

RESTAURANT FOR LEASE



*4,500 SF Built-Out Stand-Alone Restaurant Space  
With Outdoor Seating Available in Lynnwood*



196TH ST SW & SR 99, LYNNWOOD, WA



# LYNNWOOD CROSSROADS

## Highlights

4,500 SF built-out stand-alone restaurant space with outdoor seating

\$45.00/SF NNN

\$15.67, NNN (est. 2024)

6.25 per 1,000 parking ratio

Other tenants - LA Fitness, Mod Pizza, Starbucks, QDoba, Nothing Bundt Cakes

Available 09/01/24

Please don't disturb existing tenant

Excellent visibility to Hwy 99 with 35k cars/day



**\$45.00**

LEASE RATE PSF/YR

**\$15.67**

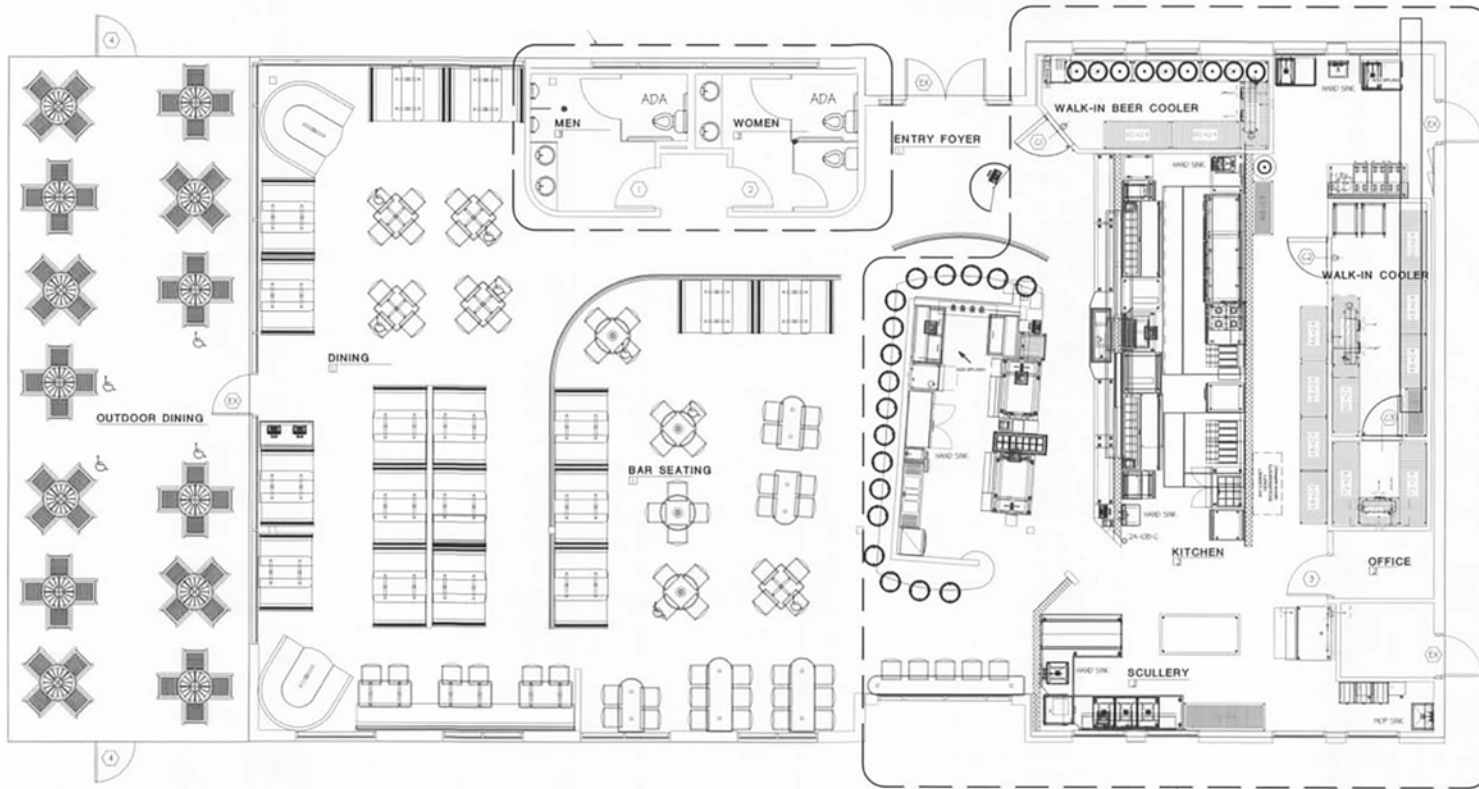
NNN'S, PSF/YR (EST. 2024)

# SITE PLAN



# CONCEPTUAL FLOOR PLAN

Plan is for example purposes only and subject to tenant verification



**\$45.00**

LEASE RATE PSF/YR

**\$15.67**

NNN'S, PSF/YR  
(EST. 2024)

