

CLS BUILDING - FOR LEASE

FULLY BUILT OUT SUITE AVAILABLE FOR IMMEDIATE OCCUPANCY WITHIN WALKING DISTANCE OF LYNNWOOD LIGHT RAIL STATION AND MINUTES FROM I-5

4720 200TH ST SW, LYNNWOOD, WA 98036

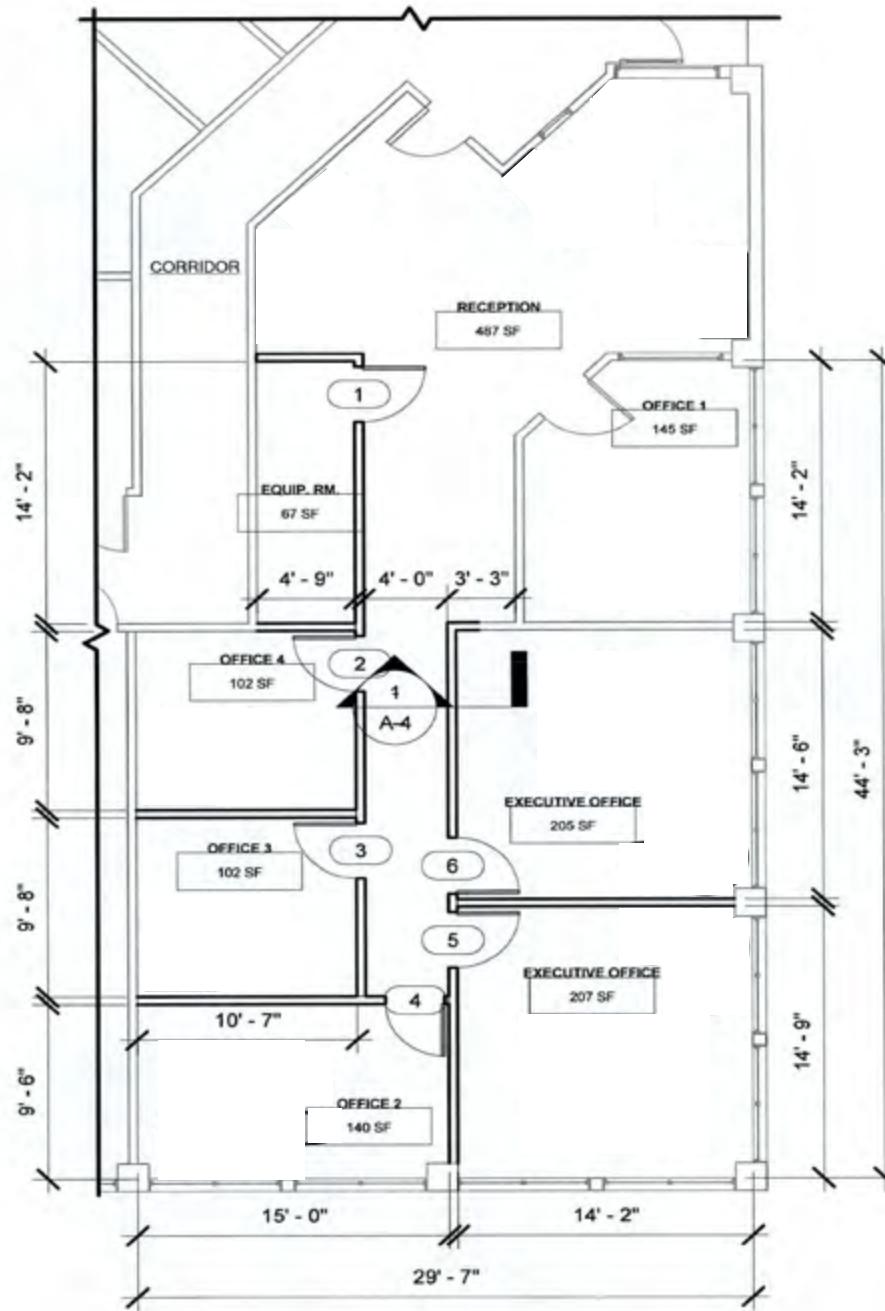


Marcus & Millichap
BROWN RETAIL GROUP

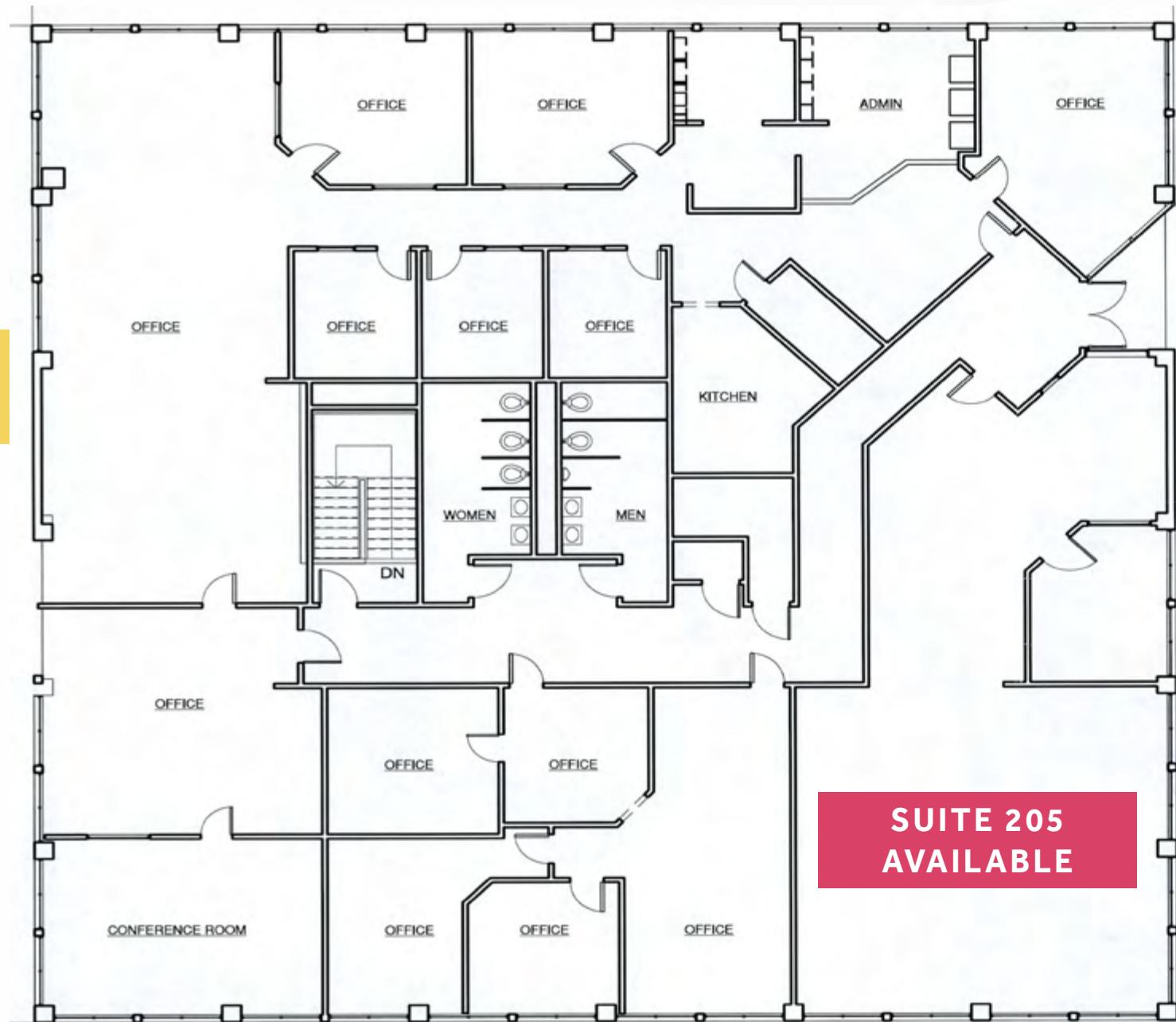
PROPERTY OVERVIEW

Leasing Information		Property Information	
Suite 205	Available		
Suite SF	1,873 SF	Property Address	4720 200th St SW Lynnwood, WA 98036,
Rent/SF	\$22/SF/Year Modified Gross	Rentable Building Area	15,976 SF
Monthly Rent	\$3,367.83/Month	Lot Size (SF)	0.99 Acres
Annual Rent	\$40,414/Year	Year Built	1980
		Building Height	27'
		Parking Stalls	42 Stalls
		Parking Ratio	2.63/1,000 SF
		Parcel Number(s)	003726-006-007-03
		Zoning	City Center West - (CC-W)

