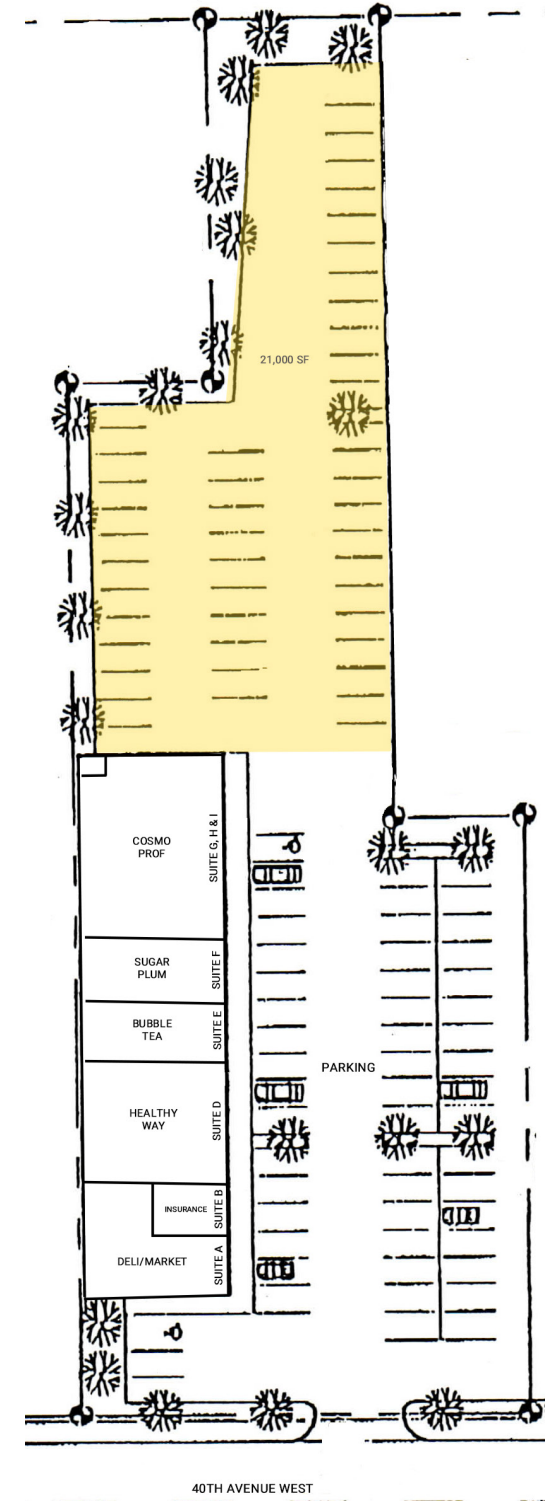
Kyle Nordby

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

19725 40TH AVENUE W:

21,000 SF FENCED SPACE | \$2,600/MONTH

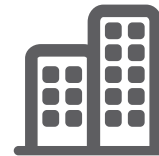
- Pylon Sign
- Adjacent to Hilton Garden Inn with 155 Rooms and Shadow Anchored by Dania Furniture.
- Adjacent to the City Center Lynnwood Apartment Building – 365 Units



