

FOR LEASE

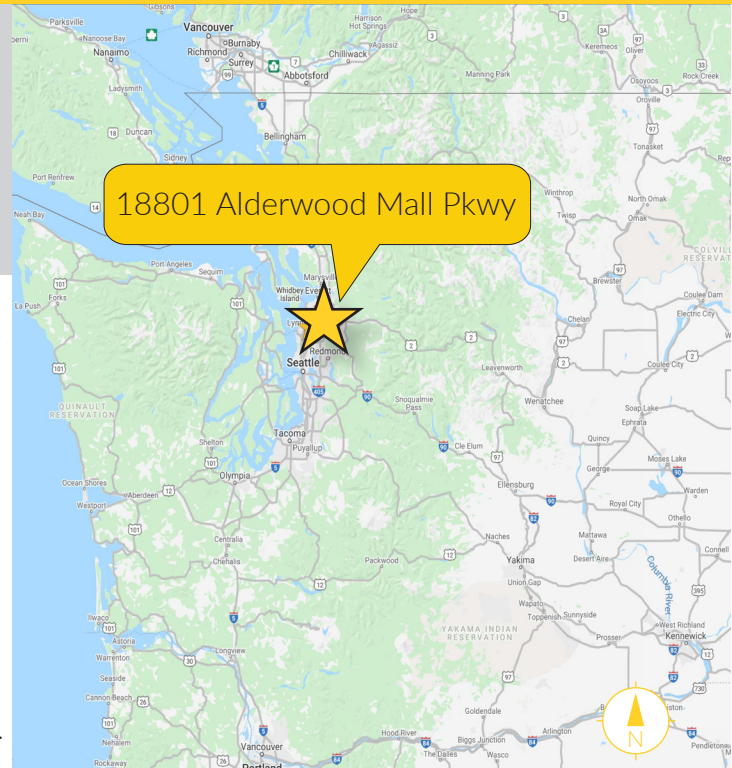


*A unique opportunity
adjacent to the
Alderwood Mall*

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

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

509.838.6541
601 W. Main Avenue, Suite 400
Spokane, WA 99201
KIEMLEHAGOOD.COM



**KIEMLE
HAGOOD**



