



FOR LEASE

3611 196th Street SW
Lynnwood, WA 98036



SCHONER SQUARE

Kyle Nordby

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

AVAILABLE SPACE STOREFRONT



3611 196TH STREET SW:

2,066 SF

- Former Salon Space Available: Unit #124
- Contact Agent for Rates
- Join: Lamps Plus, FedEx Office, and Rootz Hair Studio
- Across 36th Avenue W from the Lynnwood Convention Center
- Across 196th Street SW from Hilton Garden Inn with 155 Rooms
- Adjacent to City Center Lynnwood Apartment Building – 365 units.



Population



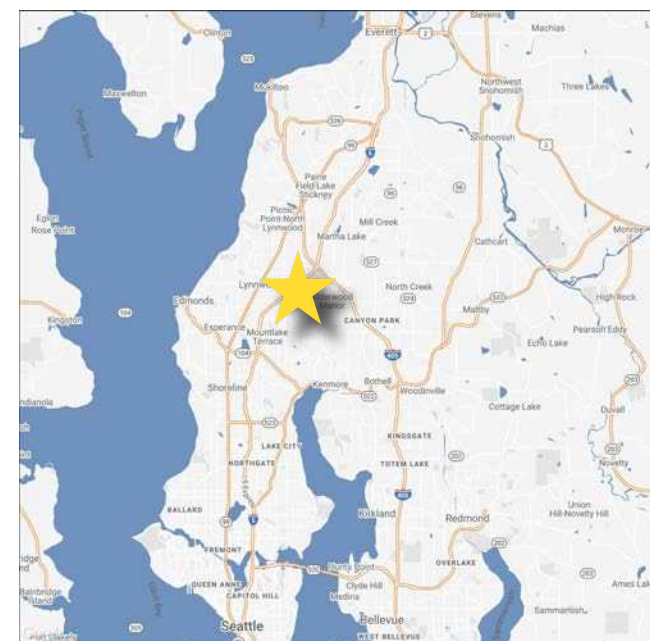
Average HH Income



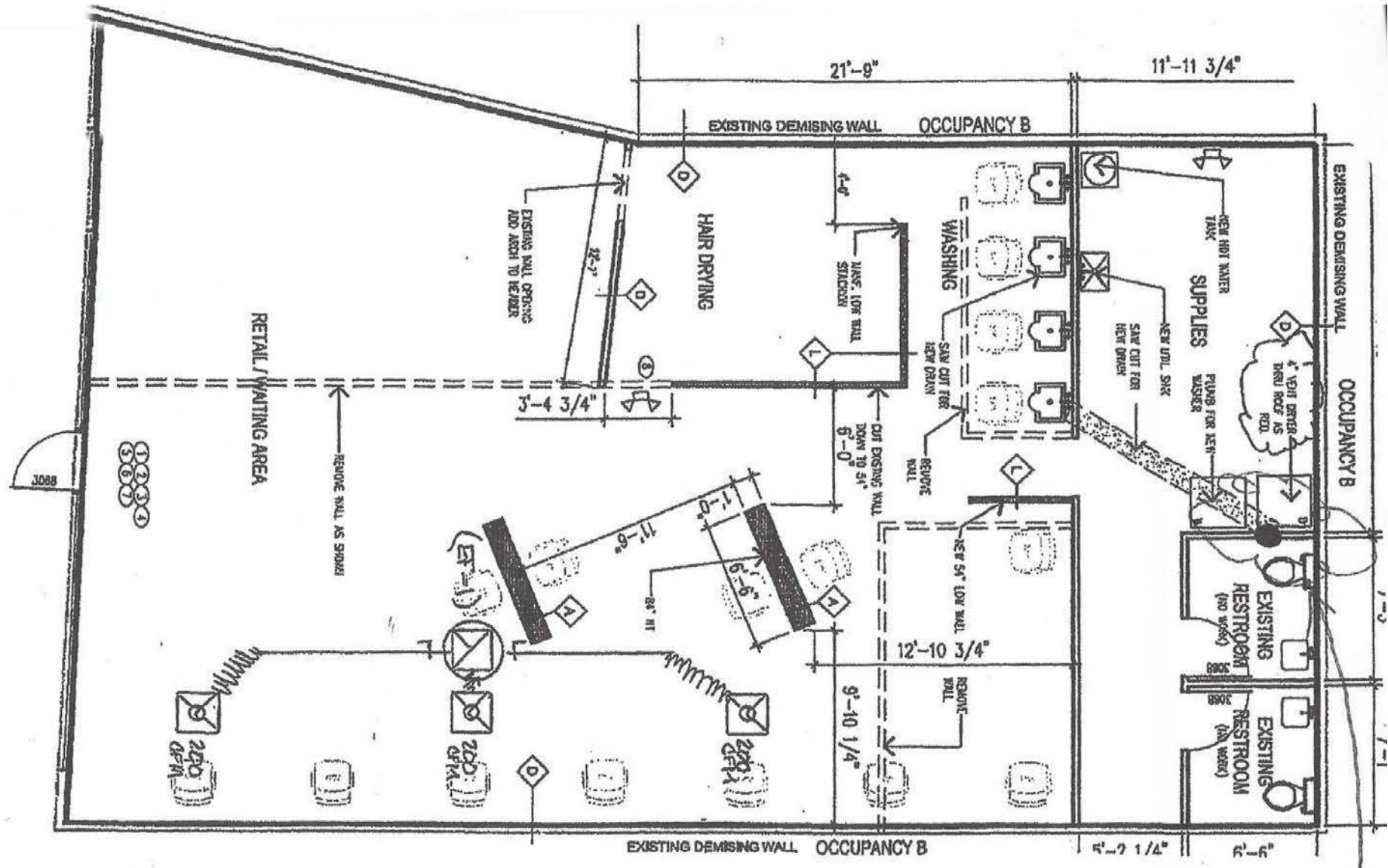
Daytime Population

Regis - 2024

	Population	Average HH Income	Daytime Population
Mile 1	15,714	\$90,150	11,775
Mile 3	149,372	\$136,374	44,957
Mile 5	358,130	\$155,704	104,602



