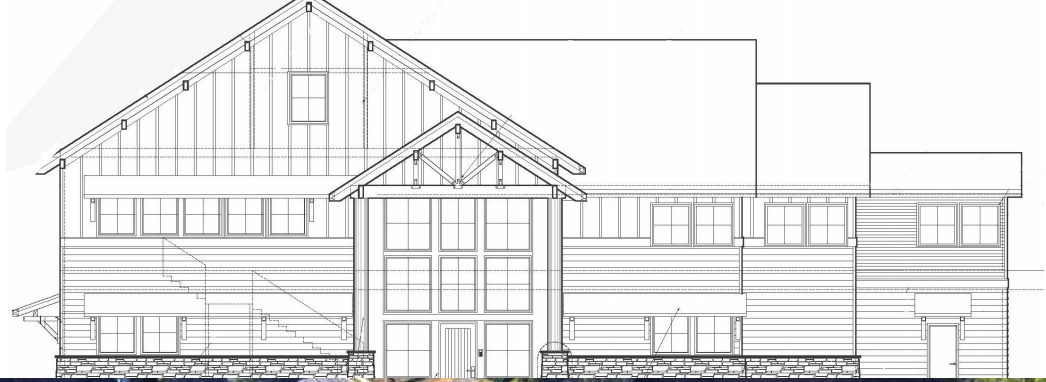


**FOR SALE**

# Lynnwood Vacant Land

**Permit Ready and Approved  
for an 11,040 sq.ft. Building**

**20032 Cedar Valley Road Lynnwood, WA 98036**



**COLDWELL  
BANKER**  
BAIN  
COMMERCIAL





## DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Projection	22,507	142,934	320,662
2019 Estimate	20,853	131,738	295,844
2010 Census	18,891	114,993	255,957
Growth 2019 - 2024	7.93%	8.50%	8.39%
Growth 2010 - 2019	10.39%	14.56%	15.58%
Households	1 Mile	3 Mile	5 Mile
2024 Projection	9,039	55,973	125,724
2019 Estimate	8,390	51,716	116,148
2010 Census	7,660	45,728	101,058
Growth 2019 - 2024	7.74%	8.23%	8.24%
Growth 2010 - 2019	9.53%	13.09%	14.93%
Owner Occupied	3,771	31,797	76,438
Renter Occupied	4,619	19,919	39,709
2019 Population	1 Mile	3 Mile	5 Mile
White	13,918	91,578	210,317
Black or African American	1,686	7,709	14,167
American Indian or Native American	356	1,505	2,953
Asian	3,679	22,731	51,535
Hawaiian & Pacific Island	178	1,176	1,922
Other	1,037	7,040	14,949
US Armed Forces	33	232	394

Income	1 Mile	3 Mile	5 Mile
Households by Household Income			
< \$25,000	2,132	6,854	13,344
\$25,000 - \$50,000	1,826	9,858	19,298
\$50,000 - \$75,000	1,538	9,304	19,548
\$75,000 - \$100,000	800	7,543	17,449
\$100,000 - \$125,000	891	5,862	14,262
\$125,000 - \$150,000	371	3,222	8,991
\$150,000 - \$200,000	396	4,763	12,133
> \$200,000	435	4,311	11,122
2019 Avg Household Income	\$74,294	\$96,702	\$104,248
2019 Med Household Income	\$53,935	\$74,608	\$83,429

