

FOR LEASE

184th Street SW & Alderwood Parkway
Lynnwood, Washington 98036



ALDERWOOD CROSSING

Nick Barber

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



184TH ST SW & ALDERWOOD PKWY:

2,600 SF \$41.00 PSF PLUS NNN

- Rare Vacancy in Busy Center!
- Directly Across from Alderwood Mall, Costco, Target, & Kohl's
- Adjacent to The Woods: Anchored by Home Depot with Roughly 33,600 SF of Specialty Retail, Restaurants, and Entertainment Component, and 500 Unit Mid-Rise Apartments.



Population



Average HH Income



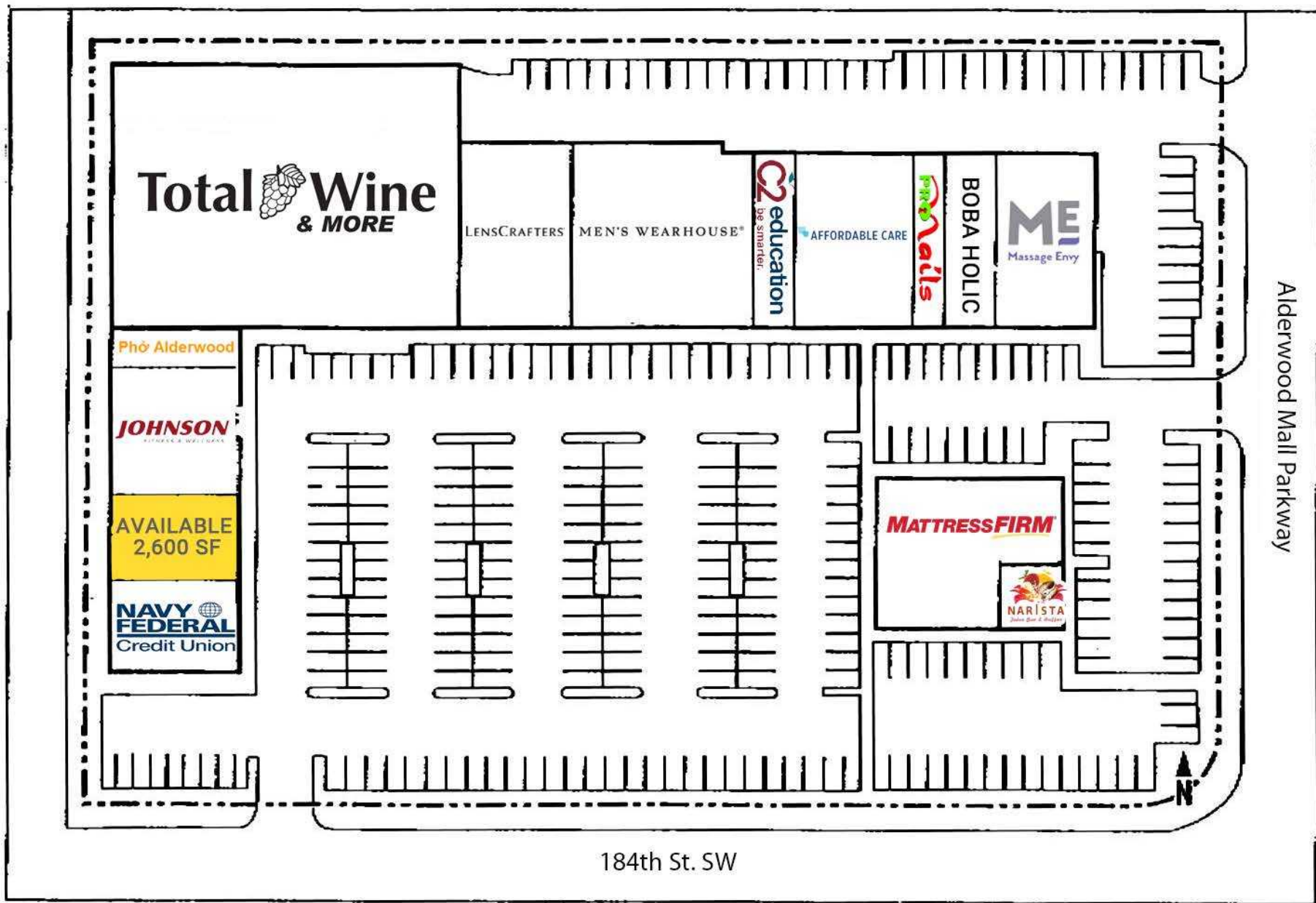
Daytime Population

Regis - 2023

	Population	Average HH Income	Daytime Population
Mile 1	12,491	\$115,383	10,603
Mile 3	151,977	\$138,046	42,798
Mile 5	361,977	\$152,883	98,888

ALDERWOOD CROSSING sits at the entrance to the Alderwood Mall retail area, next to the New Costco and across the street from Alderwood Mall; a regional shopping center with over 1 million square feet. Adjacent to new mixed-use development anchored by Home Depot and 500 unit mid-rise apartment. Conveniently located at the intersection of the two busiest interstates in Washington, I-5 & I-405. Bolstered by the regional drawing power, the available space has excellent visibility to both major arterials.





