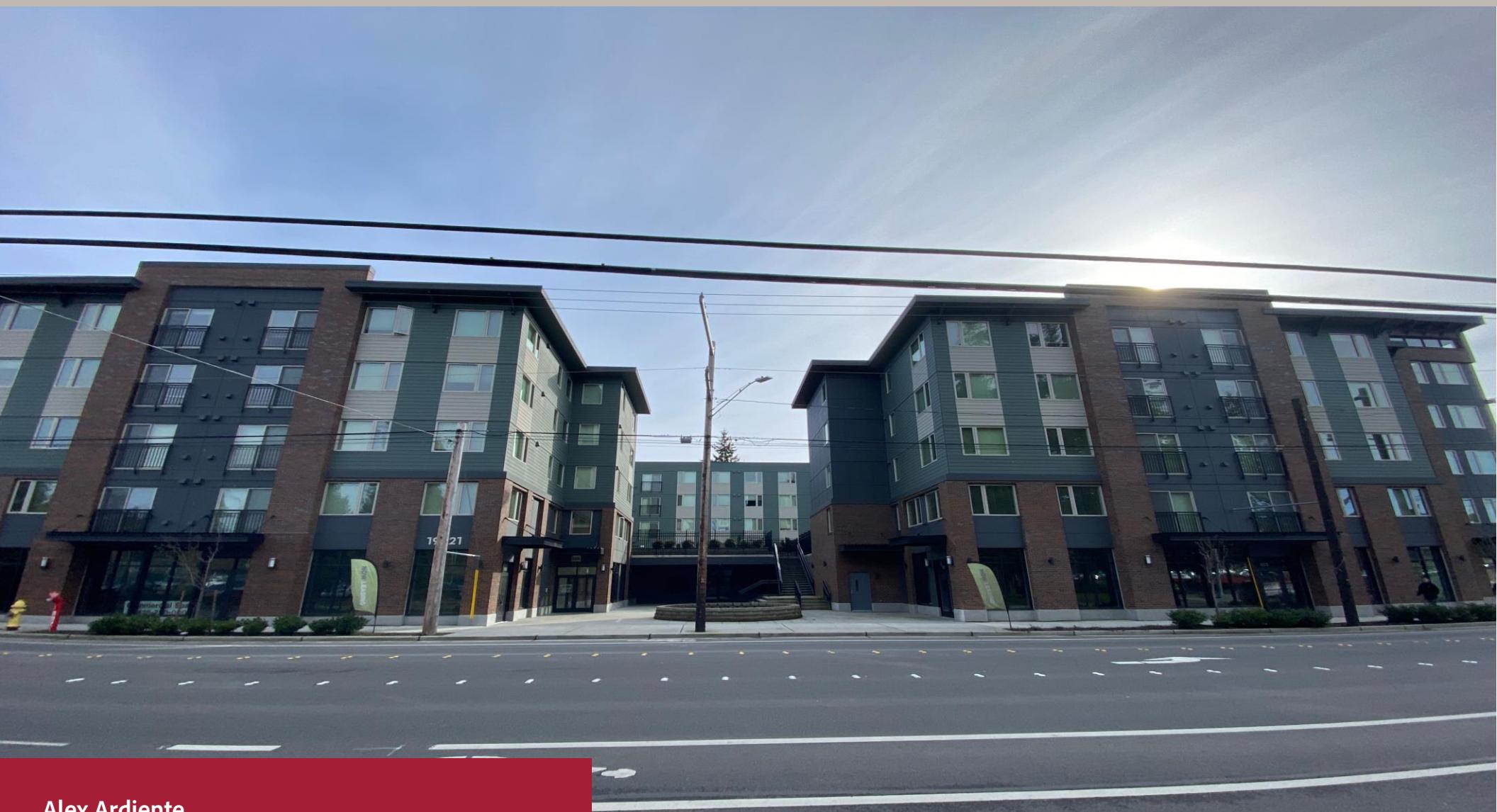




MIXED-USE FOR LEASE

Triton Court

19921 68th Ave W, Lynwood, WA 98036



Alex Ardiente

Cell: 425-273-3386

alex@robgascare.com

Rob Gasca Real Estate Group
www.robgasca.com

DISCLAIMER: The information on the following pages has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.