**CITY OF LYNNWOOD PERMITTED USES  
NC ZONE (NEIGHBORHOOD COMMERCIAL)**

<b>Automotive Uses</b>	<b>NC</b>	<b>PCD</b>	<b>CG</b>
Auto Parts, Accessory, and Supplies Stores	P	P*	P
Auto Glass Stores	-	P	P
Automobile Repair, including body and fender and mechanical repair, excluding outdoor storage, display or sales	-	-	P
Automobiles, rental or sale	-	P**	P
Electric Vehicle Charging Station, Level 1, Level 2 and Level 3	C	P	P
Battery Exchange Station (Electric Vehicle), Principal Use	C	C	C
Car Wash	-	-	P
Mobile or Manufactured Homes, open lots for sale or rental of	-	-	P
Park and Pool Lots*	C	-	C
Parking Garages and accessory refueling and servicing	-	P	P
Public and Private Parking Lots for Passenger Cars	-	P	P
Service Stations, full, self, or gas*	C***	-	C
Tire Store; provided, that in the PCD zone, such activities be conducted indoors without outdoor storage, overnight parking, excessive noise or other adverse environmental impacts	-	P	P
Oil Lubrication, Brake, Muffler Service and Tune-Up	-	P	P
<b>Business Service Uses</b>	<b>NC</b>	<b>PCD</b>	<b>CG</b>
Business Services, not including furniture or equipment sales	P	P	P
Business and Professional Services not mentioned elsewhere in this section	-	P	P
<b>Eating and Entertainment Uses</b>	<b>NC</b>	<b>PCD</b>	<b>CG</b>
Restaurants and Cafeterias providing on-premises service to seated patrons*	P	P	P-X
Restaurants, drive-in car service*	-	-	P-X
Restaurants, drive-through car service	-	P*	P
Taverns, Bars, and Cabarets	-	P	P
<b>Institutional Uses</b>	<b>NC</b>	<b>PCD</b>	<b>CG</b>
Adult Day Care Centers	P	P	P-X
Child Day Care	P	P	P-X
Churches	P	P	P-X
Assisted Living, Congregate Care and Senior Housing*	P	P	P
Libraries, Museums, Art Galleries and similar institutions	P	P	P-X
Municipal Services	P	P	P
Higher Education: Universities; Colleges; Technical, Business, Trade and Vocational Schools, excluding automotive and mechanical schools	P	P	P
Primary and Specialty Education: Preschools, Elementary, Secondary, Dance, Music, Art and similar schools	P	P	P-X
<b>Medical Uses</b>	<b>NC</b>	<b>PCD</b>	<b>CG</b>
Medical, Dental, Optical and Chiropractic Clinics	P	P	P
Veterinary Clinics*	P*	P	P-X
<b>Office Uses</b>	<b>NC</b>	<b>PCD</b>	<b>CG</b>
Business or Professional Office, including offices of a clerical or administrative nature	P	P	P
Office as a Home Occupation	C	-	C
<b>Personal Service Uses</b>	<b>NC</b>	<b>PCD</b>	<b>CG</b>
Banks and other financial institutions	P	P	P
Personal Service Shops	P*	P	P
Dressmaker and Tailoring Shops	P	P	P
Dry Cleaning and Laundry Plants	-	P	P
Dry Cleaning and Laundry, Self-Service	P	P	P
Dry Cleaning and Laundry Pick-Up Station for work to be done elsewhere	P	P	P
Locksmith	P	P	P
Pet Grooming	P	P	P-X
<b>Recreational Activities</b>	<b>NC</b>	<b>PCD</b>	<b>CG</b>
Amusement Centers located 300 feet or more from a single-family or multiple-family zone*	-	P	P
Amusement Centers located less than 300 feet from a single-family or multiple-family zone*	-	C	C
Indoor Amusement Enterprises, including skating rinks, bowling alleys and pool halls	-	P	P-X
Handball Courts, Racquet Clubs, and Indoor and Outdoor Tennis Courts	-	-	P
Health Clubs	-	P	P
Outdoor Ancillary Playground and related equipment	-	-	C
Outdoor Commercial Recreation and Entertainment, including stadiums, race tracks, outdoor theaters, swimming pools, golf courses	-	-	P
<b>Residential Uses</b>	<b>NC</b>	<b>PCD</b>	<b>CG</b>
Adult Family Homes	P	P	P
Multiple-Family Housing Units*	C*	P	-
Multiple-Family Housing Units (on parcels designated as Highway 99 Corridor on the Future Land Use Map)*	-	-	P
Hotels and Motels	-	P	P-X
Respite Care	P	P	P

\* One-acre minimum lot size, subject to standards and procedures established in Chapter 21.43 LMC for the Multiple Residential Medium-Density Zone (BMM) with the exception that maximum building height is three stories or 45 feet, whichever is less. Also subject to additional screening or privacy measures as determined by the hearing examiner during the conditional use permit process, including but not limited to: distance, architectural design, significant tree cover, significant elevation changes, fencing, reduction or elimination of lighting immediately adjacent to single-family uses, and prohibitions on activities immediately adjacent to single-family uses that will create noise, odor or other impacts (i.e., garbage collection areas, recreation areas, parking lots). See Figure 21.46.1

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