ALDERWOOD BANK BRANCH/OFFICE | 18801 Alderwood Mall Pkwy, Lynnwood, WA

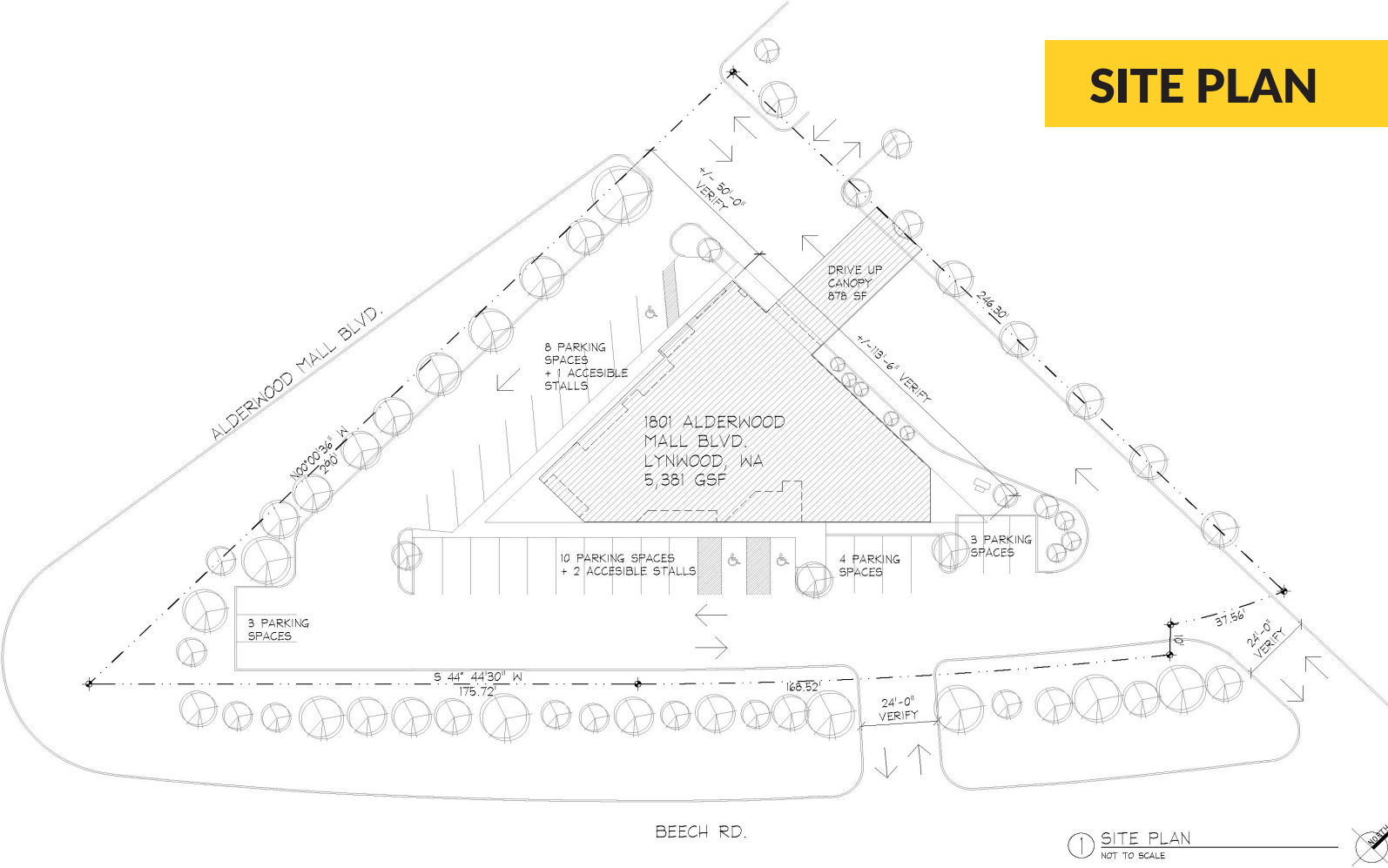


Steve McIntosh | 509.755.7546 or sjm@kiemlehangood.com

**KIEMLE
HAGOOD**

Kiemle Hagood respects the intellectual property of others:
If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.

