

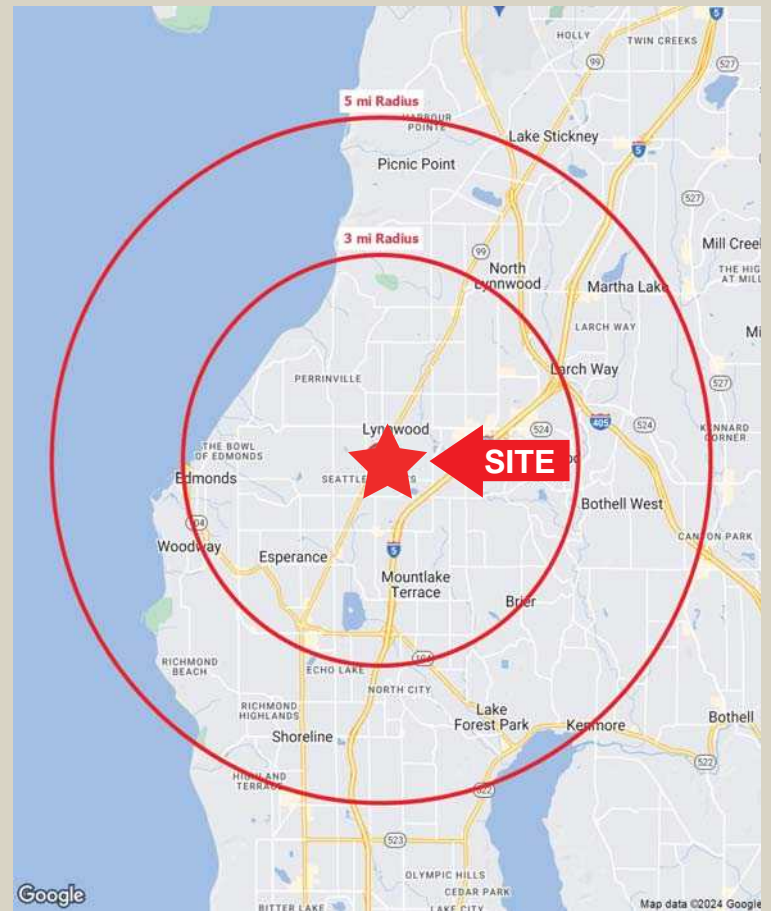
FOR LEASE - AUTOZONE

20321 HWY 99, Lynnwood, WA



AVAILABLE

- ★ 8,250 SF
- ★ Asking Rate - \$25PSF
- ★ Great Visibility & Access
- ★ Available Immediately
- ★ Traffic Counts:
Hwy 99- 34,900cpd
204th St SW - 2,800cpd



For More Information Contact:

