

OFFERING MEMORANDUM



21021 66th Ave W
Lynnwood, WA 98036



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LYNNWOOD, WA 98036

EXCLUSIVELY PRESENTED BY:



RYAN HOFF

Mobile: 2069192594
rhoff@windermere.com



RICK LANDRETH

Direct: 206-914-0184
rlandreth@windermere.com



**Windermere Real Estate/GH
LLC**

210 5th Ave S. Suite 102
Edmonds, WA 98020
Office: 425-672-1118



PROPERTY SUMMARY

Offering Price \$9,000,000.00

Building SqFt 34,959 SqFt

Year Built 1992

Lot Size (SF) 89,298.00 SqFt

Parcel ID 27042000400100

Zoning Type LI INDUSTRIAL

County Snohomish

Frontage 360.00 Ft

Coordinates 47.808085,-122.321237

Roof Type Torch down

Construction Tilt up



INVESTMENT SUMMARY

Prime Owner/User or Investment Opportunity Along the I-5 Corridor

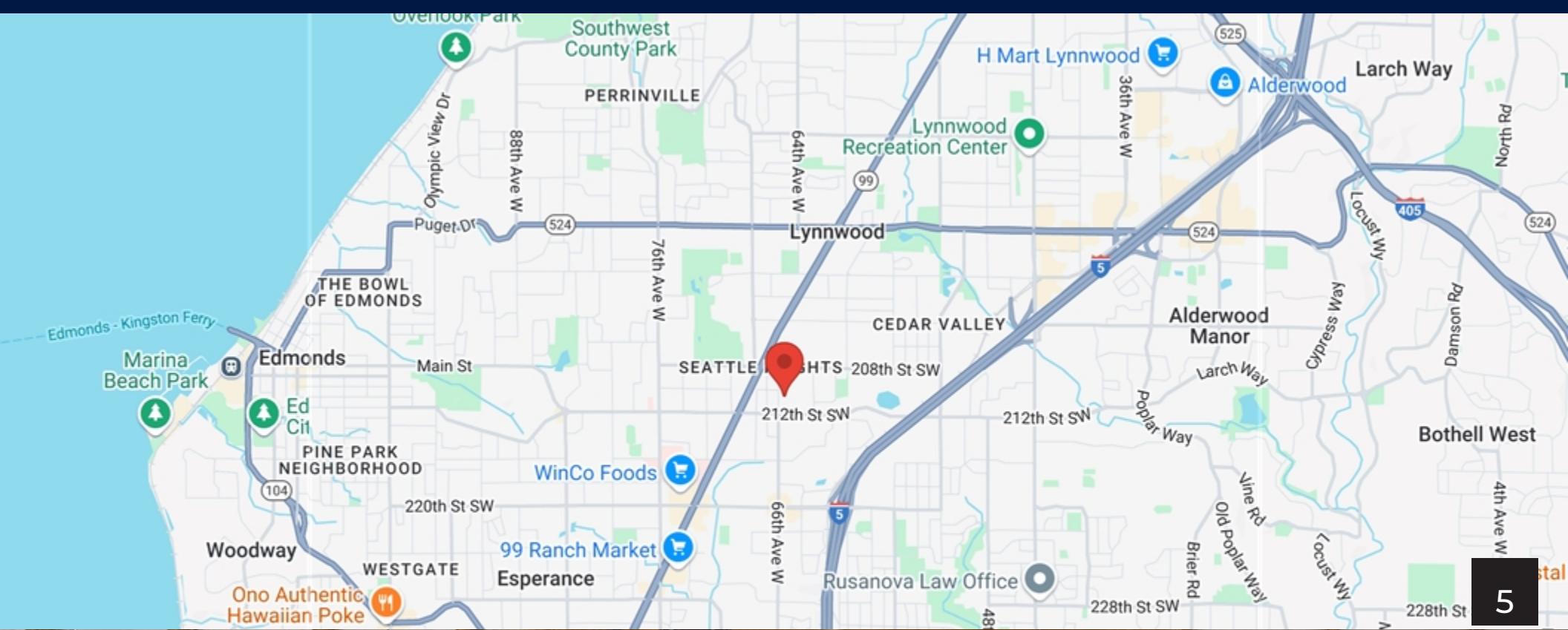
Situated in the highly sought-after I-5 Corridor, this exceptional property offers a rare opportunity for both owner/users and investors. The Lithocraft Building features a secure, well-maintained warehouse and office facility totaling 34,959 square feet, available for purchase at \$9,000,000.

Strategically located on 66th Ave W, the property boasts immediate access to I-5, less than one mile away, ensuring excellent connectivity and convenience. With generous warehouse space complemented by ample office accommodations, this property presents a versatile solution for a variety of commercial or industrial uses.