SUITE 124 FLOOR PLAN





45,253 ADT
196th Street SW



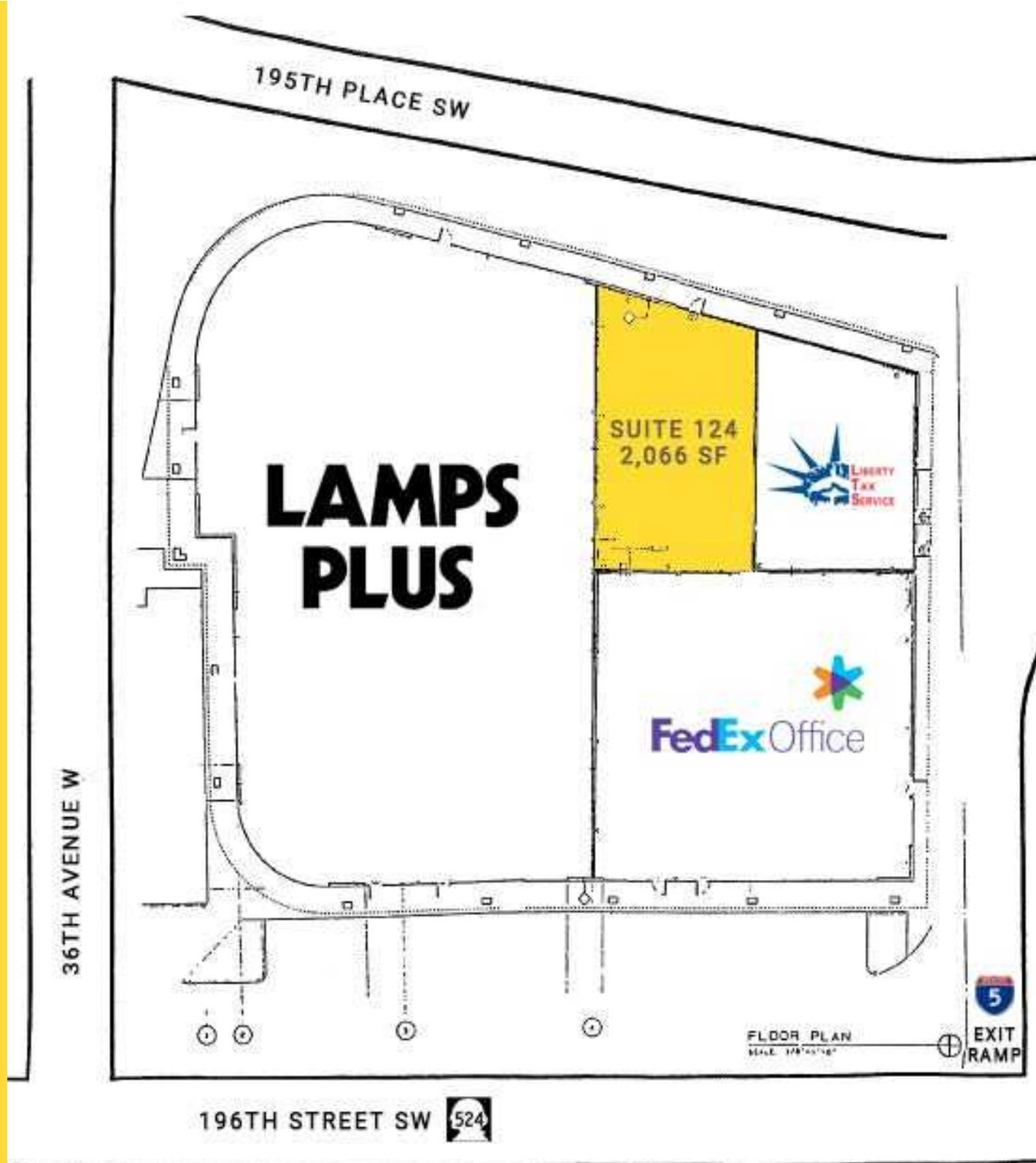
13,499 ADT
36th Avenue W



1 Mile from
Inwood Transit Center



Located in the
Commercial Core of
Snohomish County





ALDERWOOD CROSSINGS
Total Wine & More
MEN'S WEARHOUSE
LENSCRAFTERS
MATTRESS FIRM
JOHNSON
Pho Alderwood
education
BOBA HOLIC

ALDERWOOD NORTH
WORLD MARKET
salonrepublic

HMART PLAZA
H MART
REGAL

COSTCO WHOLESALE

HOME DEPOT

TARGET

KOHL'S

Ashley

ALDERWOOD PLAZA
ROSS
Red Robin
HomeGoods
BIG 5
ALBERT LEE

ALDERWOOD
1,304,076 SF
macy's

SHANE PLAZA
MATTRESS FIRM
See's CANDIES
Shane Co

ALDERWOOD EAST
DXL

ALDERWOOD TOWNE CENTER
Michael's
Marshalls
PRO GOLF

ALDERWOOD MALL PARKWAY
Starbucks
verizon
Fitness Outlet
KIDS PARK

ALDERWOOD PKWY PLAZA
BEST BUY
DSW
petco
OLD NAVY
BARNES & NOBLE
ULTA
Party City
ETHAN ALLEN

NORTHLINE VILLAGE
2M SF MIXED-USE
DEVELOPMENT
1,370 DU
500K SF OFFICE
250K SF RETAIL
& ENTERTAINMENT
PARKS

↑
SITE

196TH ST RETAIL
Lowe's
Chick-fil-A

Link
RAIL STATION
2024
155K RIDERS
BY 2026



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

RETAIL FOCUSED. RESULTS DRIVEN.

KYLE NORDBY

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