SeaPac

Courtesy to Brokers

Jeffrey Rosen

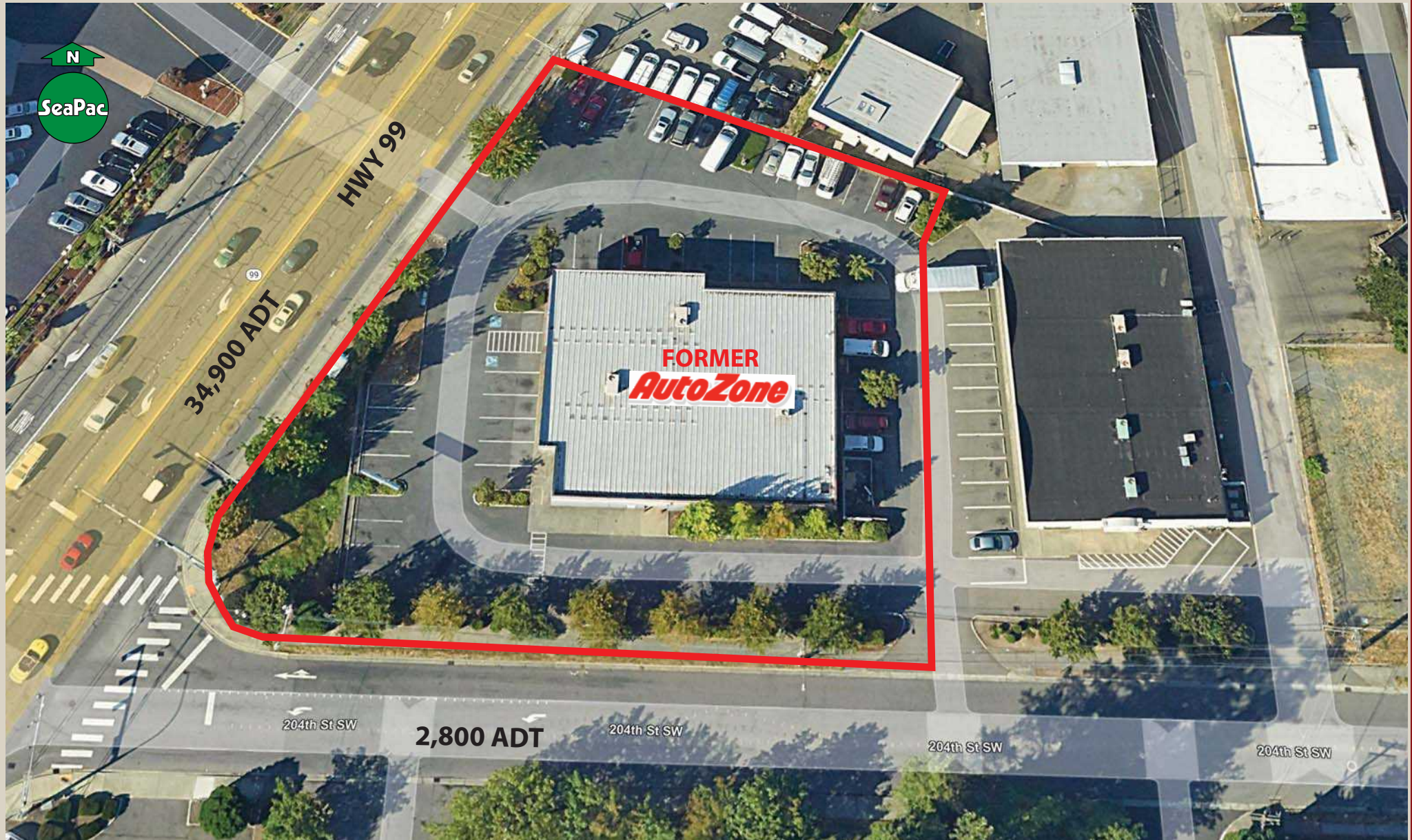
Seattle Pacific Realty, Inc.
206-689-0237 Direct
206-419-0320 Cell