INVESTMENT HIGHLIGHTS

- 34,959 sq.ft. - Concrete Tilt-Up
- 4,410 sq.ft. at entry level, additional 4,410 sq.ft. of office space at Warehouse level
- 38 parking stalls, 5 bay doors - 3 dock height, 2 at grade
- Two 2-stall bathrooms, Three 1-stall bathrooms
- A/C in office, Gas heat and Fire Suppression in Warehouse
- 480V 3-Phase 1600 AMP
- 20' clear height inside warehouse



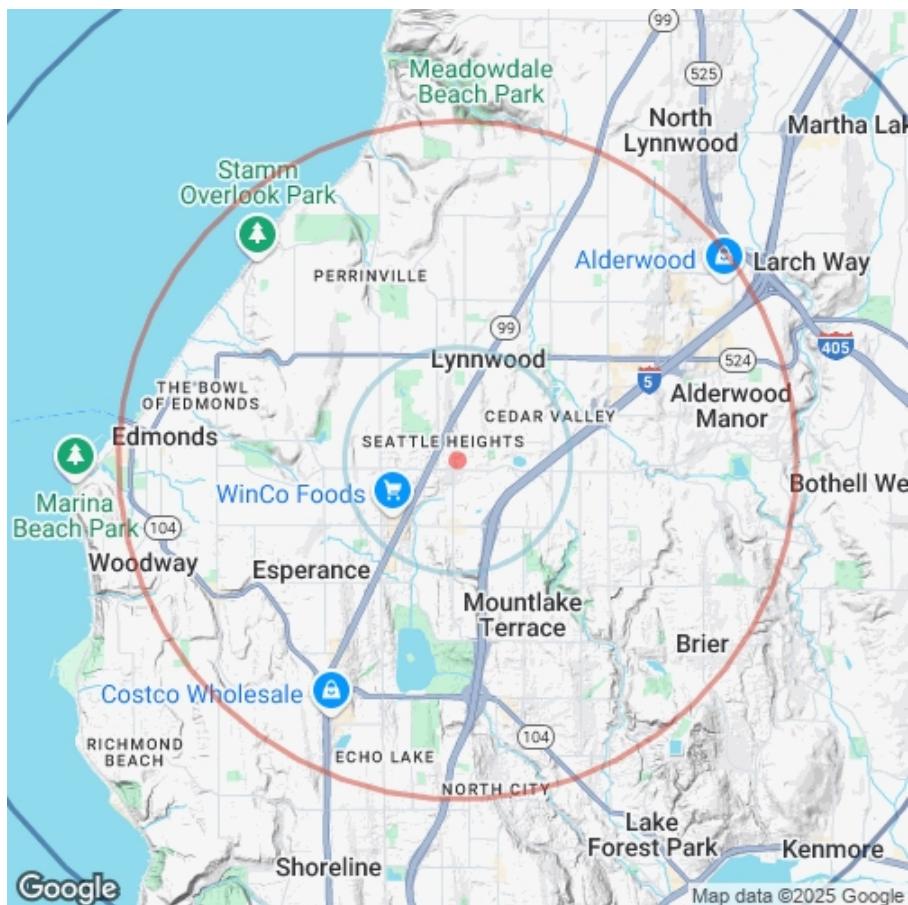




Interstate 5

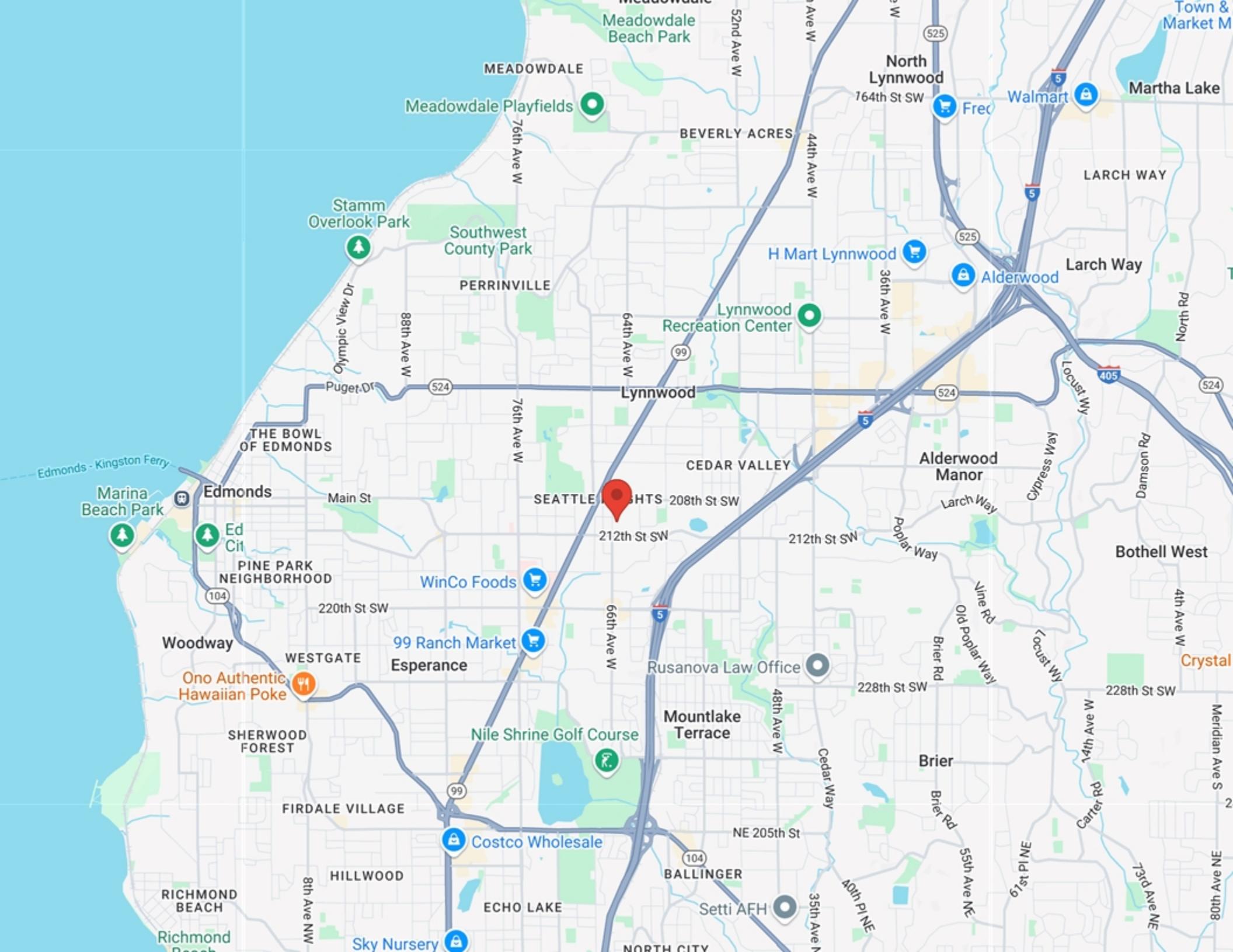
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,167	121,230	234,037
2010 Population	16,360	123,033	252,040
2024 Population	18,340	139,559	299,010
2029 Population	19,134	146,678	316,199
2024-2029 Growth Rate	0.85 %	1 %	1.12 %
2024 Daytime Population	25,400	131,068	246,752



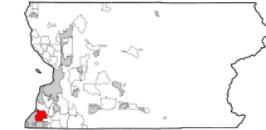
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	694	3,955	6,849
\$15000-24999	474	2,249	3,781
\$25000-34999	533	2,220	3,953
\$35000-49999	578	3,553	6,805
\$50000-74999	1,574	8,551	14,718
\$75000-99999	1,278	8,229	14,854
\$100000-149999	1,264	11,133	23,350
\$150000-199999	561	6,267	15,367
\$200000 or greater	843	11,183	27,448
Median HH Income	\$ 75,656	\$ 99,655	\$ 112,042
Average HH Income	\$ 103,221	\$ 140,197	\$ 155,832

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	7,022	48,535	91,014
2010 Total Households	7,057	50,720	99,904
2024 Total Households	7,799	57,341	117,124
