

END CAP AVAILABLE IN TRADER JOE'S ANCHORED CENTER (IDEAL FOR QSR)!

**END CAP AVAILABLE
2,250 SF / 1,505 SF
3,900SF Combined**

MUD BAY

**TRADER
JOE'S®**

**Auto
Zone**

**AQUA-TOTS
SWIM SCHOOLS**

**ACE
Hardware**

**AVAILABLE
1,605 SF
Do not disturb Tenant.**

**Orangetheory
FITNESS**



HIGHWAY 99 RETAIL AVAILABLE
LYNNWOOD CENTER

19709 HIGHWAY 99 | LYNNWOOD, WA 98036

AARON BENNETT
206.859.4500
aaronb@jshproperties.com

ALEX VLASKI
206.303.7327
alexv@jshproperties.com

JSH | PROPERTIES, INC.



3,900 SF

Combined. Can be demised.
Call for rates.

2,250 SF
END CAP AVAILABLE

1,505 SF
AVAILABLE

« SEEKING »
QUICK SERVICE RESTAURANT
(Adjacent To High Volume Trader Joe's!)

19709



AVAILABLE Call for rates.

5824	Joann Fabric	42,583
709-A	Available *Can be demised.	3,900*
709-DEF	Mud Bay Pet Supply	5,544
709-K	Dollar Tree	9,957
19715-101	Trader Joe's	12,425
19715-102	Aqua Tots	11,490
19715-103	Autozone	30,085
19719	Ace Hardware	21,636
723-A	Gentle Dental	3,682
723-B	Pure Barre	1,700
723-C	Shift Set Go - Available	1,605
723-D	Kung Fu Tea	1,030
723-E	H&R Block	1,320
723-F	Puget Sound Blood Center	4,824
723-GH	KINWELL	4,456
723-I	Orangetheory Fitness	3,549
19705	Mountain Pacific Bank	3,985

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	18,479	131,608	310,430
Daytime Population	19,622	138,447	326,747
Households	7,518	52,954	120,560
Avg. Household Income	\$98,494	\$137,934	\$154,111