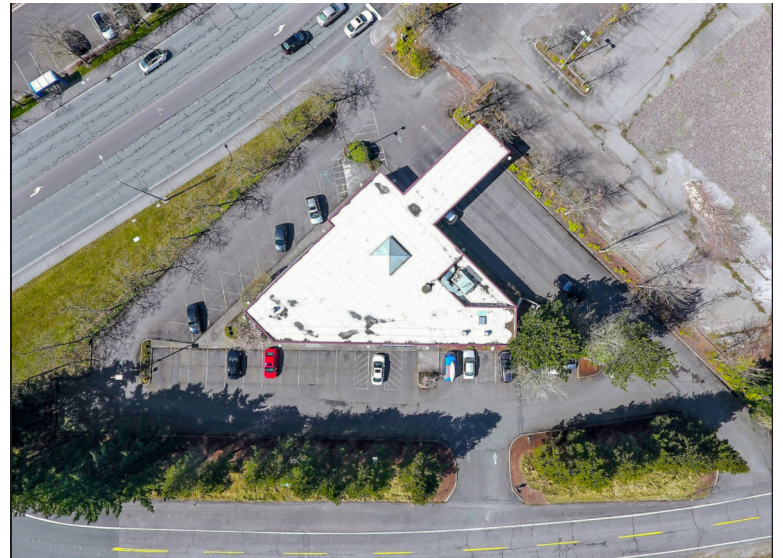
SITE PLAN



ALDERWOOD BANK BRANCH/OFFICE | 18801 Alderwood Mall Pkwy, Lynnwood, WA

FLOOR PLAN



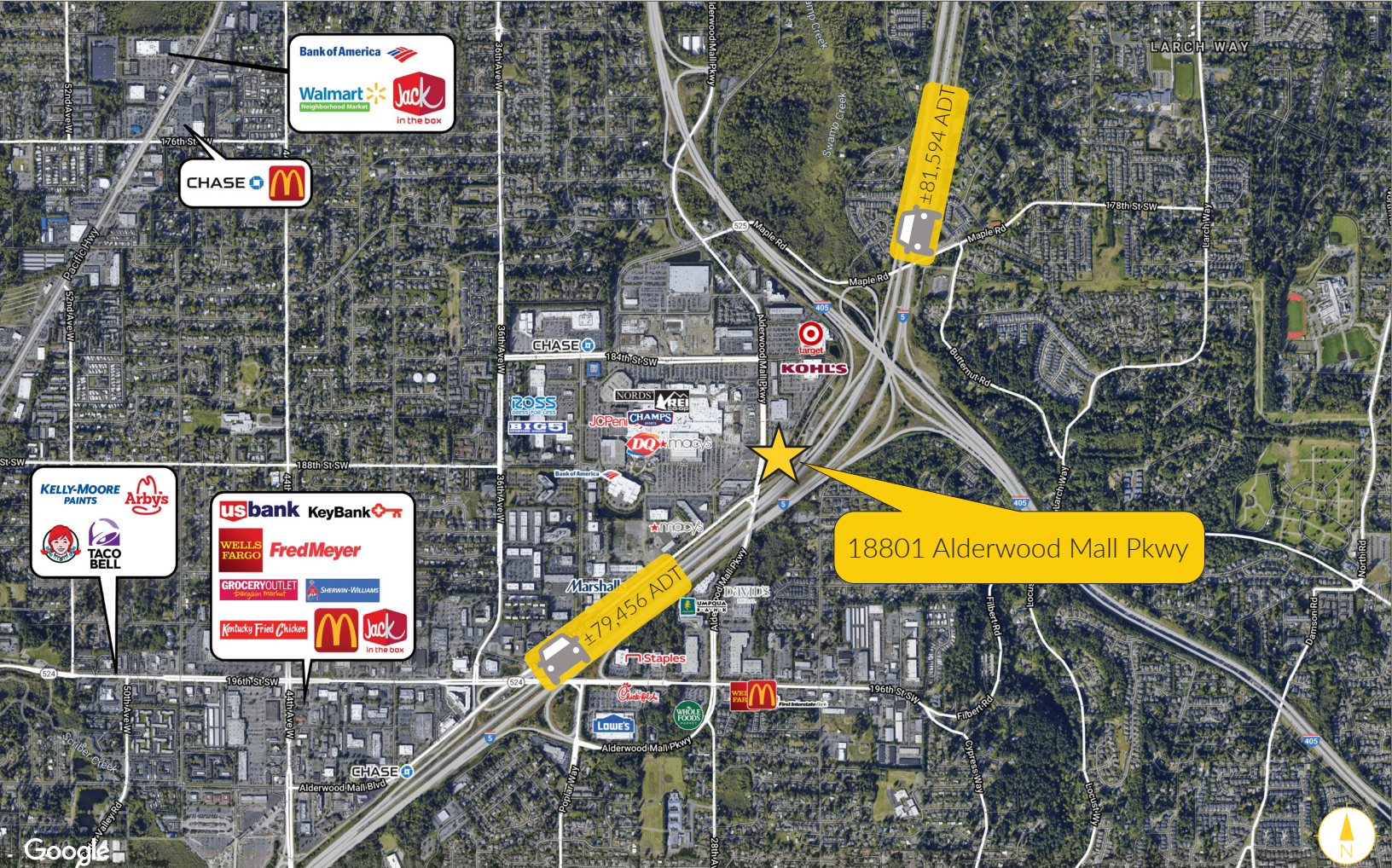


ALDERWOOD BANK BRANCH/OFFICE | 18801 Alderwood Mall Pkwy, Lynnwood, WA

Steve McIntosh | 509.755.7546 or sjm@kiemlehagood.com



Kiemle Hagood respects the intellectual property of others:
If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.



ALDERWOOD BANK BRANCH/OFFICE | 18801 Alderwood Mall Pkwy, Lynnwood, WA

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



Steve McIntosh | 509.755.7546 or sjm@kiemlehagood.com

Kiemle Hagood respects the intellectual property of others:
If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.

**KIEMLE
HAGOOD**