DEMOGRAPHICS 2023

2023	POP.	HOUSEHOLDS	MED INCOME
3-MILE	129,342	54,837	\$109,443

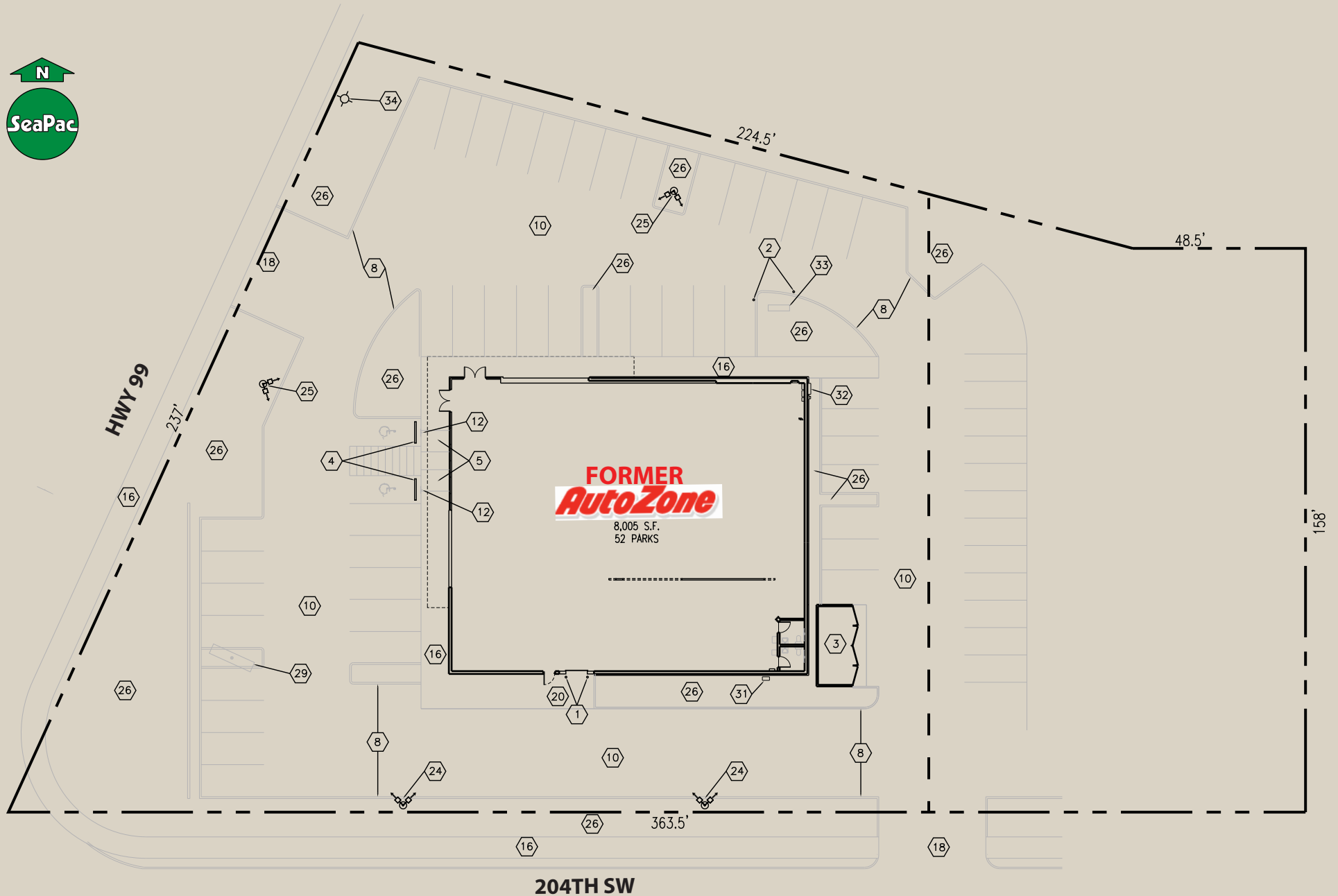
FOR LEASE - AUTOZONE

20321 HWY 99, Lynnwood, WA



FOR LEASE - AUTOZONE

20321 HWY 99, Lynnwood, WA



204th S.W.

