



FOR LEASE
3115 196th St SW
Lynnwood, WA 98036



FORMER BED BATH & BEYOND

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First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

THIS FORMER BED BATH & BEYOND is a dynamic location with amazing I-5 visibility and access. The pop up façade on the NW corner creates unique signage opportunities to over 200,000 cars per day. The property is strategically located off of the 196th street and I-5 exit. It is surrounded by 1st class retailers including Whole Foods, Nordstrom Rack and Land Rover/Jaguar of Seattle dealerships just south. The Alderwood Mall is across the freeway to the north and the Lynnwood market has seen a boom of apartment growth with the development and expansion of the Link Light Rail.

BUILDING SIZE

LOWER LEVEL: 30,080 SF | UPPER LEVEL: 6,960 SF

- Parcel Size: 2.34 acres
- Year Built: 2000
- Parking: 114 stalls (3.8 per 1,000)
- Floors: Polished concrete, carpet and some wood floor areas
- Loading: 1 dock high and trash compactor shoot
- Ceiling Height: 20'7"
- Building Frontage: 160'
- Pylon: Yes
- Vehicle Access: 1 entry off 196th with right in/out only
- Freight Elevator
- Second level mezzanine includes offices and storage



Population



Average HH Income



Daytime Population

Regis - 2023

Mile 1

14,930

\$115,662

16,003

Mile 3

148,568

\$136,703

