

FOR LEASE



*A unique opportunity
adjacent to the
Alderwood Mall*

ALDERWOOD BANK BRANCH/OFFICE

18801 Alderwood Mall Pkwy, Lynnwood, WA

Lease Rate: \$38/SF/NNN

Bldg Size: 5,417 SF

Land Size: 37,897 SF (0.87 AC)

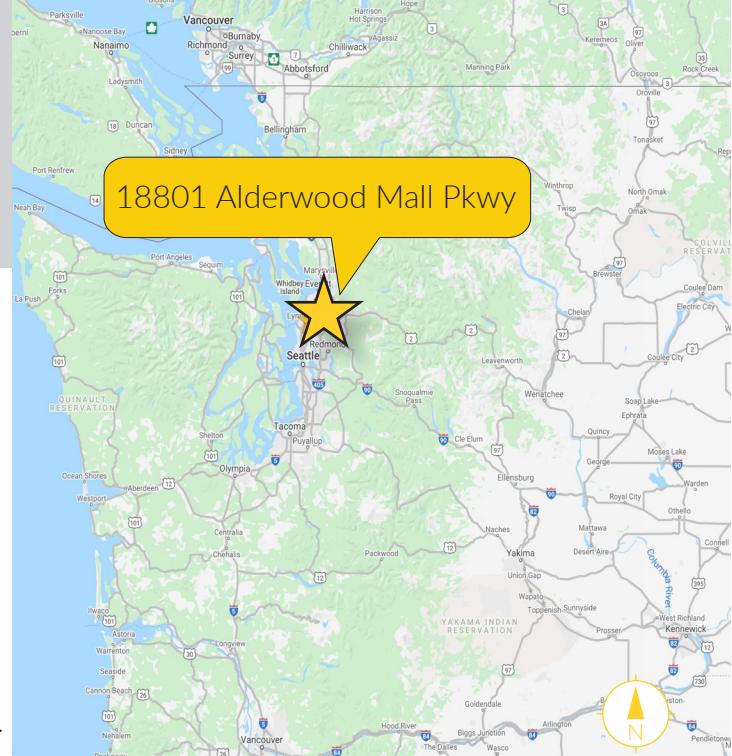
Year Built: 1979

Parcel: 00372800401302

- The property contains +/-37,897 SF or .87 Acres. It is improved with a 5,410 square foot wood frame financial institution offering 3 lanes of autobank.
- The "Subject Property" has been a bank and credit union since it was constructed in 1979.
- The Site is located on Alderwood Mall Pkwy across and to the southeast of the 1.5 million square foot Alderwood Mall.
- Potential uses include financial, office and retail.
- The mall is anchored by JCPenney, Macy's and Nordstrom.
- Other major retailers in the immediate vicinity include Target and Kohls.
- The Property will be available for lease on February 1, 2022.

Steve McIntosh | 509.755.7546 or sjm@kiemlehagood.com

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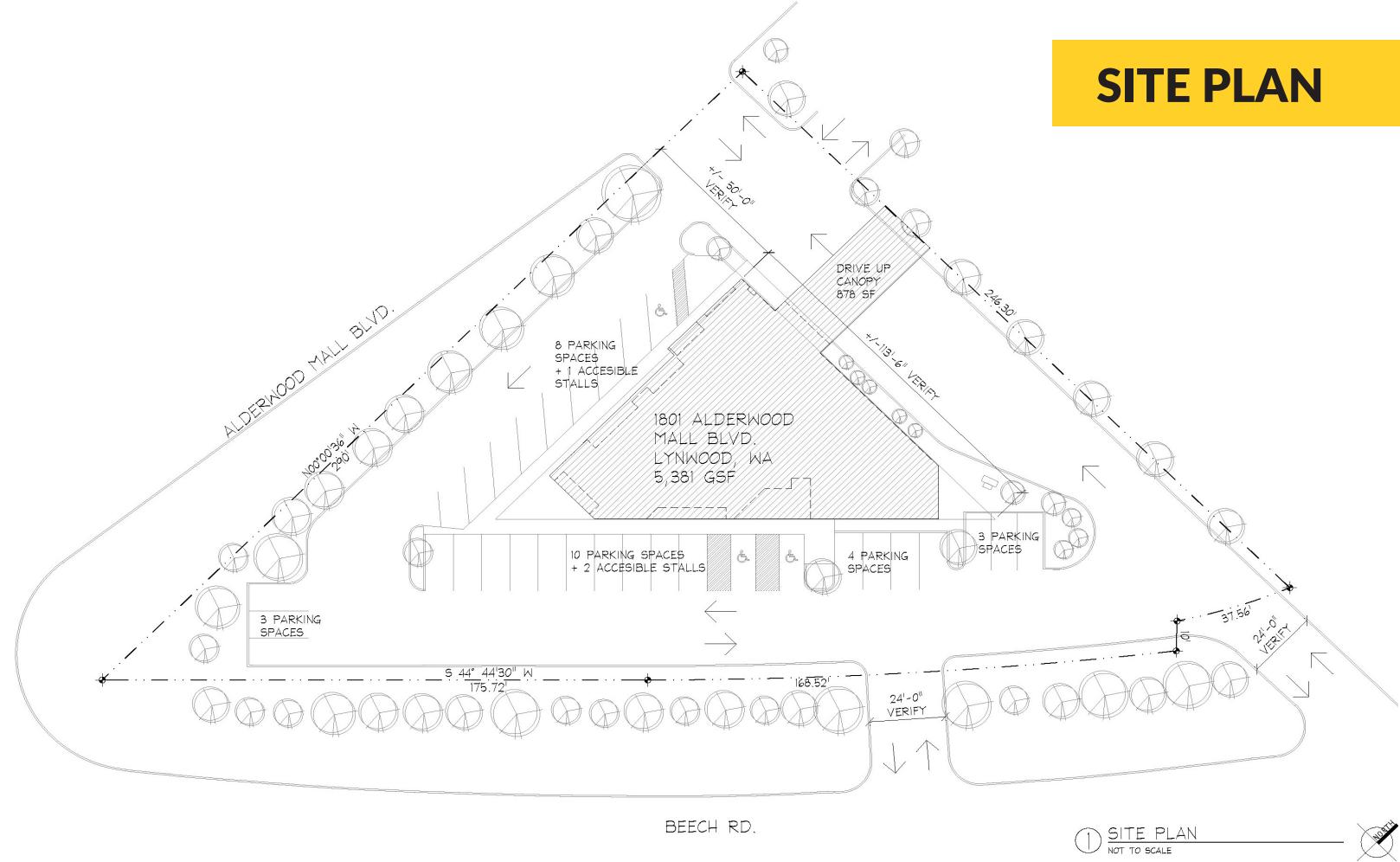