2029 Total Households	8,118	60,363	123,887
2024 Average Household Size	2.28	2.4	2.52
2024 Owner Occupied Housing	3,418	35,433	76,057
2029 Owner Occupied Housing	3,806	37,479	80,123
2024 Renter Occupied Housing	4,381	21,908	41,067
2029 Renter Occupied Housing	4,312	22,883	43,763
2024 Vacant Housing	496	2,896	5,038
2024 Total Housing	8,295	60,237	122,162



ABOUT LYNNWOOD

Lynnwood is a city in Snohomish County, Washington, United States. The city is part of the Seattle metropolitan area and is located 16 miles (26 km) north of Seattle and 13 miles (21 km) south of Everett, near the junction of Interstate 5 and Interstate 405. It is the fourth-largest city in Snohomish County, with a population of 38,568 in the 2020 U.S. census.



CITY OF LYNNWOOD

CITY OF LYNNWOOD		AREA		POPULATION	
INCORPORATED	4/22/1959	CITY	7.9 SQ MI	POPULATION	38,568
		LAND	7.9 SQ MI	ESTIMATE (2023)	43,867
		ELEVATION	394 FT	DENSITY	5,143.49 SQ MI



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CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from WINDERMERE REAL ESTATE/GH LLC and it should not be made available to any other person or entity without the written consent of WINDERMERE REAL ESTATE/GH LLC.

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PLEASE CONTACT THE WINDERMERE REAL ESTATE/GH LLC ADVISOR FOR
MORE DETAILS.**



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