80,221

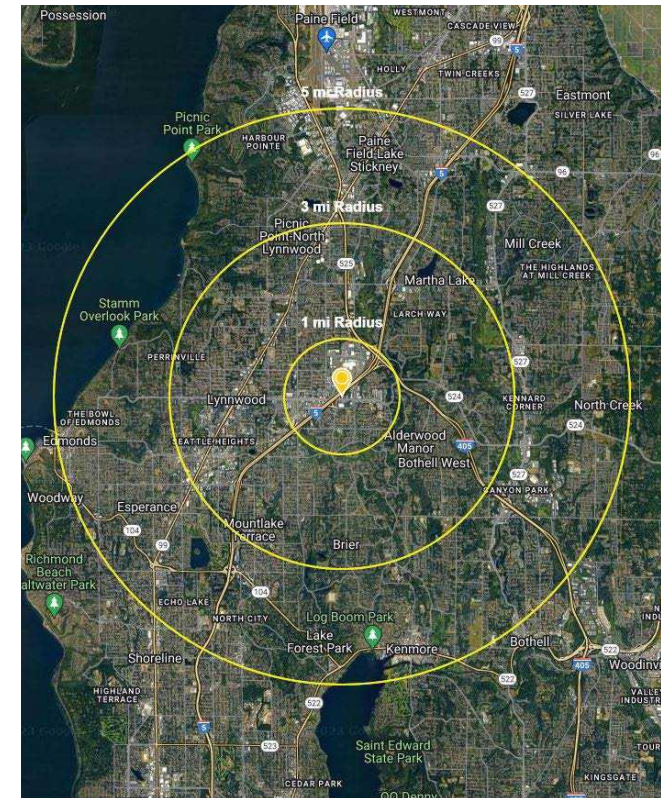
Mile 5

366,050

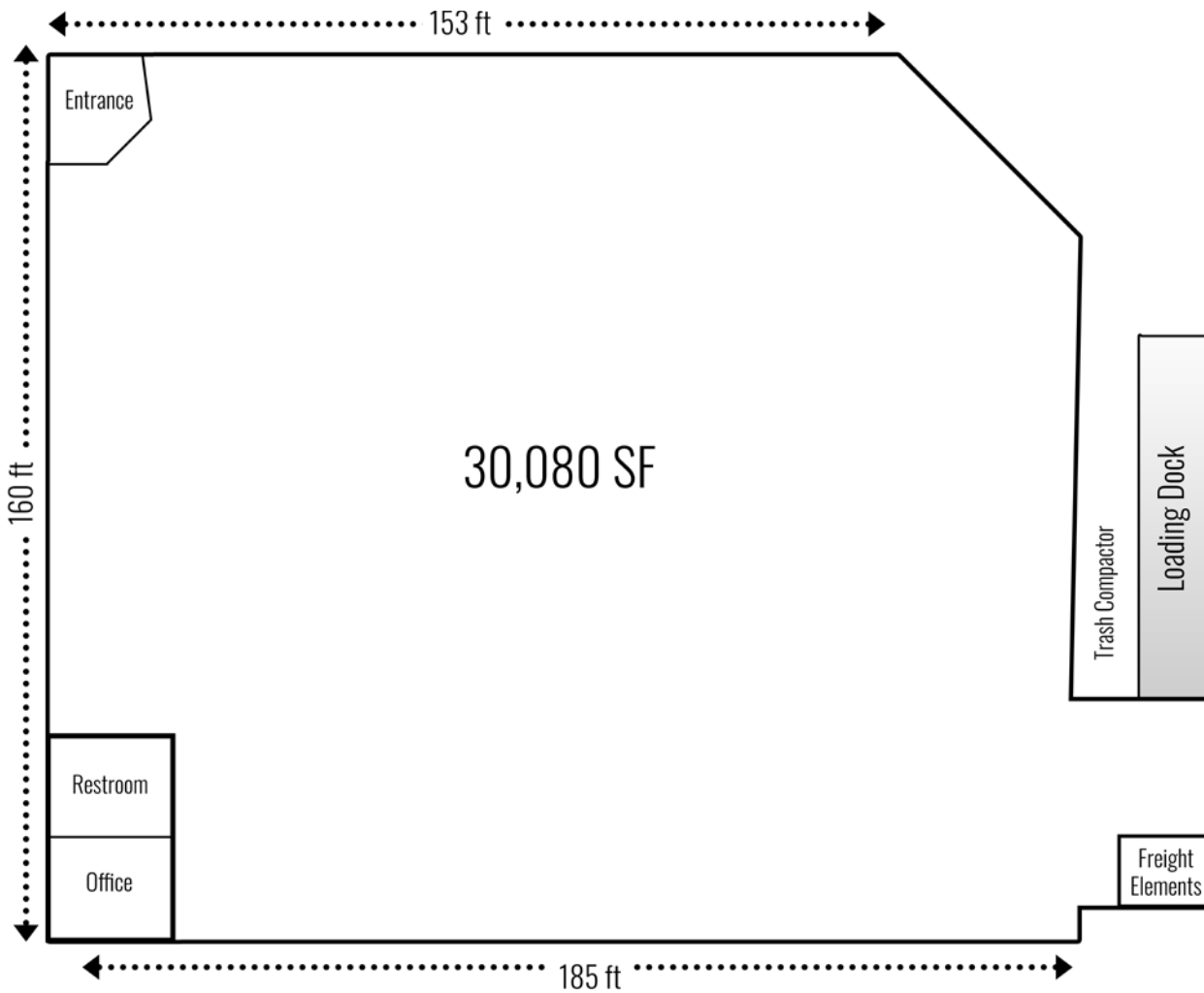
\$155,092

199,356

NEARBY TENANTS



LOWER LEVEL



UPPER LEVEL



SUMMARY





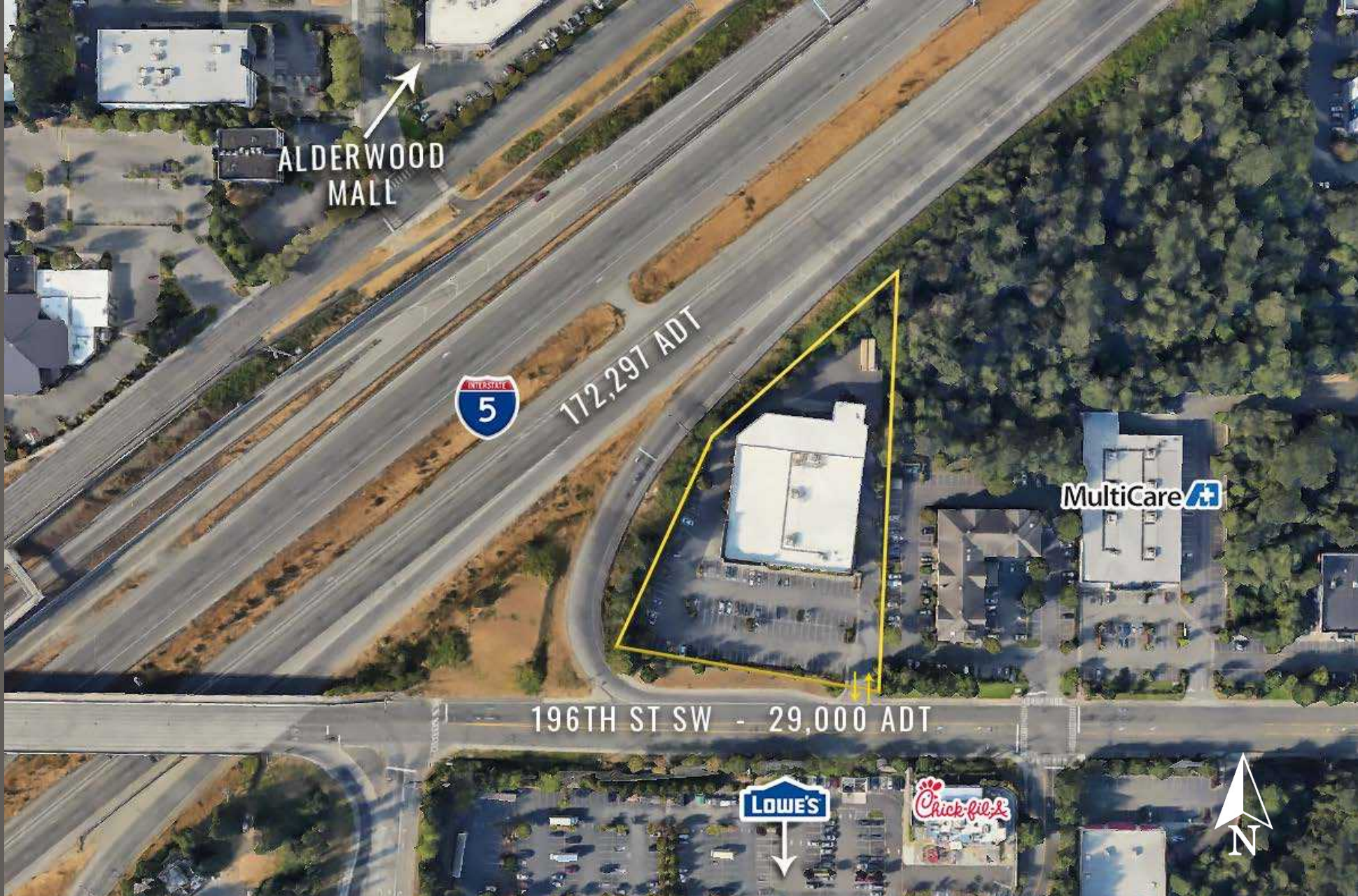
SCAN ME

SUMMARY

SUMMARY



LOCATION DETAILS



Located Moments from
Alderwood Mall

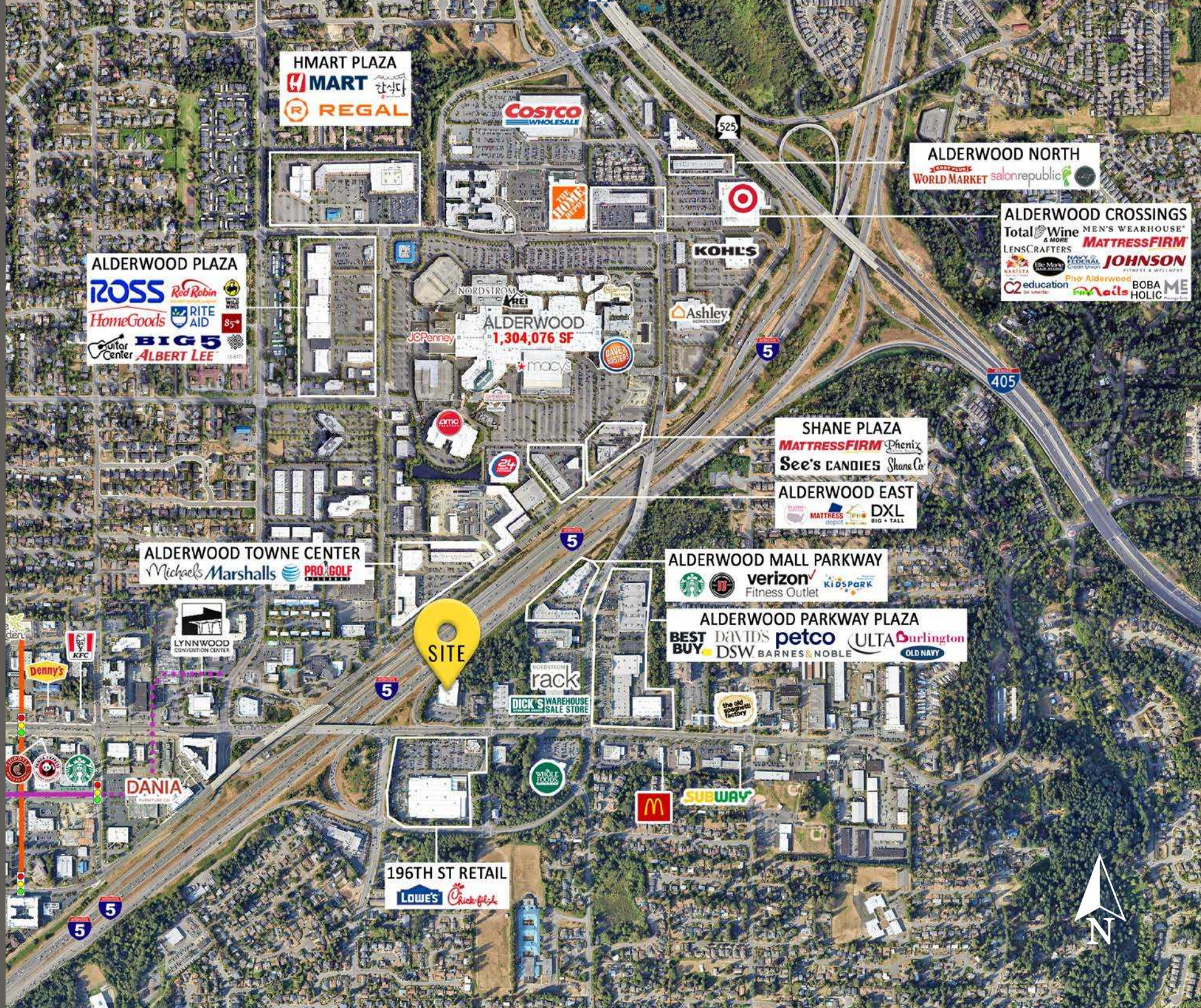


172,297 ADT
Interstate 5



29,000 ADT
196th ST SW

LOCATION AERIAL



HMART PLAZA
MART
REGAL

COSTCO
WHOLESALE

ALDERWOOD NORTH
WORLD MARKET salonrepublic

ALDERWOOD CROSSINGS
Total Wine & More MEN'S WEARHOUSE
LENSCRAFTERS MATTRESSFIRM
education BOBA ME

ALDERWOOD PLAZA
ROSS Red Robin
HomeGoods RITE AID
BIG 5 ALBERT LEE

ALDERWOOD
1,304,076 SF

KOHL'S

SHANE PLAZA
MATTRESSFIRM Phoenix
See's CANDIES Share Co

ALDERWOOD EAST
MATTRESSFIRM DXL
BIG + TALL

ALDERWOOD TOWNE CENTER
Michaels Marshalls PRO GOLF

ALDERWOOD MALL PARKWAY
Starbucks verizon
Fitness Outlet KIDS PARK

ALDERWOOD PARKWAY PLAZA
BEST BUY DAVID'S petco ULTA Burlington
DSW BARNES & NOBLE OLD NAVY

SITE

196TH ST RETAIL
LOWE'S Chick-fil-A





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 bioscience, information technology and professional service businesses have emerged to create a diversified economic base.

TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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