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 47.8143/-122.3202

Autozone - 20321 Hwy 99		3 mi radius	5 mi radius	7 mi radius
Lynnwood, WA 98036				
Population				
2023 Estimated Population		129,342	296,571	501,014
2028 Projected Population		134,905	314,816	525,194
2020 Census Population		127,722	290,217	494,432
2010 Census Population		117,482	251,675	418,442
Projected Annual Growth 2023 to 2028		0.9%	1.2%	1.0%
Historical Annual Growth 2010 to 2023		0.8%	1.4%	1.5%
Households				
2023 Estimated Households		54,837	118,454	201,606
2028 Projected Households		56,937	125,015	209,560
2020 Census Households		52,078	112,799	194,923
2010 Census Households		47,984	99,318	168,719
Projected Annual Growth 2023 to 2028		0.8%	1.1%	0.8%
Historical Annual Growth 2010 to 2023		1.1%	1.5%	1.5%
Age				
2023 Est. Population Under 10 Years		9.6%	10.5%	11.2%
2023 Est. Population 10 to 19 Years		10.4%	10.7%	10.6%
2023 Est. Population 20 to 29 Years		12.3%	12.2%	12.8%
2023 Est. Population 30 to 44 Years		21.7%	23.1%	24.0%
2023 Est. Population 45 to 59 Years		19.5%	19.8%	19.0%
2023 Est. Population 60 to 74 Years		18.3%	16.8%	15.8%
2023 Est. Population 75 Years or Over		8.1%	6.8%	6.5%
2023 Est. Median Age		41.5	40.2	39.1
Marital Status & Gender				
2023 Est. Male Population		49.3%	49.8%	50.0%
2023 Est. Female Population		50.7%	50.2%	50.0%
2023 Est. Never Married		30.5%	30.3%	30.4%
2023 Est. Now Married		48.8%	51.5%	51.6%
2023 Est. Separated or Divorced		16.0%	14.1%	14.0%
2023 Est. Widowed		4.8%	4.1%	4.0%
Income				
2023 Est. HH Income \$200,000 or More		19.5%	22.7%	24.0%
2023 Est. HH Income \$150,000 to \$199,999		11.3%	13.7%	13.6%
2023 Est. HH Income \$100,000 to \$149,999		20.5%	20.8%	19.9%
2023 Est. HH Income \$75,000 to \$99,999		13.0%	11.9%	11.7%
2023 Est. HH Income \$50,000 to \$74,999		15.0%	12.8%	12.3%
2023 Est. HH Income \$35,000 to \$49,999		7.0%	6.2%	6.2%
2023 Est. HH Income \$25,000 to \$34,999		4.3%	3.9%	3.9%
2023 Est. HH Income \$15,000 to \$24,999		3.9%	3.3%	3.4%
2023 Est. HH Income Under \$15,000		5.5%	4.6%	4.9%
2023 Est. Average Household Income		\$141,805	\$153,639	\$157,844
2023 Est. Median Household Income		\$109,443	\$122,136	\$124,076
2023 Est. Per Capita Income		\$60,284	\$61,524	\$63,672
2023 Est. Total Businesses		6,788	11,845	20,359
2023 Est. Total Employees		50,341	81,334	147,448

Full Profile

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Autozone - 20321 Hwy 99		3 mi radius	5 mi radius	7 mi radius
Lynnwood, WA 98036				
Race				
2023 Est. White		62.1%	61.2%	59.7%
2023 Est. Black		6.2%	5.7%	5.9%
2023 Est. Asian or Pacific Islander		17.5%	19.7%	20.8%
2023 Est. American Indian or Alaska Native		0.8%	0.7%	0.7%
2023 Est. Other Races		13.4%	12.7%	12.9%
Hispanic				
2023 Est. Hispanic Population		15,283	31,639	55,028
2023 Est. Hispanic Population		11.8%	10.7%	11.0%
2028 Proj. Hispanic Population		12.0%	10.7%	11.0%
2020 Hispanic Population		12.6%	11.8%	12.7%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)		96,067	217,519	363,568
2023 Est. Elementary (Grade Level 0 to 8)		3.5%	3.0%	3.0%
2023 Est. Some High School (Grade Level 9 to 11)		3.2%	3.2%	3.1%
2023 Est. High School Graduate		18.6%	16.8%	16.3%
2023 Est. Some College		22.5%	20.0%	19.1%
2023 Est. Associate Degree Only		10.8%	10.3%	9.8%
2023 Est. Bachelor Degree Only		27.1%	29.9%	30.3%
2023 Est. Graduate Degree		14.3%	16.7%	18.4%
Housing				
2023 Est. Total Housing Units		57,529	124,405	212,730
2023 Est. Owner-Occupied		62.1%	60.5%	58.9%
2023 Est. Renter-Occupied		33.2%	34.7%	35.9%
2023 Est. Vacant Housing		4.7%	4.8%	5.2%
Homes Built by Year				
2023 Homes Built 2010 or later		9.4%	12.9%	14.7%
2023 Homes Built 2000 to 2009		10.3%	12.7%	13.5%
2023 Homes Built 1990 to 1999		12.7%	12.1%	12.9%
2023 Homes Built 1980 to 1989		13.4%	13.2%	13.9%
2023 Homes Built 1970 to 1979		15.5%	14.3%	13.6%
2023 Homes Built 1960 to 1969		17.5%	13.9%	11.2%
2023 Homes Built 1950 to 1959		12.0%	10.7%	8.8%
2023 Homes Built Before 1949		4.4%	5.5%	6.1%
Home Values				
2023 Home Value \$1,000,000 or More		10.8%	12.1%	13.5%
2023 Home Value \$500,000 to \$999,999		61.8%	63.1%	62.1%
2023 Home Value \$400,000 to \$499,999		13.6%	12.2%	11.3%
2023 Home Value \$300,000 to \$399,999		7.1%	6.4%	6.3%
2023 Home Value \$200,000 to \$299,999		2.9%	2.4%	2.7%
2023 Home Value \$150,000 to \$199,999		0.7%	0.6%	0.7%
2023 Home Value \$100,000 to \$149,999		0.4%	0.4%	0.5%
2023 Home Value \$50,000 to \$99,999		1.2%	1.1%	1.2%
2023 Home Value \$25,000 to \$49,999		0.6%	0.6%	0.6%
2023 Home Value Under \$25,000		0.9%	1.0%	1.1%
2023 Median Home Value		\$648,539	\$664,749	\$673,938
2023 Median Rent		\$1,548	\$1,646	\$1,662