**09/01/24**

AVAILABLE



# HIGHLY- ACCESSIBLE LOCATION

Excellent visibility to Hwy 99 with 35k cars/day

Intersection of 196th and Hwy 99 is one of the most-trafficked in the state

Minutes from I-405 & I-5 freeways

Close proximity to future Light Rail Station extension planned to open mid-2024

**24 MIN**  
DOWNTOWN SEATTLE

**31 MIN**  
DOWNTOWN BELLEVUE



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2020 CENSUS	18,566	126,451	296,015
2023 ESTIMATED	19,854	135,799	304,430
2028 PROJECTED	20,264	139,001	322,643

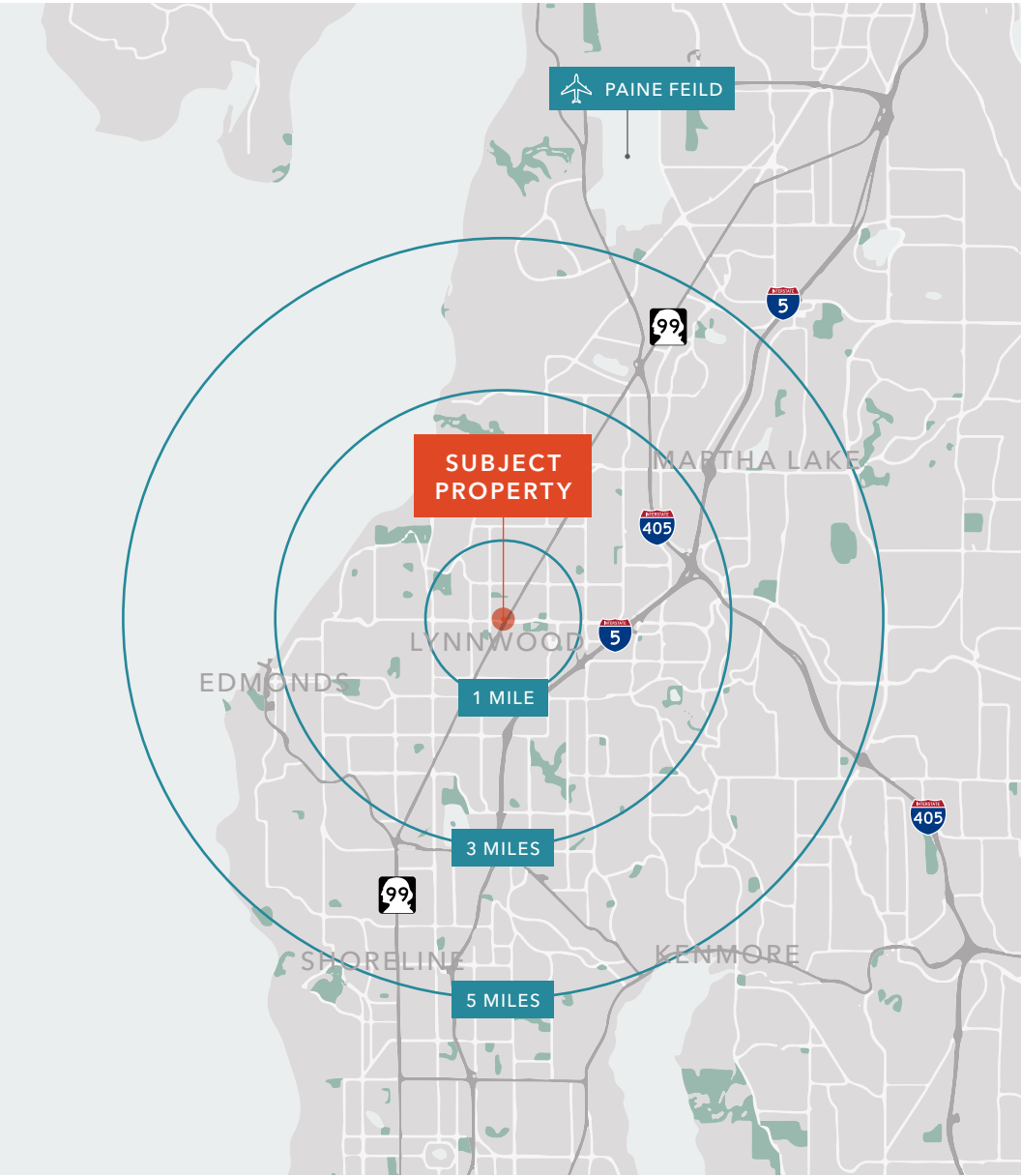
## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	37.7	40.4	39.9
% FEMALE	50.6%	50.5%	50.1%
% MALE	49.4%	49.5%	49.9%

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2023 MEDIAN	\$79,984	\$108,776	\$120,794
2028 MEDIAN PROJECTED	\$78,713	\$109,487	\$123,142
2023 AVERAGE	\$93,425	\$140,767	\$152,103
2028 AVERAGE PROJECTED	\$92,599	\$145,373	\$156,733

Data Source: ©2024, Sites USA, CoStar



LYNNWOOD CROSSROADS



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KIDDER MATHEWS



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