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Triton Court is an incredible opportunity for retail or office right next door to Edmonds College with over 10,000 students, to serve alongside and right in the middle of a strong commercial and residential corridor offering plenty of opportunity for success. Beautiful brand-new mixed-use building. The ground level contains excellent options for retail space, the second level offers professional office space, and the third through fifth floors are residential units accommodating Edmonds College students. The second floor has a large patio accessible to use for each tenant. Also contains parking garage with controlled access. 12,052 square feet of retail space and 10,500 square feet of office space are available.

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EDMONDS COLLEGE FACTS AND FIGURES

Edmonds College Student Enrollment:

- 10,400 Average students per quarter (this can mean as many as 14,000 students taking classes in a year)
- 5,900 Average online and hybrid students per quarter (note: hybrid classes combine classroom and online instruction)
- 1,730 Average students per quarter working toward high school diploma or GED
- 1,030 Average ESL students per quarter
- 900 International students from 60 countries
- 700 Continuing education students
- 30 Average student age
- 37% Full-time students
- 55% Female students
- 41% Students of color
- 82% Day students
- 15% receiving need-based financial aid
- 36% receiving any financial aid

About The Campus:

Our 50-acre campus is located 17 miles north of Seattle in the city of Lynnwood, Washington. Some highlights include 28 computer labs, nine science labs, three eateries, two greenhouses, a digital recording studio, an art gallery, a theater, a child-care center, a gym, Triton Field, a transit center, Rainier Place – an on-campus residence hall, and a university satellite center for Central Washington University.

Employees: The college employs about 1,340 employees, including 126 full-time and 283 part-time instructors as well as 267 students.

Programs: four bachelor of applied science degrees, 66 associate degrees, 111 professional certificates in 30 programs of study

Highest Enrolled Programs: Associate in Arts, Business, Pre-Nursing, Computer Science and Engineering, Biology, Materials Science and Engineering.

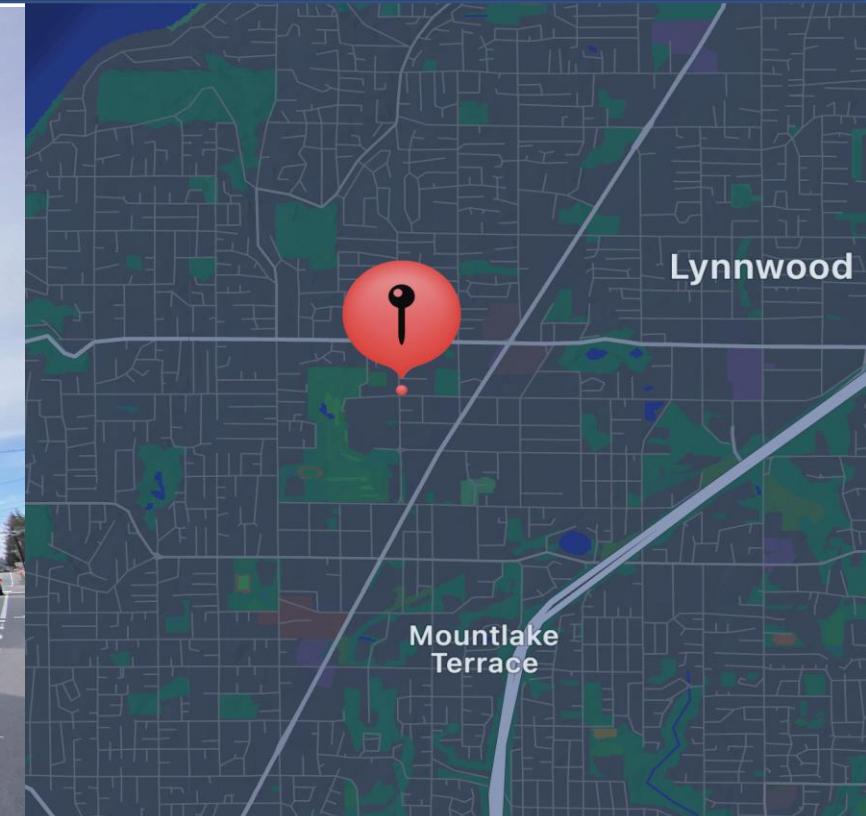
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DEMOGRAPHICS 2023	MILE 1	MILE 3	MILE 5
Population	18,551	125,696	274,928
Average HH Income	\$87,836	\$117,076	\$126,631