357,893 Households
in Trade Area



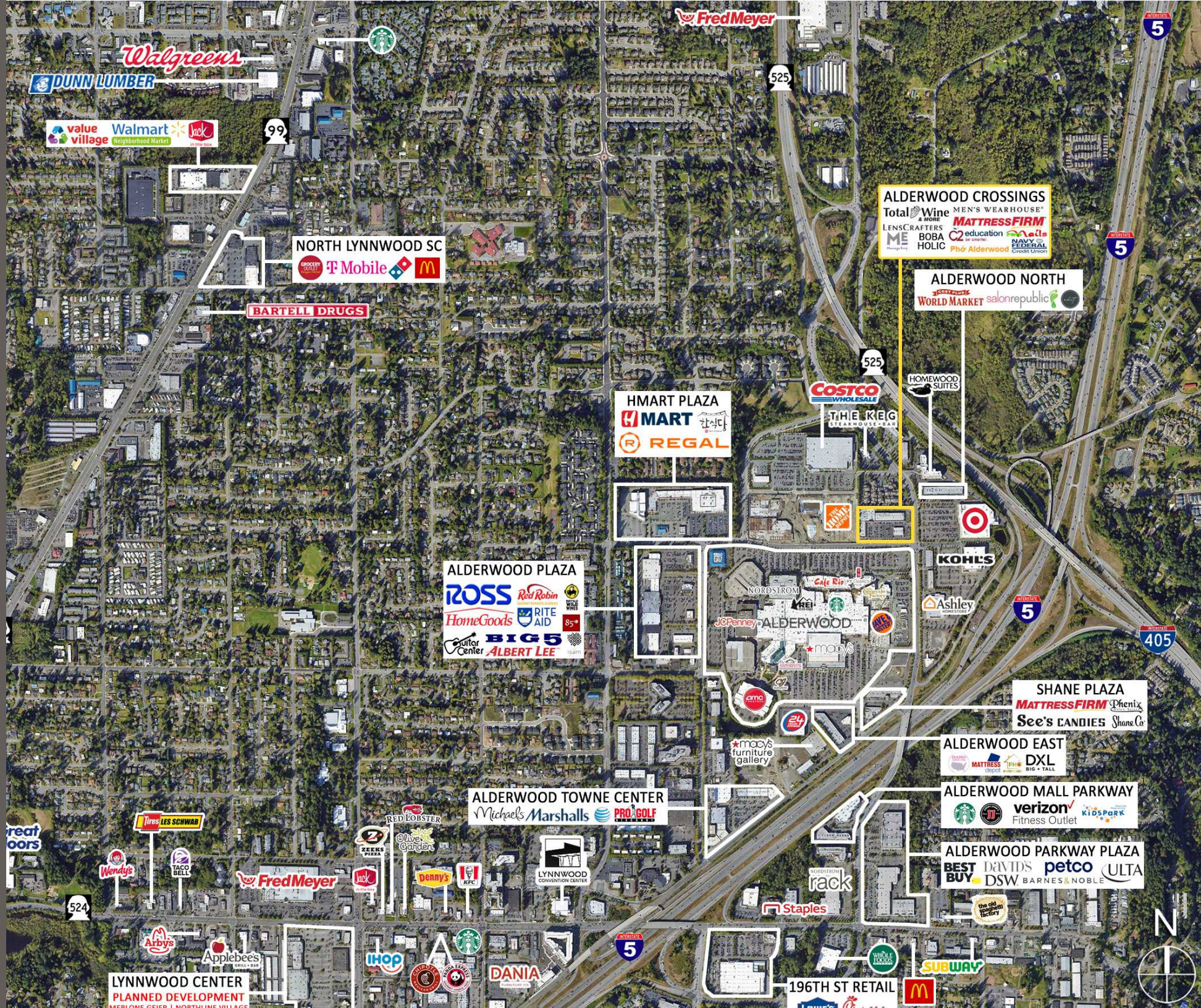
Minutes from
I-5 & I-405



Across from 1.3M
SF Alderwood Mall



Adjacent to
New Home Depot



Walgreens
DUNN LUMBER

value village **Walmart** **Jack in the Box**

99

NORTH LYNNWOOD SC
GROCERY OUTLET **T Mobile** **McDonald's**

BARTELL DRUGS

Fred Meyer

525

5

ALDERWOOD CROSSINGS
Total Wine & More **MEN'S WEARHOUSE**
MATTRESS FIRM
LENSCRAFTERS education **BOBA HOLIC** **Pho Alderwood**
ME Navy Federal Credit Union

ALDERWOOD NORTH
WORLD MARKET **salonrepublic**

525

H MART PLAZA
H MART **REGAL**

COSTCO WHOLESALE
THE KEG

HOMWOOD SUITES

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

JCPenney ALDERWOOD
ALDERWOOD
ALDERWOOD

KOHL'S

5

405

SHANE PLAZA
MATTRESS FIRM **Phenix**
See's CANDIES **Shane Co.**

ALDERWOOD EAST
DXL

ALDERWOOD MALL PARKWAY
Starbucks **verizon** **KIOSPARK**
Fitness Outlet

ALDERWOOD TOWNE CENTER
Michaels **Marshalls** **PRO GOLF**

ALDERWOOD PARKWAY PLAZA
BEST BUY **DAVID'S** **petco** **ULTA**
DSW **BARNES & NOBLE**

524

LYNNWOOD CENTER
PLANNED DEVELOPMENT
MELBONS GELER 1 NORTHLINE VILLAGE

Tires LES SCHWAB

Wendy's **TACO BELL**

Fred Meyer **Jack in the Box**

RED LOBSTER **Oh My Garden** **SEVEN PIZZA**

Denny's **KFC**

LYNNWOOD CONVENTION CENTER

rack

Staples

196TH ST RETAIL

SUBWAY

McDonald's





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.

NICK BARBER

425.250.3271
nbarber@fwp-inc.com



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11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

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