



# SUBLEASE

17511 Highway 99  
Lynnwood, Washington



## GROCERY OUTLET SUBLEASE

First Western Properties, Inc. | 425.822.5522 | fwp-inc.com  
11621 97th Lane NE, Kirkland, Washington 98034



## 17511 HIGHWAY 99:

- Available for Sublease: 8,630 SF
- Call for Rates
- NNN: \$7.76 PSF

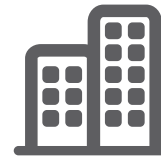
### NEIGHBORING TENANTS



Population



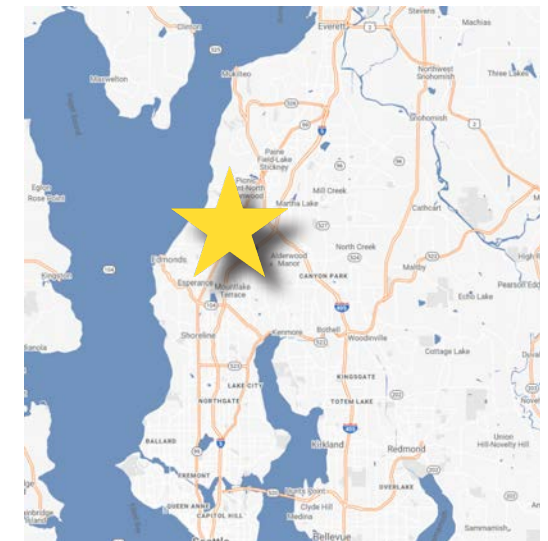
Average HH Income

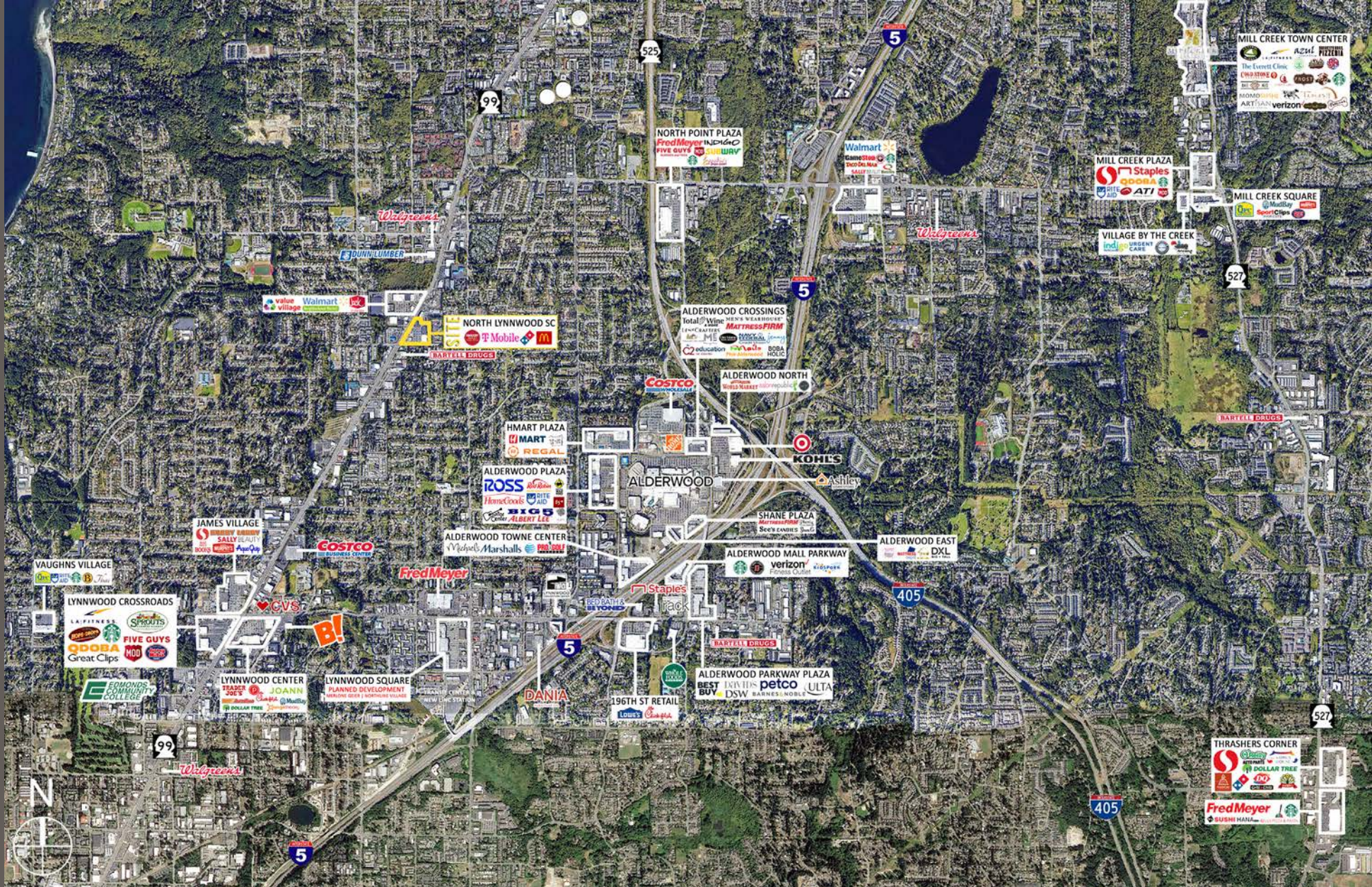


Daytime Population

Regis - 2023

	Population	Average HH Income	Daytime Population
Mile 1	21,096	\$93,880	4,036
Mile 3	134,65	\$106,997	43,339
Mile 5	314,658	\$114,230	105,210





357,893 Households  
in Trade Area



Plentiful Parking &  
Signage



31,539 ADT  
Highway 99



6,049 ADT  
176th Street SW



- 1. The Woods: 500 DU, 10K SF Office, 12K SF Retail.
- 2. Alderwood Mall Redevelopment: 350 DU, 100K SF Retail & Restaurant Space.
- 3. Cosmos Development: 346 DU, 3,465 SF Commercial Space
- 4. Alexan Alderwood: 383 DU
- 5. The Reserve: 295 DU
- 6. Northline Village: 2 M SF Mixed-use Development with Dwelling Units, Retail, Office, Parks, & Entertainment
- 7. Park & Ride, Transit Center, Future Link Light Rail Stop (2024)
- 8. Proposed Town Center Park
- 9. Kinect@Lynnwood: 239 DU
- 10. Lynnwood 40th: 359 DU, 10K SF Commercial



**LYNNWOOD, WA** is the 4th largest city in Snohomish County by population and is the Commercial Center. There are more than 2,500 businesses and the daytime population swells to over 150,000 with workers, shoppers and students. Retail sales are the mainstay of Lynnwood's economy, however recent growth in the fields of bio-science, information technology and professional service businesses have emerged to create a diversified economic base.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

**ADAM GREENBERG**

425.250.3282  
adam@fwp-inc.com



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