DEMOGRAPHICS

KEY FACTS



131,608

Population



41.1

Median Age



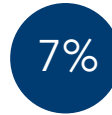
2.5

Average Household Size



\$137,934

2023 Average Household Income (Esri)



7%

No High School Diploma



20%

High School Graduate



30%

Some College



44%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



70%

White Collar



17%

Blue Collar



13%

Services



4,637

Total Businesses



49,659

Total Employees

BUSINESS

ANNUAL HOUSEHOLD SPENDING



\$2,861

Apparel & Services



\$343

Computers & Hardware



\$4,827

Eating Out



\$3,767

Travel



\$100

Theatre/Operas/Concerts



\$79

Movies/Museums/Parks



\$8,795

Groceries



\$8,513

Health Care



\$84

Sports Events

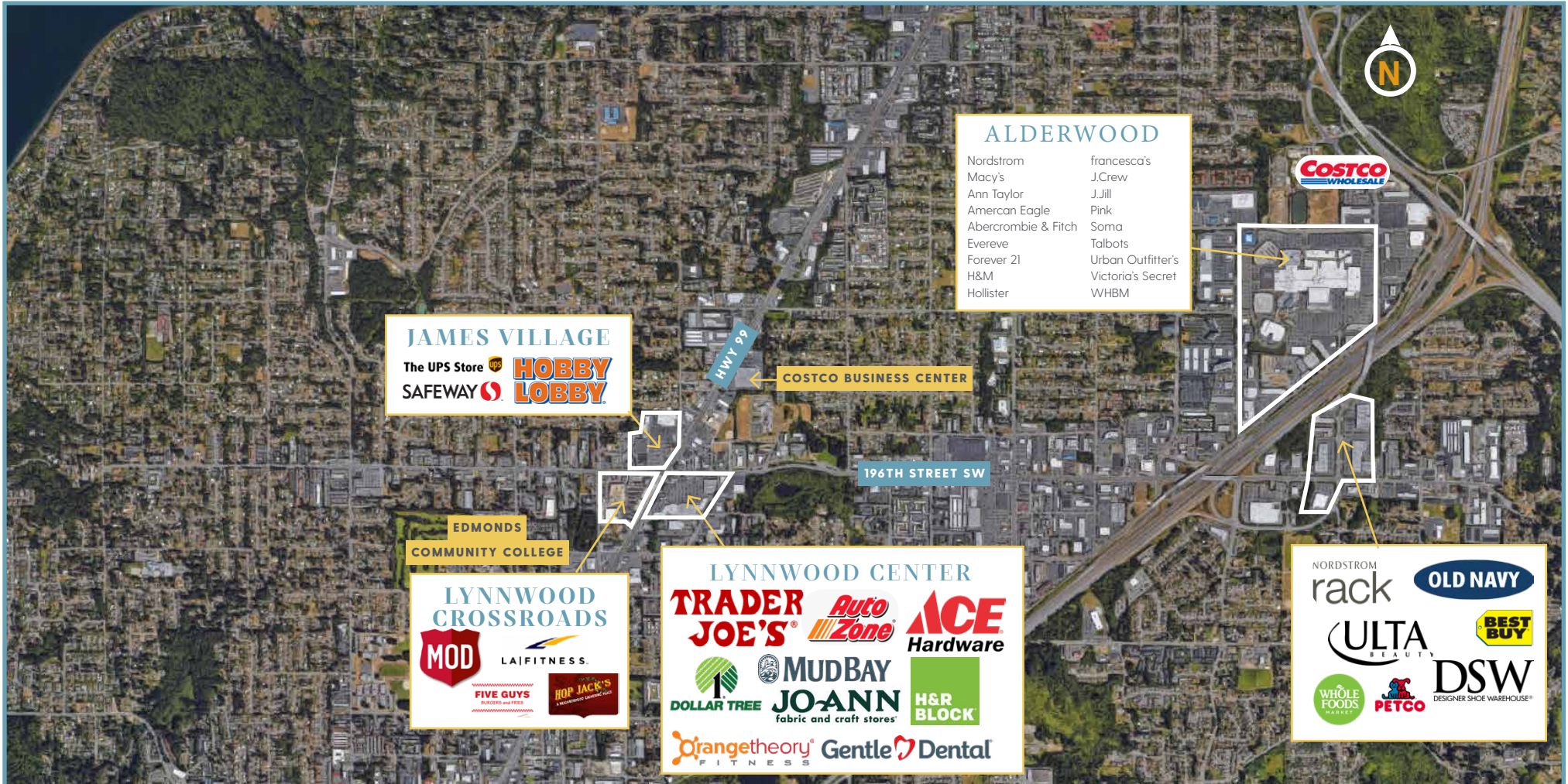


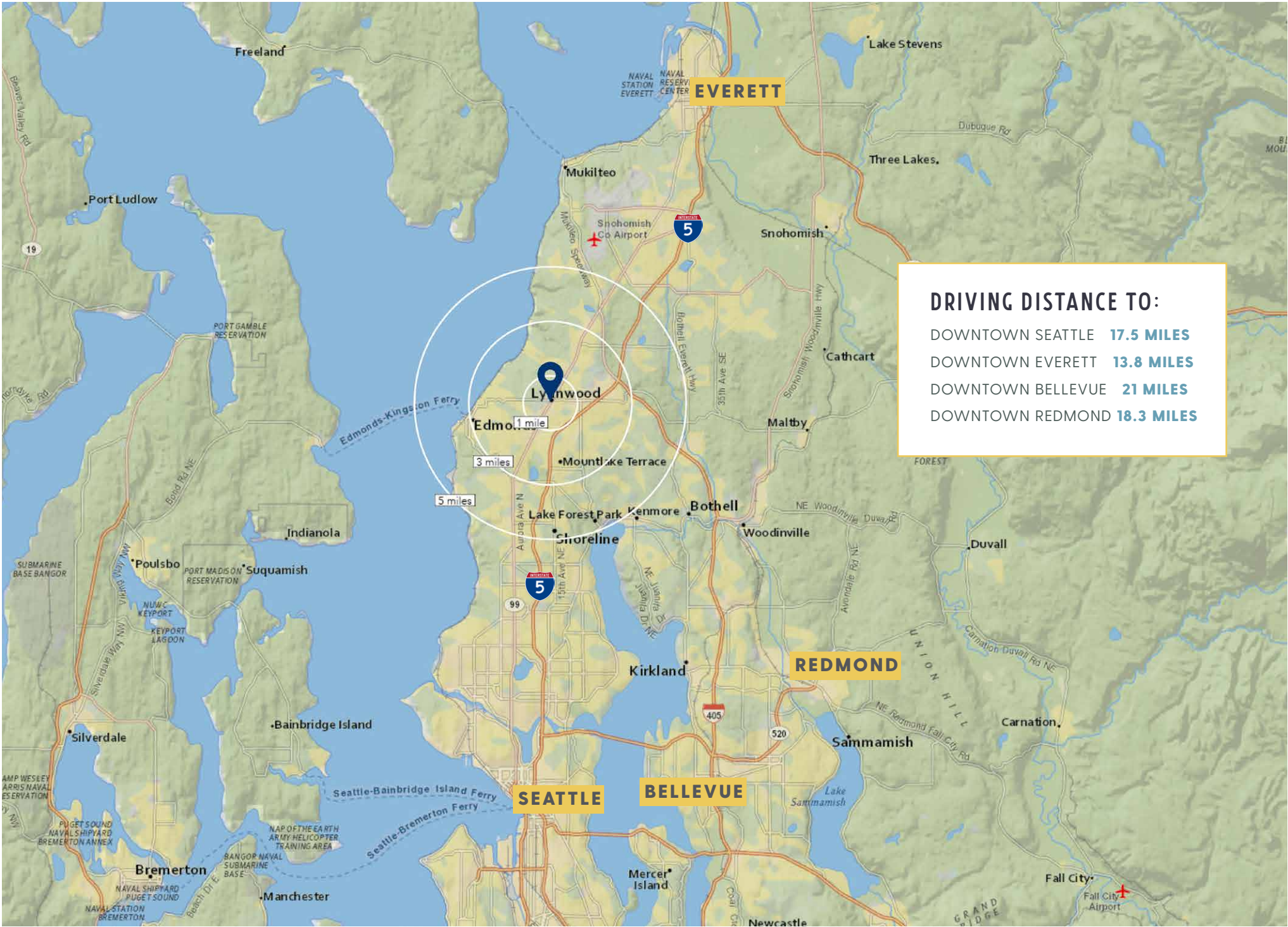
\$12

Online Games

ANNUAL LIFESTYLE SPENDING

Traffic counts over 38,000 cars per day on Hwy 99 and over 23,500 cars on 196th Street SW





DRIVING DISTANCE TO:
 DOWNTOWN SEATTLE **17.5 MILES**
 DOWNTOWN EVERETT **13.8 MILES**
 DOWNTOWN BELLEVUE **21 MILES**
 DOWNTOWN REDMOND **18.3 MILES**