Full Profile

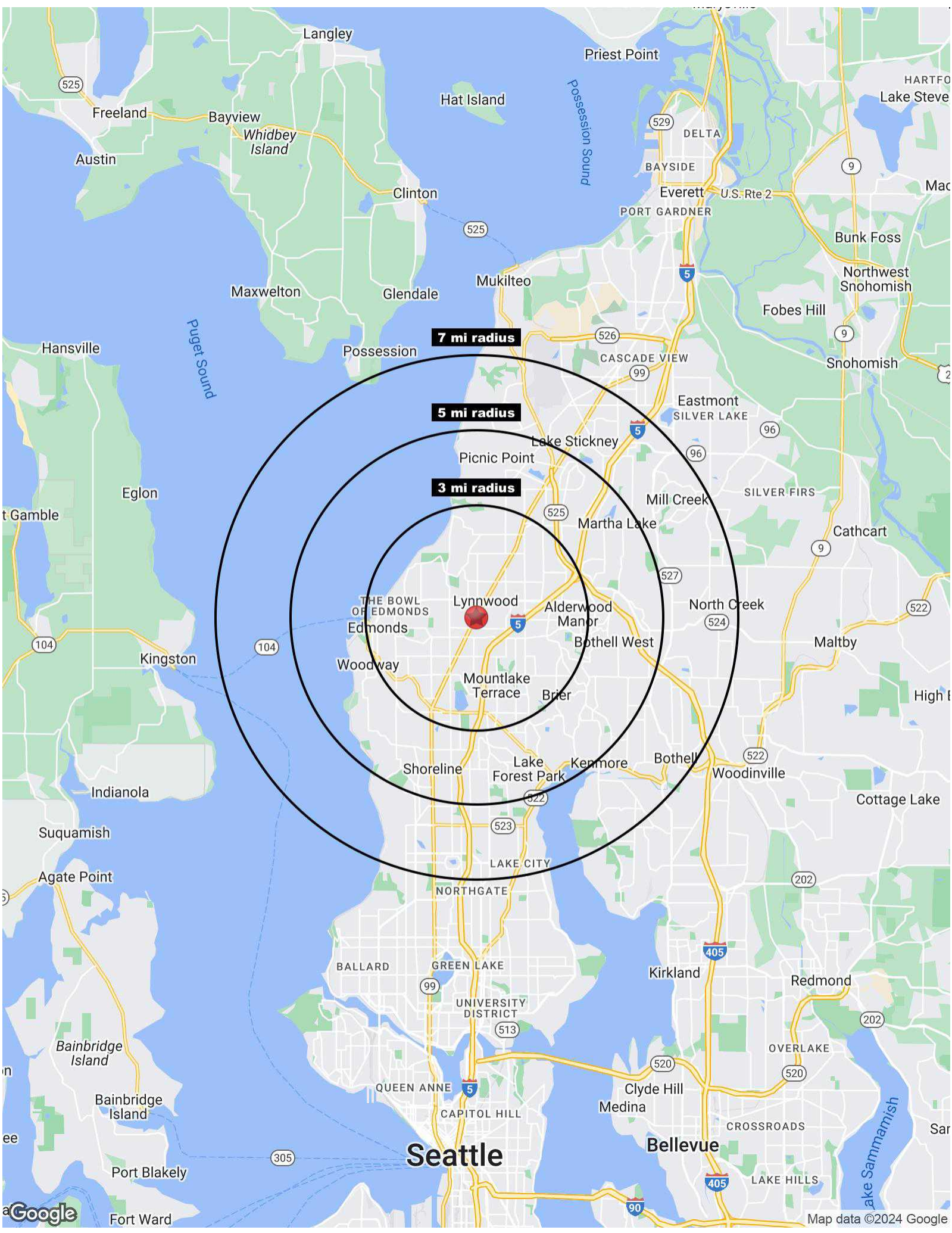
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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	108,872	246,155	412,279
2023 Est. Civilian Employed	66.6%	68.8%	69.8%
2023 Est. Civilian Unemployed	2.5%	2.3%	2.4%
2023 Est. in Armed Forces	0.1%	-	0.2%
2023 Est. not in Labor Force	30.8%	28.8%	27.7%
2023 Labor Force Males	48.9%	49.5%	49.7%
2023 Labor Force Females	51.1%	50.5%	50.3%
Occupation			
2023 Occupation: Population Age 16 Years or Over	72,552	169,387	287,602
2023 Mgmt, Business, & Financial Operations	21.5%	21.2%	21.0%
2023 Professional, Related	27.5%	30.3%	31.6%
2023 Service	14.6%	13.5%	13.5%
2023 Sales, Office	18.2%	18.1%	17.7%
2023 Farming, Fishing, Forestry	0.3%	0.2%	0.2%
2023 Construction, Extraction, Maintenance	8.1%	7.4%	6.9%
2023 Production, Transport, Material Moving	9.8%	9.2%	9.0%
2023 White Collar Workers	67.2%	69.7%	70.4%
2023 Blue Collar Workers	32.8%	30.3%	29.6%
Transportation to Work			
2023 Drive to Work Alone	60.9%	58.2%	56.1%
2023 Drive to Work in Carpool	6.8%	6.4%	6.4%
2023 Travel to Work by Public Transportation	2.9%	2.7%	2.9%
2023 Drive to Work on Motorcycle	0.2%	0.2%	0.2%
2023 Walk or Bicycle to Work	1.9%	1.6%	1.7%