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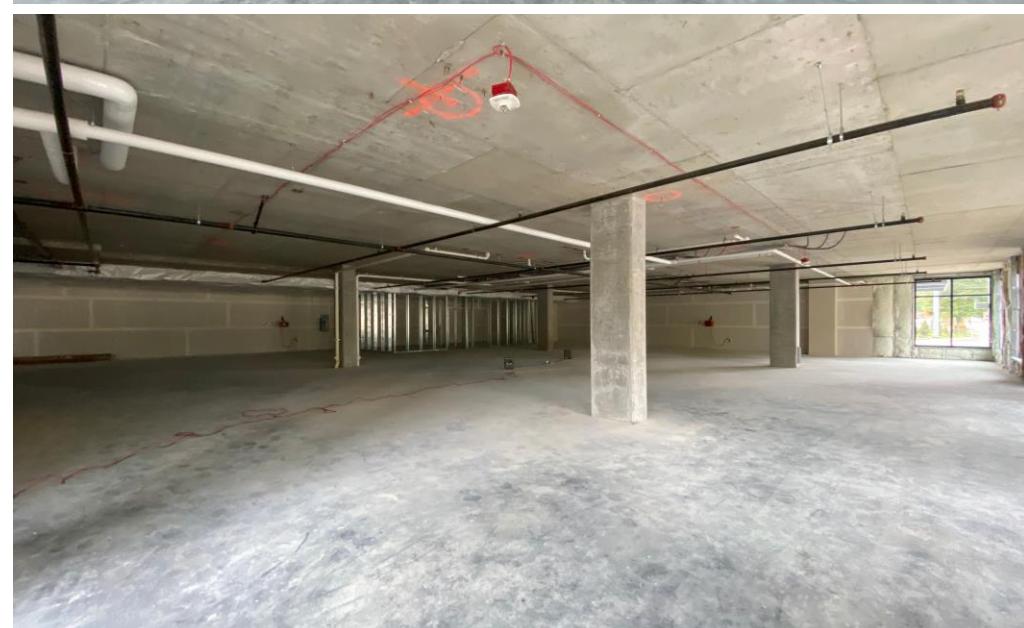
Suite	SF	\$/SF	Lease	Use
1	3,122	\$33	Modified Gross	Retail
2	4,594	\$33	Modified Gross	Retail
3	4,336	\$33	Modified Gross	Retail