SUITE 205 FLOOR PLAN



SECOND FLOOR PLAN

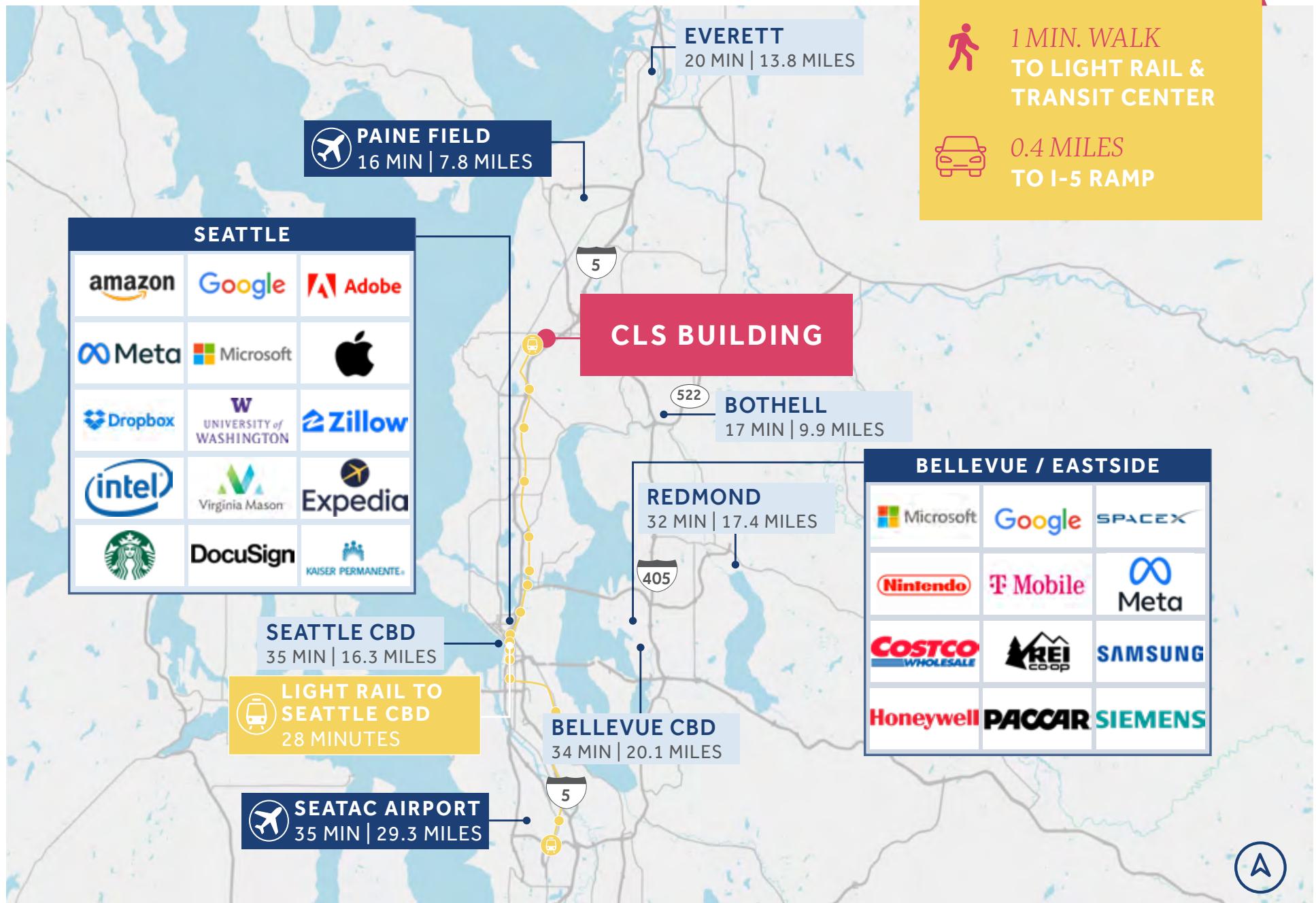


SUITE 205





REGIONAL MAP & DRIVE TIMES



LOCAL DEMOGRAPHICS IN A 5-MILE RADIUS



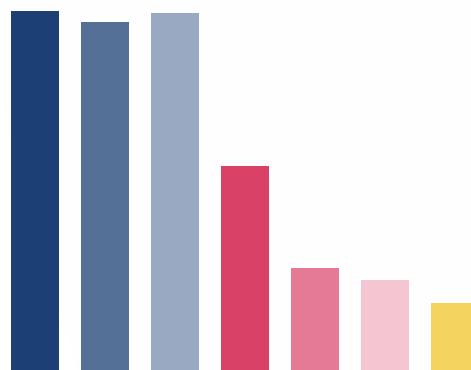
POPULATION

2024 TOTAL POPULATION 336,616

2029 PROJECTED POPULATION 350,043

DAYTIME POPULATION 255,716

AGE



40
MEDIAN AGE

- <20
- 20 - 34
- 35 - 49
- 50 - 59
- 60 - 64
- 65 - 69
- 70 - 74
- 75+

HOUSEHOLDS

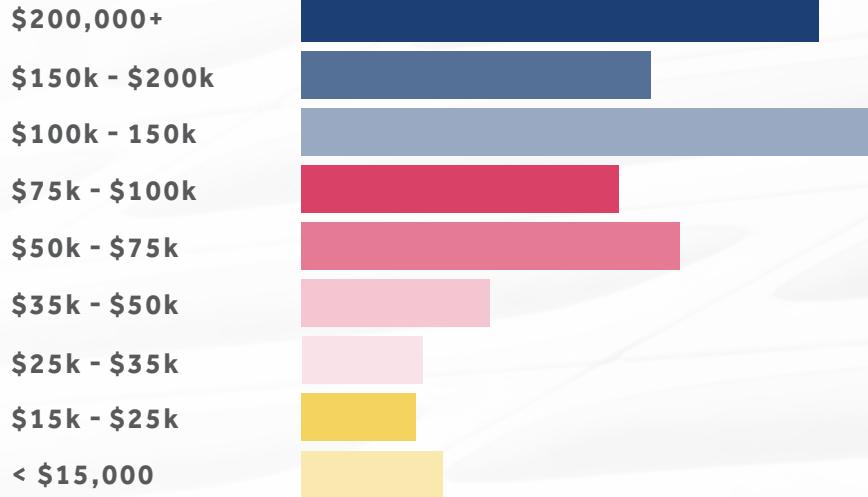
2024 ESTIMATE 131,555

2029 PROJECTED 136,908

34 MIN
AVERAGE TRAVEL TIME TO WORK



INCOME BY HOUSEHOLD

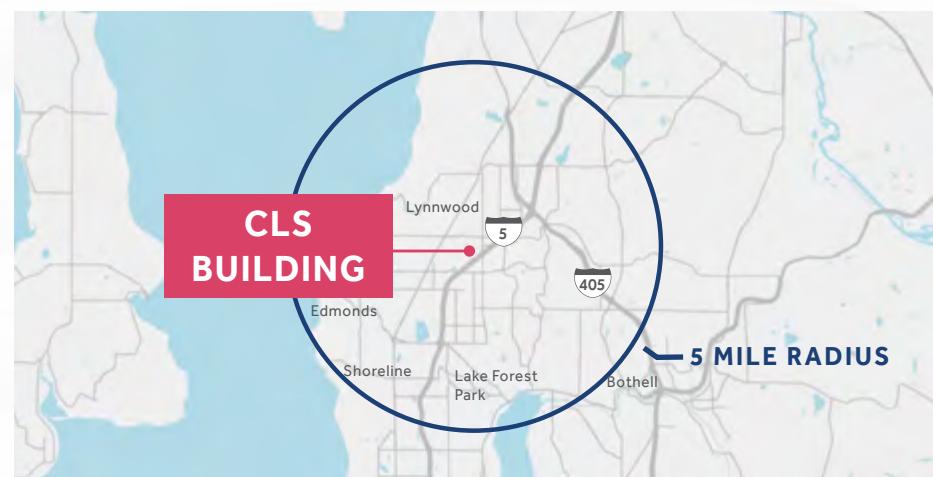


\$130,170

AVERAGE HH INCOME

\$104,941

MEDIAN HH INCOME



REGIONAL ECONOMIC DRIVERS



7,000 JOBS

SUPPORTED BY LYNNWOOD'S
RETAIL SECTOR

50% TAX REVENUE

GENERATED BY RETAIL
ACTIVITY IN LYNNWOOD

Lynnwood is a key retail hub in Snohomish County, anchored by **Alderwood Mall**—the county's largest shopping center with over 170 stores. The retail sector plays a vital role in the city's economy, both as a major employer and a significant source of municipal revenue.

KEY EMPLOYERS

NORDSTROM

macy's

COSTCO
WHOLESALE

FredMeyer

TARGET

REGIONAL ECONOMIC DRIVERS



The completion of the Link Light Rail extension to Lynnwood in August 2024 has markedly improved regional connectivity. This major infrastructure investment enhances access to the Seattle metropolitan area, making Lynnwood more attractive to commuters and businesses alike.

