

FOR LEASE

4232 196th Street SW
Lynnwood, WA 98036



FORMER LESLIE'S POOL

Tim Weber | Don Whittles | Blake Weber | Jacob Fors

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

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.

AVAILABLE:

4,689 SF AVAILABLE \$28.00 PSF PLUS NNN

- Former Leslie's Pools
- Join Tap Plastics
- Excellent exposure
- NNN est. \$5.00 PSF



Regis - 2022

Population



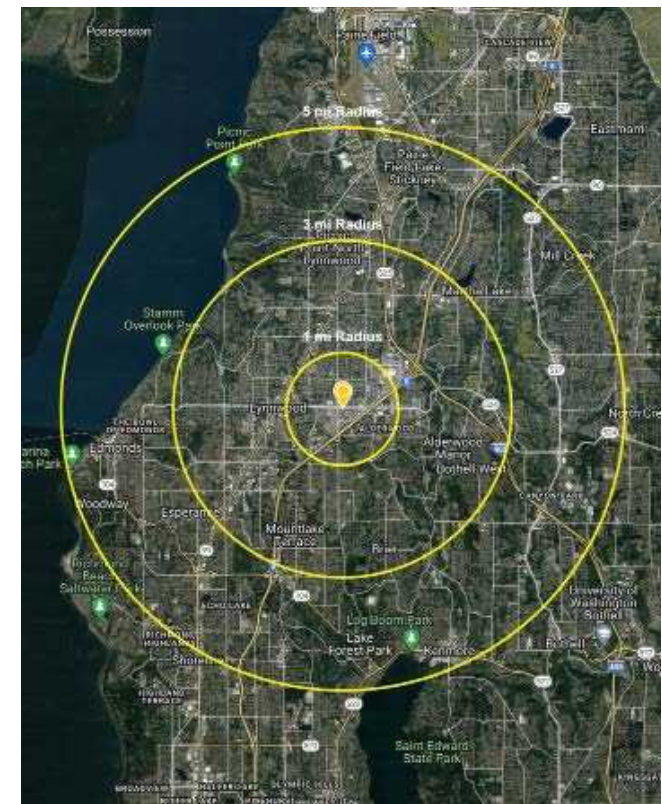
Average HH Income



Daytime Population

	Population	Average HH Income	Daytime Population
Mile 1	17,282	\$79,839	18,477
Mile 3	144,466	\$107,956	89,645
Mile 5	345,678	\$118,954	209,715

TENANTS



LYNNWOOD LINK EXTENSION

THE LYNNWOOD LINK PROJECT extends light rail from Northgate into Snohomish County, serving four stations, Shoreline South/148th, Shoreline North/185th, Mountlake Terrace and Lynnwood City Center. Upon opening in 2024*, riders will enjoy fast, frequent and reliable service between south Snohomish County and the University of Washington, downtown Seattle, the Eastside, Sea-Tac Airport and more.