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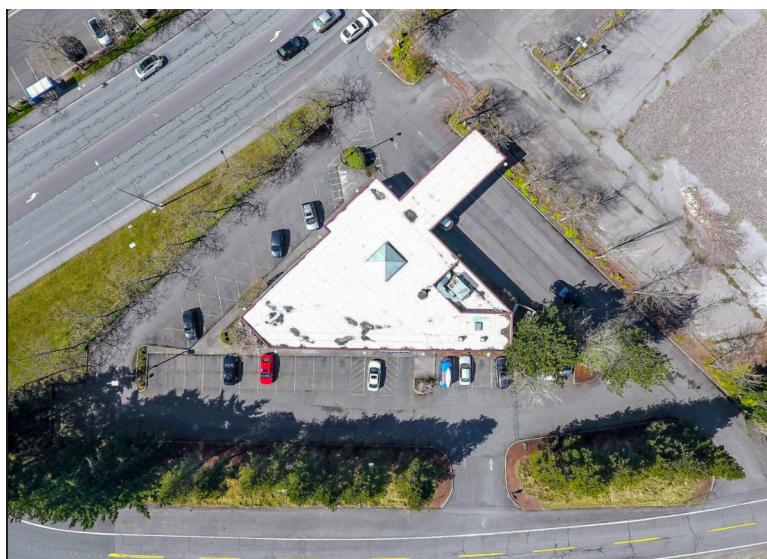
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SITE PLAN



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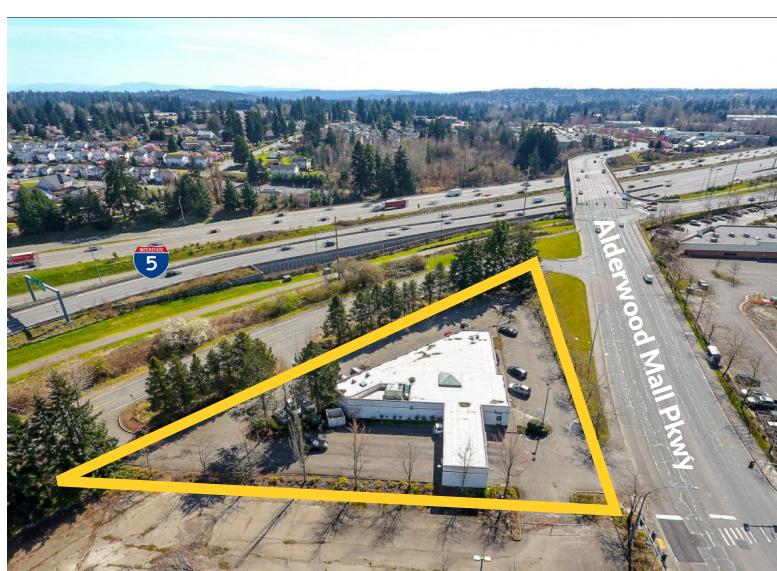


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Demographics

	1mi	3mi	5mi	10mi
Est Pop 2020	12,080	149,564	357,811	820,603
Projected Pop 2025	12,698	157,755	377,559	870,294
% Pop Change (20-25)	1.0%	1.1%	1.1%	1.2%
Est Daytime Pop	14,612	87,201	209,819	524,556
2020 Average HHI	\$97,300	\$108,513	\$19,751	\$125,076
2020 Median HHI	\$85,869	\$90,748	\$100,973	\$103,231



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