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COMMERCE, INDUSTRY & COMMERCIAL
MAPLE LEAF REAL ESTATE

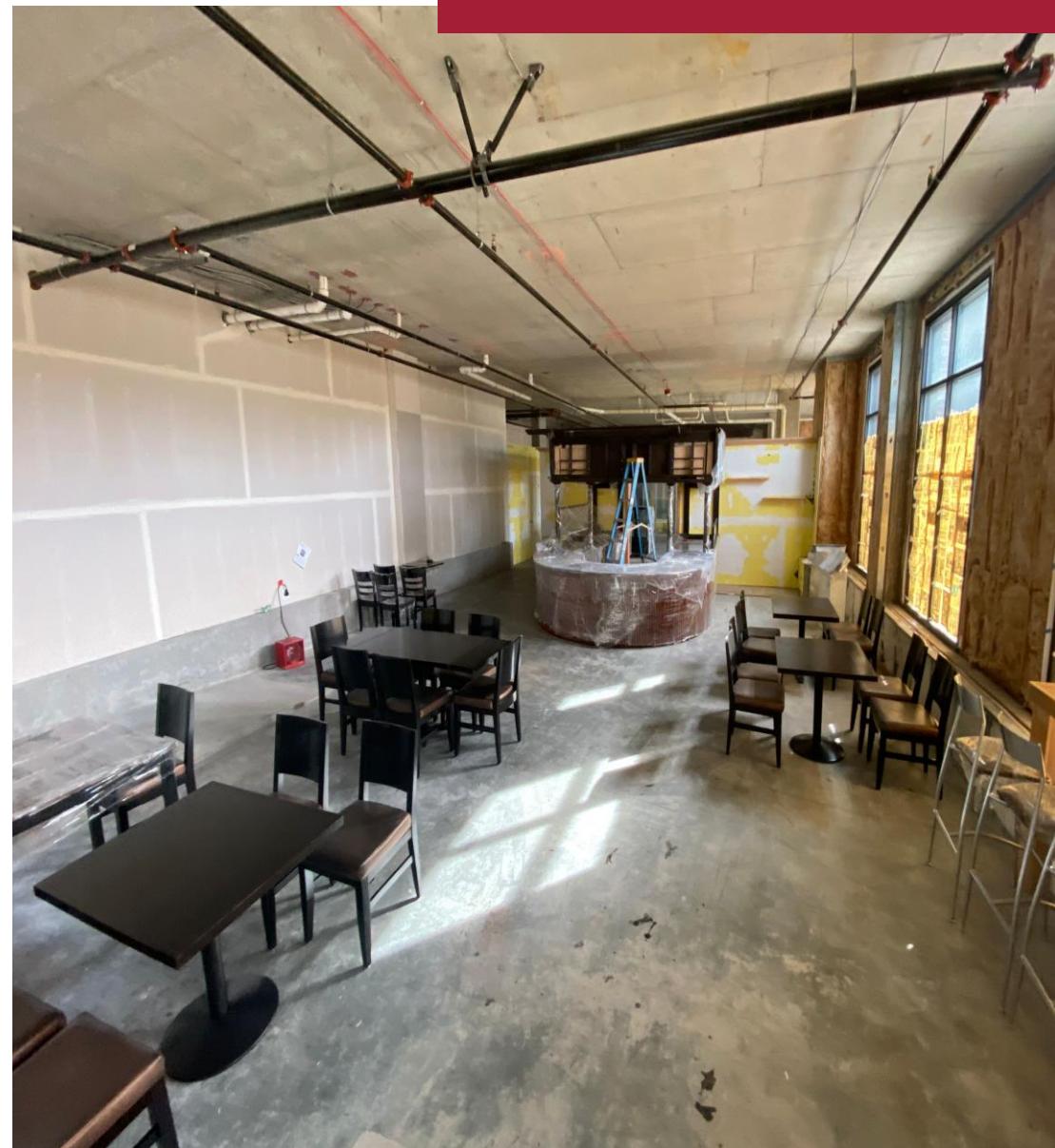
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Suite	SF	\$/SF	Lease	Use
201	780	\$24	Modified Gross	Office
202	780	\$24	Modified Gross	Office
203	780	\$24	Modified Gross	Office
204	780	\$24	Modified Gross	Office
205	1025	\$24	Modified Gross	Office
207	700	\$24	Modified Gross	Office
209	1165	\$24	Modified Gross	Office
210	1030	\$24	Modified Gross	Office
211	550	\$24	Modified Gross	Office
212	780	\$24	Modified Gross	Office
213	780	\$24	Modified Gross	Office
214	780	\$24	Modified Gross	Office
215	570	\$24	Modified Gross	Office