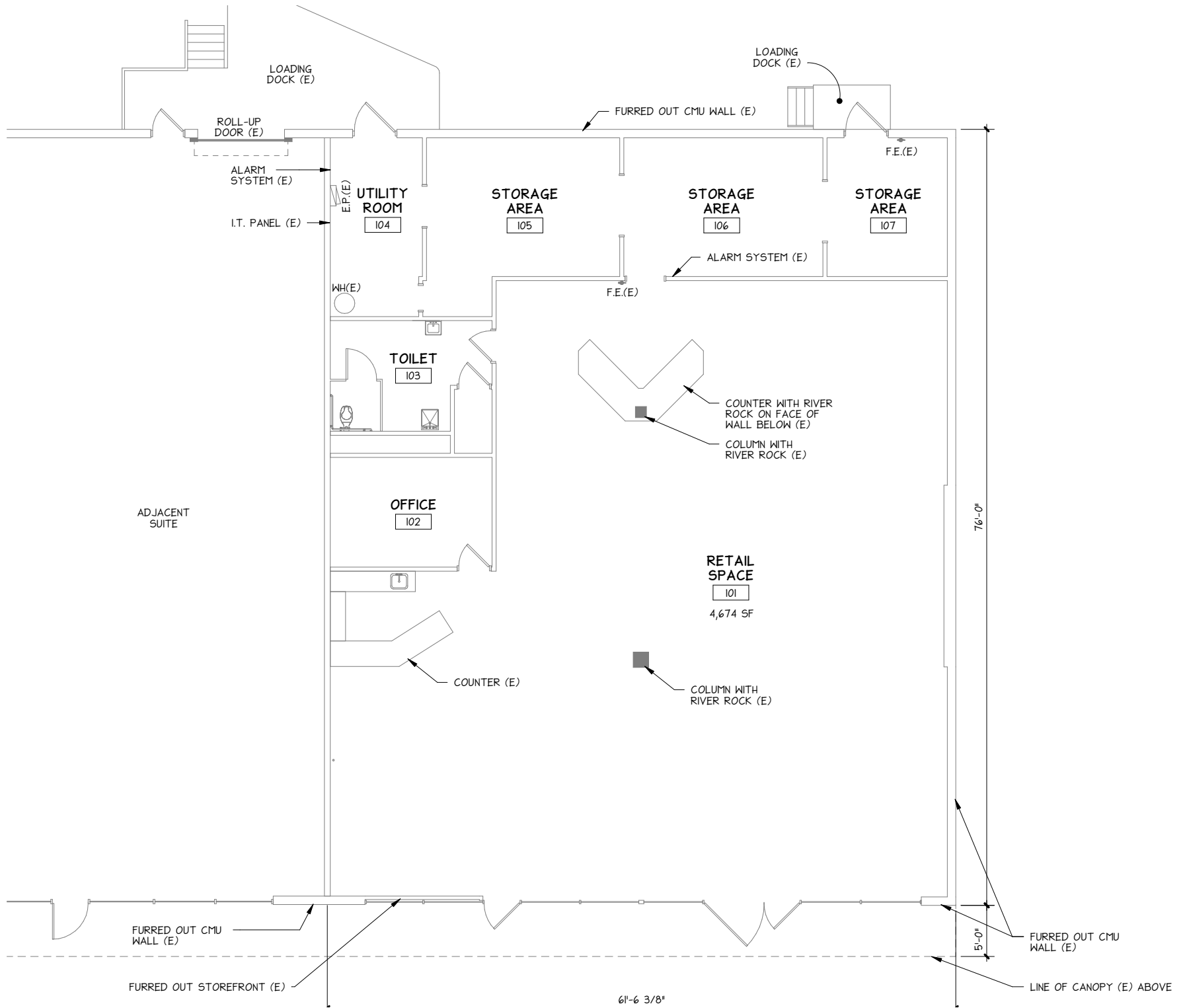
soundtransit.org



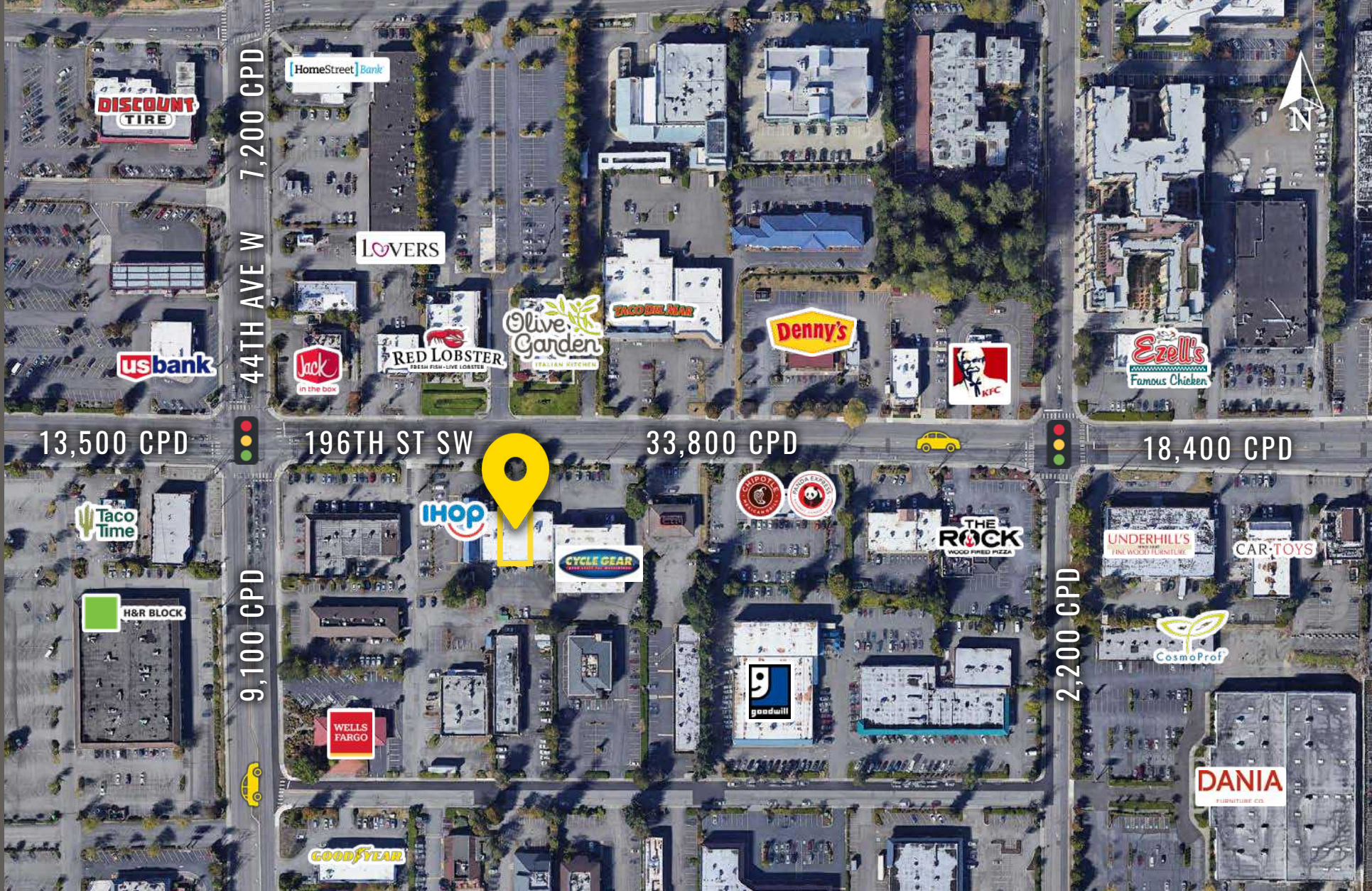
LINK EXTENSION



FLOOR PLAN



LOCATION DETAILS



In the heart of the
Lynnwood retail core



Moments from
Alderwood Mall

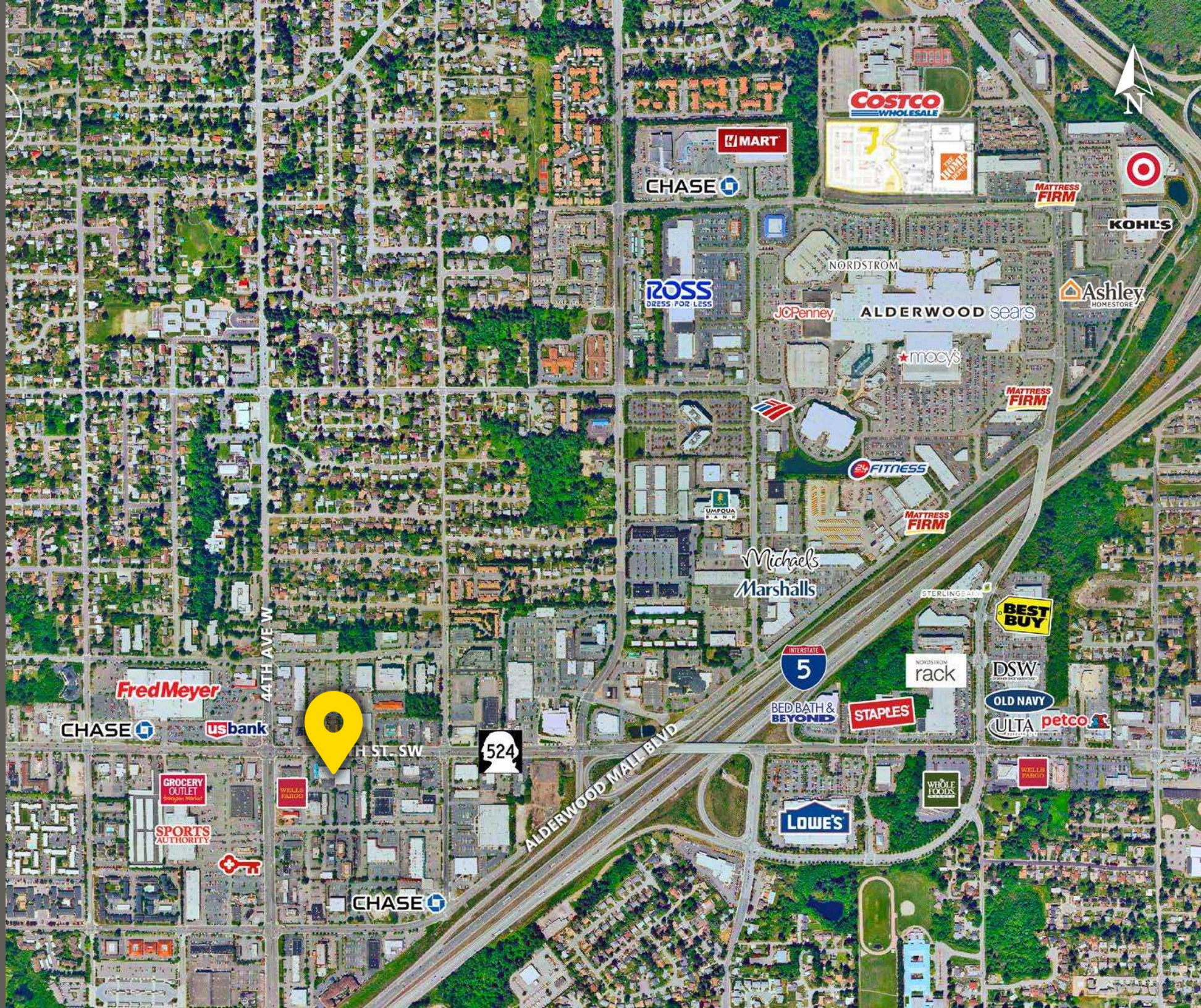


33,800 CPD
196th St SW



Close access to
Interstate 5

LOCATION AERIAL



Fred Meyer
CHASE
us bank

GROCERY OUTLET
SPORTS AUTHORITY

CHASE

44TH AVE SW

1ST ST SW

524

ALDERWOOD MALL BLVD

CHASE
I MART

ROSS
DRESS FOR LESS

Michael's
Marshalls

INTERSTATE 5

BED BATH & BEYOND

LOWE'S

COSTCO
WHOLESALE

THE HOME DEPOT

NORDSTROM

JCPenney

ALDERWOOD sears

macy's

24 FITNESS

MATTRESS FIRM

STERLING BANK

rack

STAPLES

BEST BUY

DSW

OLD NAVY

ULTA petco

Ashley
HOMESTORE

MATTRESS FIRM

KOHL'S



TACOMA | KIRKLAND | PORTLAND



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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