

# SALE

## SHOPPING CENTER IN LYNNWOOD

6812-6820 196th St SW Lynnwood, WA 98122



### OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$2,295,000</b>
NNN Expenses:	\$6.75 SF/yr
Building SF:	8,400 SF
Lot Size:	0.6 Acres
Zoning:	CDM (Up to 50' height)
Parcel Number:	27042000200800
Date Available:	November 1, 2025

### FINANCIAL SUMMARY

Gross Annual Income:	\$222,000
Expenses:	(\$56,701)
Net Annual Income:	\$165,299
Cap Rate:	7.2%

### PROPERTY OVERVIEW

Rare opportunity to own this three-tenant shopping center. This property has excellent visibility and high traffic volume along the major arterial route from Lynnwood to Edmonds. The building has a timeless design, with 13' ceilings, open interiors, and attractive finishes. Solid, successful tenants each have their own prominent pylon sign making it a turnkey investment or an ideal opportunity for an owner-user. Collect rent, or redevelop to 50' high.

### PROPERTY HIGHLIGHTS

- Large dedicated pylon signs for each tenant and prominent building signage
- Easy access with left in on 196th
- Traffic counts: 20,260 VPD | 25 parking stalls (3/1,000 SF)
- Tenants include successful Korean restaurant, long term flooring tenant
- Exceptional value-add opportunity for cash only investors, developers, or owner-users
- Seller Financing available up to \$1 Million
- Call broker: Phase 2 report available plus bids for environmental clean-up