Population



Average HH Income



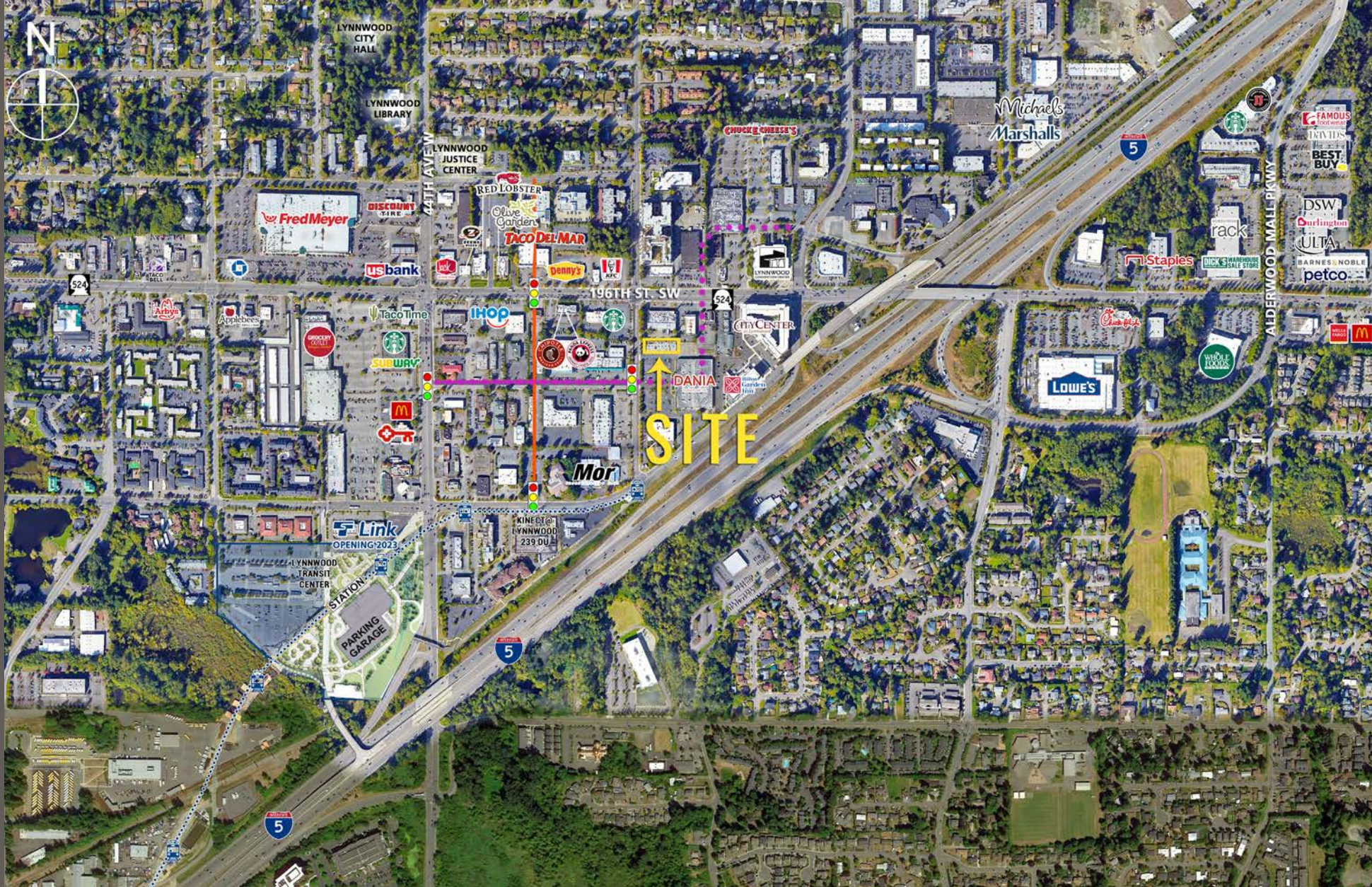
Daytime Population

Regis - 2024

	Population	Average HH Income	Daytime Population
Mile 1	15,319	\$94,926	12,814
Mile 3	149,139	\$137,130	45,982
Mile 5	353,866	\$154,668	102,874

PROPERTY AERIAL





Located in the Commercial Core of Snohomish County



0.5 Miles from Lynnwood Transit Center



Minutes from I-5, SR 524, & Hwy 99



357,893 Households in Trade Area

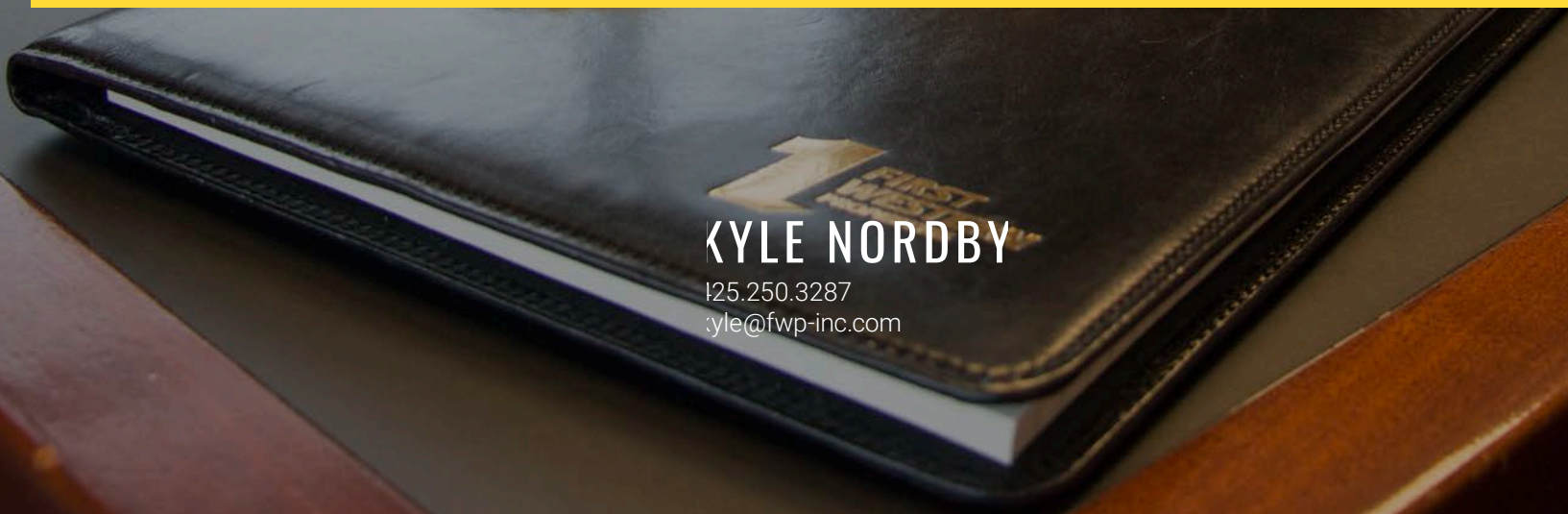


LYNNWOOD, WA is the 4th largest city in Snohomish County by population and is the Commercial Center. There are more than 2,500 businesses and the daytime population swells to over 150,000 with workers, shoppers and students. Retail sales are the mainstay of Lynnwood's economy, however recent growth in the fields of bio-science, information technology and professional service businesses have emerged to create a diversified economic base.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.



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