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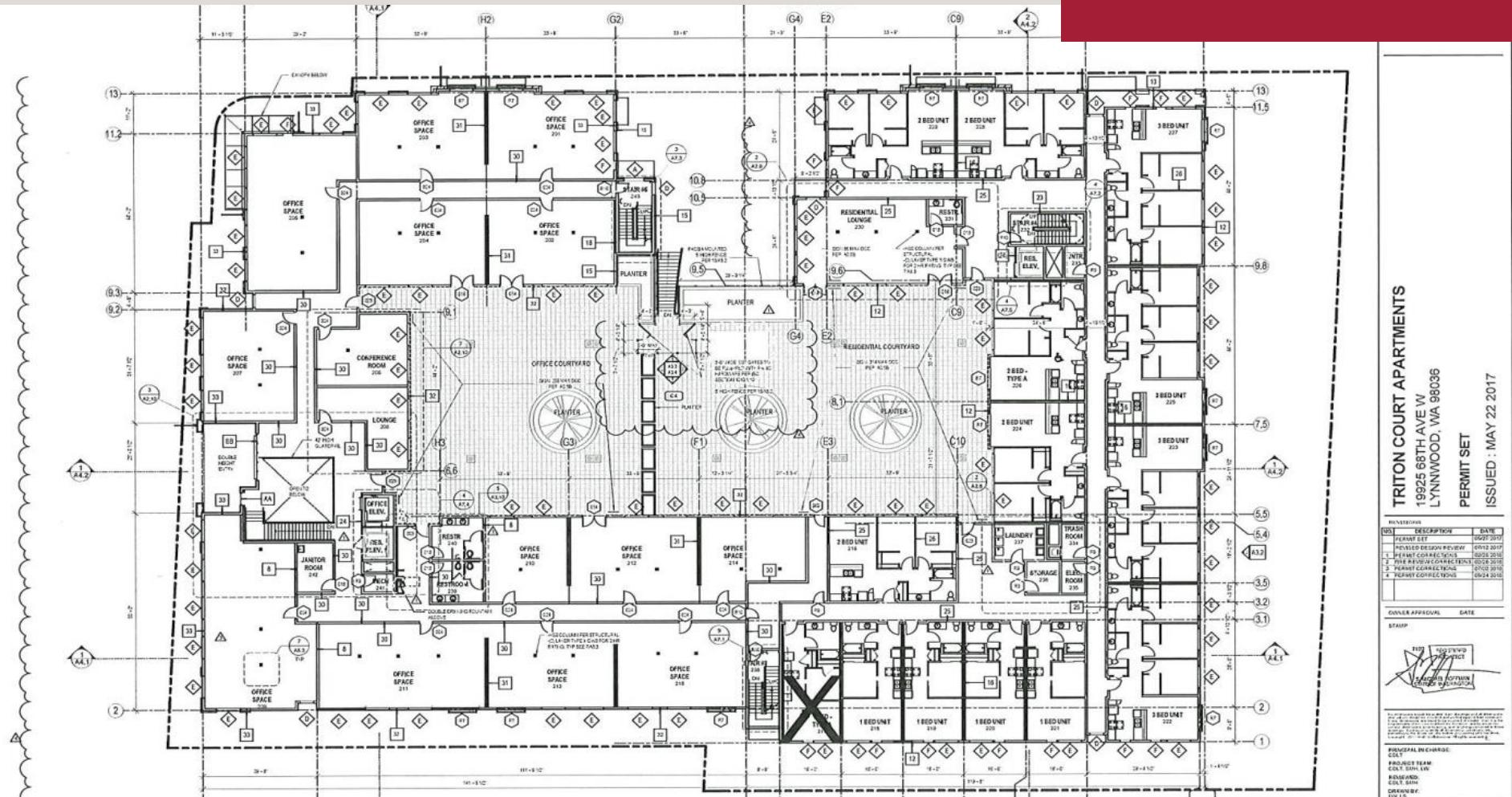


Floorplan

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