



+/- 1,380 RSF - FORMER RESTAURANT SPACE WITH A TYPE 1 HOOD VENTING IN PLACE

FOR LEASE

VAUGHAN VILLAGE CENTER

7510 196TH STREET SW • LYNNWOOD, WA 98036

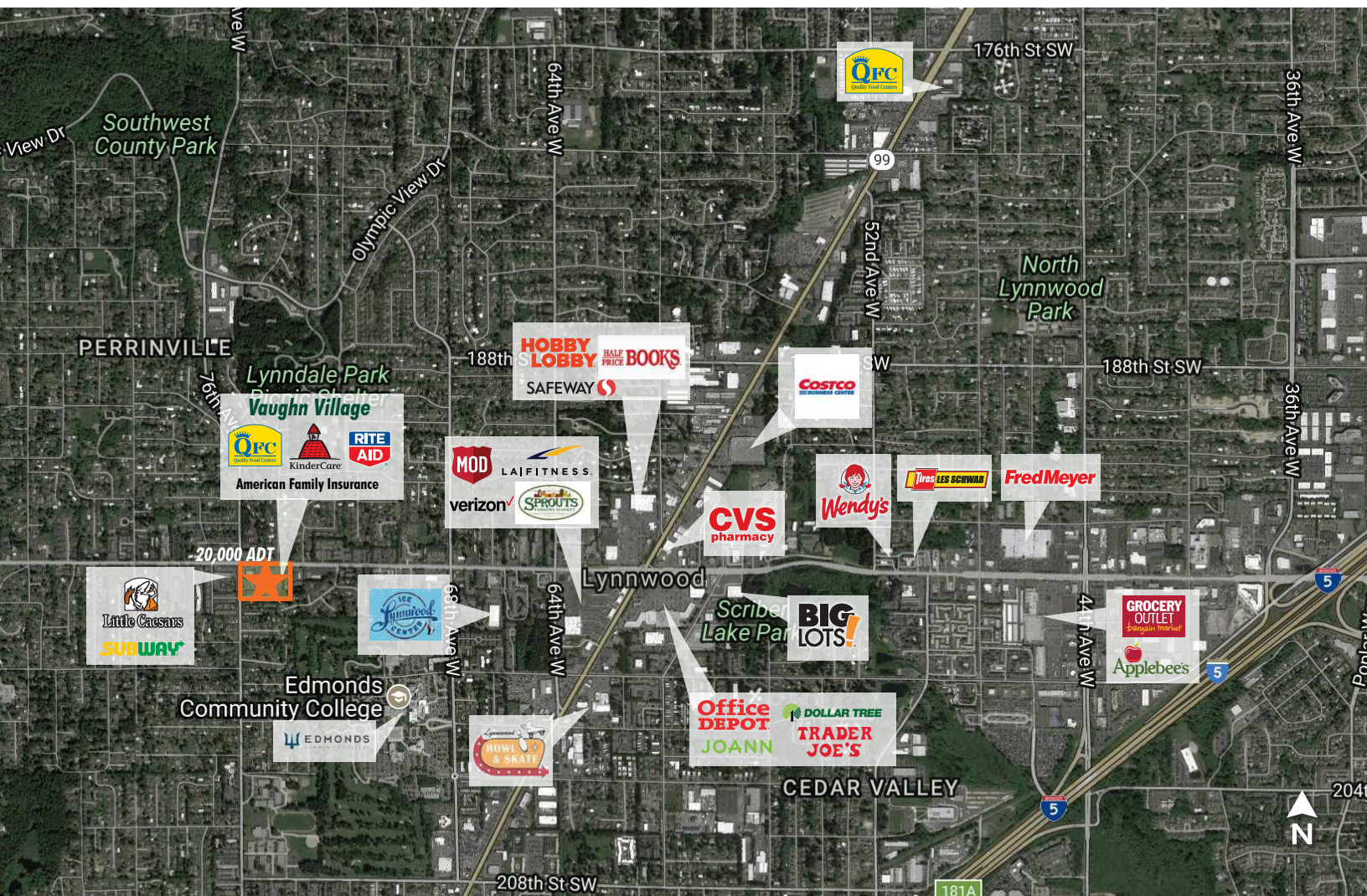
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PROPERTY HIGHLIGHTS

AVAILABLE SPACES:

- Tenant 2: ± 1,380 SF
- NNN: \$6.00 PSF
- Immediate availability
- Former Restaurant space with restaurant infrastructure in place
- Attractive and well maintained
- Prominent monument signage available
- Traffic Count (2017) - 20,000 ADT
- Join QFC, Rite Aid Drugs, Kindercare, American Family Insurance, Pacific Vet and more





2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	17,503	112,872	268,287
AVERAGE HOUSEHOLD INCOME	\$135,134	\$132,031	\$141,218
DAYTIME POPULATION	15,223	109,582	219,080
EMPLOYEES	6,052	48,716	75,207
TRAFFIC COUNT *2019	36,000	41,000	45,000

*Demographics by CBRE Fast Report

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