**COLDWELL BANKER  
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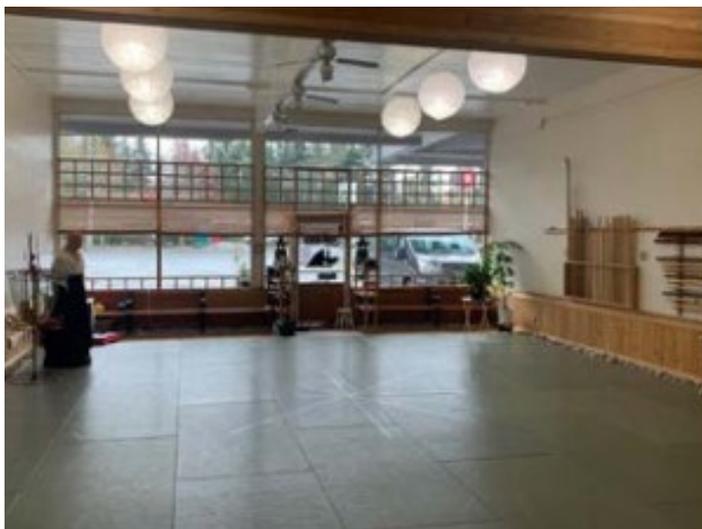
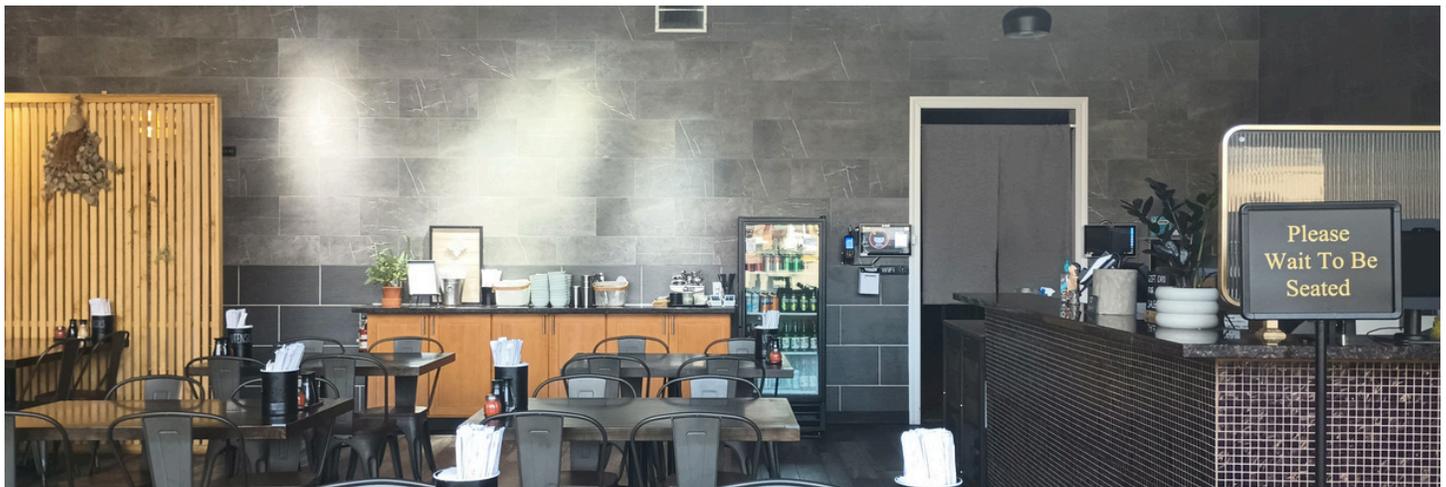
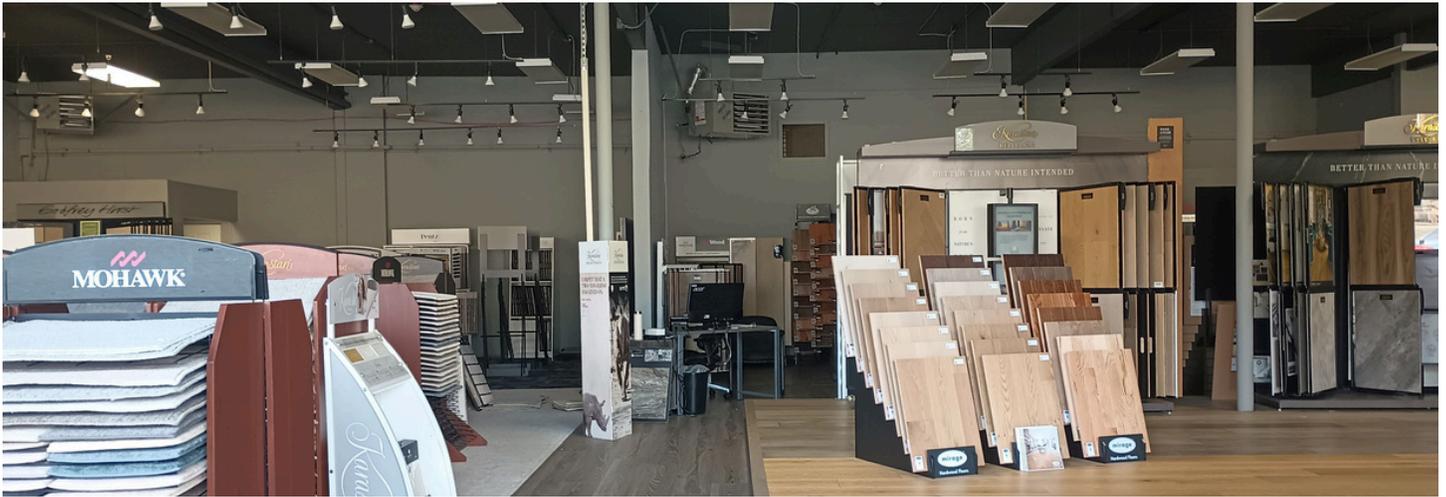
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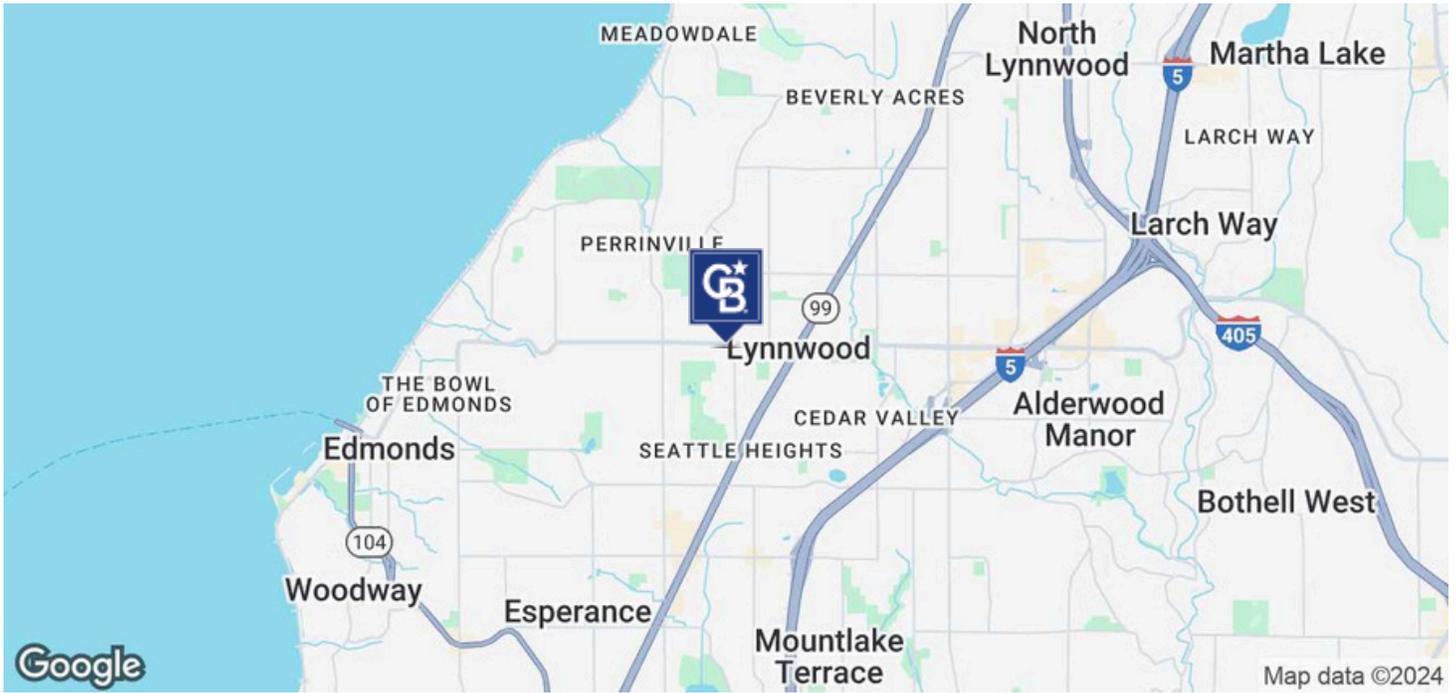
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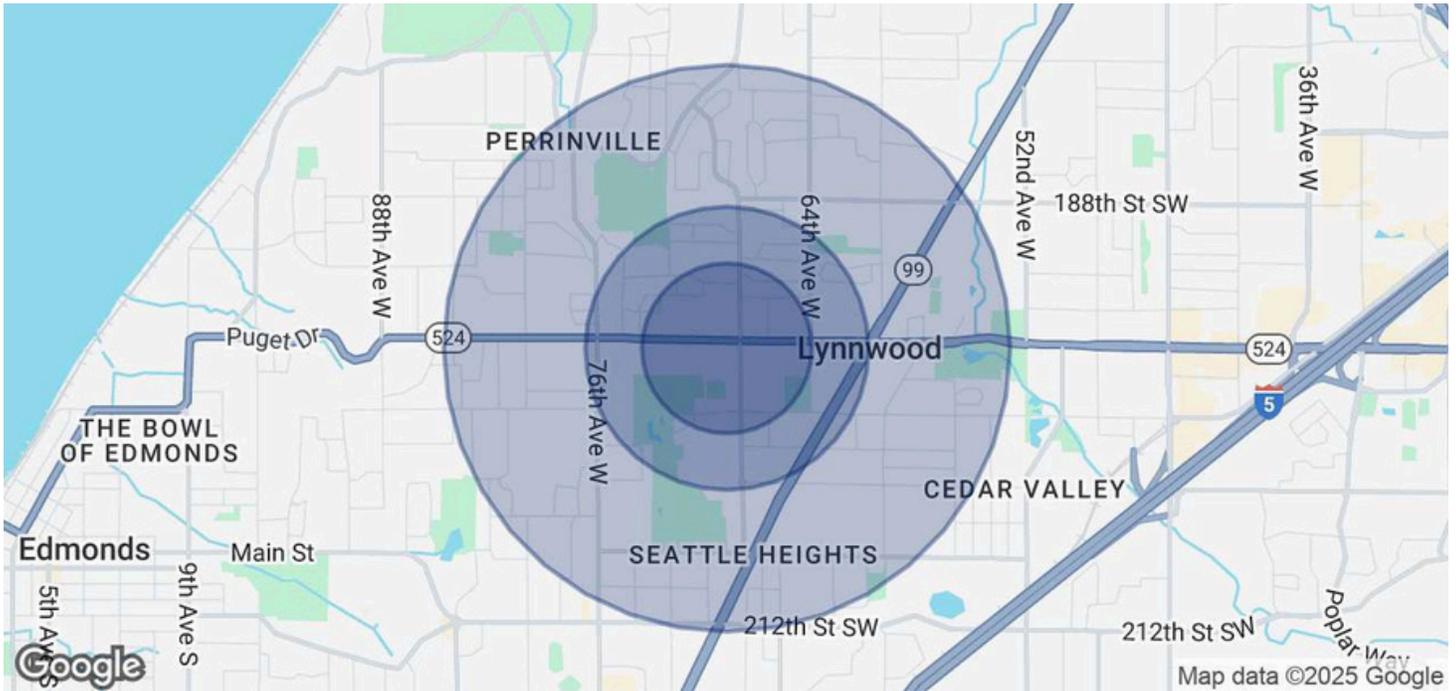
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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,166	4,145	18,541
Average Age	42	43	42
Average Age (Male)	40	41	40
Average Age (Female)	44	45	43

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	880	1,694	7,752
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$107,827	\$110,838	\$117,191
Average House Value	\$820,558	\$812,361	\$748,599

Demographics data derived from AlphaMap



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