EVERETT LINK EXTENSION (OPENS 2037-2041)

16 MILES (7 STATIONS)

LENGTH OF EVERETT LINK EXTENSION

\$5.05 - \$6.9 BILLION

COST OF EVERETT LINK EXTENSION



33 MIN
EVERETT TO LYNNWOOD CITY CENTER



60 MIN
EVERETT TO DOWNTOWN SEATTLE

REGIONAL LIGHT RAIL CONNECTION



28 MIN
TO
DOWNTOWN SEATTLE



NEARBY DEVELOPMENTS

NORTHLINE VILLAGE

Northline Village is a transformative 19.1-acre mixed-use development in Lynnwood, Washington, designed to create a vibrant urban center adjacent to the new Lynnwood Link light rail station. Located just 0.3 miles from the offering, the project includes nearly 1,400 residential units and over 750,000 SF of Class A commercial space, all centered around community spaces like the Village Green. With infrastructure improvements underway - such as new grid streets and park spaces - Northline Village aims to enhance connectivity and foster a live-work-play environment in the heart of Lynnwood.

SITE AREA: 19.1 Acres

RESIDENTIAL UNITS: 1,369-1,400

PARKING: Approximately 4,700 spaces



NEARBY DEVELOPMENTS



BEAVER CREEK APARTMENTS

A recently renovated affordable housing community located near the Lynnwood Transit Center. The development offers modern amenities and is designed to be walkable, providing easy access to public transportation.

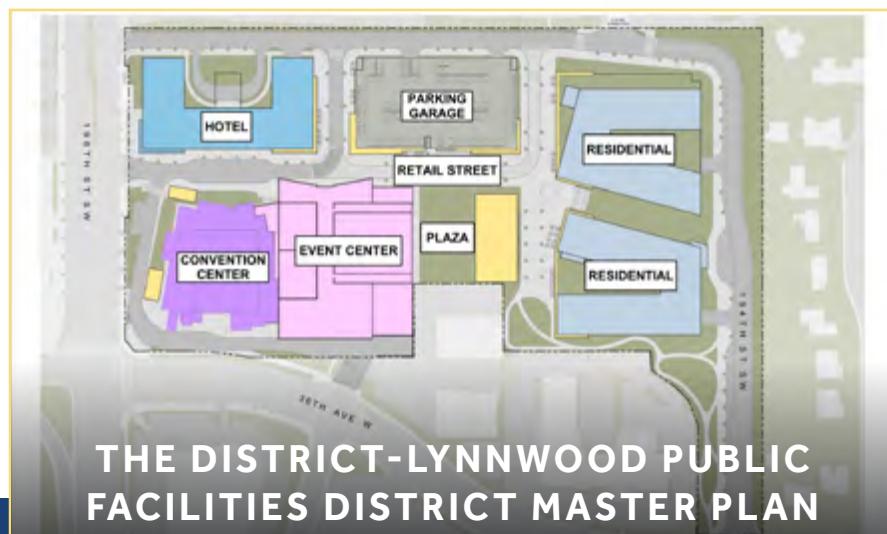
1-2 BED UNITS

INCOME-RESTRICTED UNITS

PROXIMITY TO LYNNWOOD TRANSIT CENTER

4807 200TH ST SW, LYNNWOOD

0.1 MILES FROM THE OFFERING



THE DISTRICT-LYNNWOOD PUBLIC
FACILITIES DISTRICT MASTER PLAN

A recently renovated affordable housing community located near the Lynnwood Transit Center. The development offers modern amenities and is designed to be walkable, providing easy access to public transportation.

1-2 BED UNITS

INCOME-RESTRICTED UNITS

PROXIMITY TO LYNNWOOD TRANSIT CENTER

3711 196TH ST SW, LYNNWOOD

0.9 MILES FROM THE OFFERING



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LISTING AGENTS

CLAYTON J. BROWN

Senior Managing Director Investments
206.826.5787 D
253.569.4338 C
clayton.brown@marcusmillichap.com

RUTHANNE LOAR

Associate Investments
206.493.2622 D
916.206.4027 C
ruthanne.loar@marcusmillichap.com

TREVOR LANE

Brokerage Coordinator
206.826.5756 D
425.233.9522 C
trevor.lane@marcusmillichap.com

DYLAN WOLF

Director Investments
206.826.5728 D
253.334.3761 C
dylan.wolf@marcusmillichap.com

LUKE HOLSINGER

Associate Investments
206.826.5821 D
253.732.5067 C
luke.holsinger@marcusmillichap.com

ANDREW HANSON

Associate Investments
541.690.4315 D
206.661.4297 C
andrew.hanson@marcusmillichap.com

LUKE PALLIS

Associate Investments
206.826.5817 D
206.550.9500 C
luke.pallis@marcusmillichap.com

CADEN BARRYSMITH

Associate Investments
206.826.5700 D
425.802.7511 C
caden.barrysmtih@marcusmillichap.com

MATTHEW HUMMEL

Associate Investments
780.932.9872 D
206.493.2620 C
matt.hummel@marcusmillichap.com

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