2023 Other Means	0.7%	0.8%	0.8%
2023 Work at Home	26.5%	30.2%	32.0%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	19.9%	18.5%	18.5%
2023 Travel to Work in 15 to 29 Minutes	35.3%	37.1%	37.0%
2023 Travel to Work in 30 to 59 Minutes	34.8%	35.1%	35.4%
2023 Travel to Work in 60 Minutes or More	10.0%	9.3%	9.1%
2023 Average Travel Time to Work	25.7	25.8	26.0
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$4.95 B	\$11.41 B	\$19.86 B
2023 Est. Apparel	\$178.05 M	\$413.87 M	\$721.84 M
2023 Est. Contributions, Gifts	\$311.33 M	\$726.51 M	\$1.27 B
2023 Est. Education, Reading	\$181.71 M	\$432.48 M	\$760.81 M
2023 Est. Entertainment	\$288.15 M	\$668.09 M	\$1.16 B
2023 Est. Food, Beverages, Tobacco	\$739.62 M	\$1.7 B	\$2.95 B
2023 Est. Furnishings, Equipment	\$178.18 M	\$412.51 M	\$718.13 M
2023 Est. Health Care, Insurance	\$440.44 M	\$1 B	\$1.74 B
2023 Est. Household Operations, Shelter, Utilities	\$1.58 B	\$3.64 B	\$6.33 B
2023 Est. Miscellaneous Expenses	\$94.67 M	\$218.26 M	\$379.95 M
2023 Est. Personal Care	\$66.41 M	\$153.03 M	\$266.19 M
2023 Est. Transportation	\$890.31 M	\$2.05 B	\$3.55 B

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Seattle

Bellevue