



FOR LEASE | GROUND LEASE

196th Street SW & SR 99
Lynnwood, Washington



JAMES VILLAGE SHOPPING CENTER

Nick Barber

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

196TH ST. SW & SR 99:



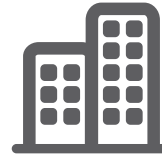
- Available for Lease or Ground Lease
- Former Shari's: 3,906 SF Stand Alone Building
- For Lease: \$44.00 PSF, NNN
- For Ground Lease: \$172,000
- Join: Safeway, Hobby Lobby, Half Price Books, Hallmark, Papa Murphy's, The UPS Store, Sally Beauty, Superfit, The Little Gym, Pups a Daisy, Aqua Quip, and Many More!



Population



Average HH Income



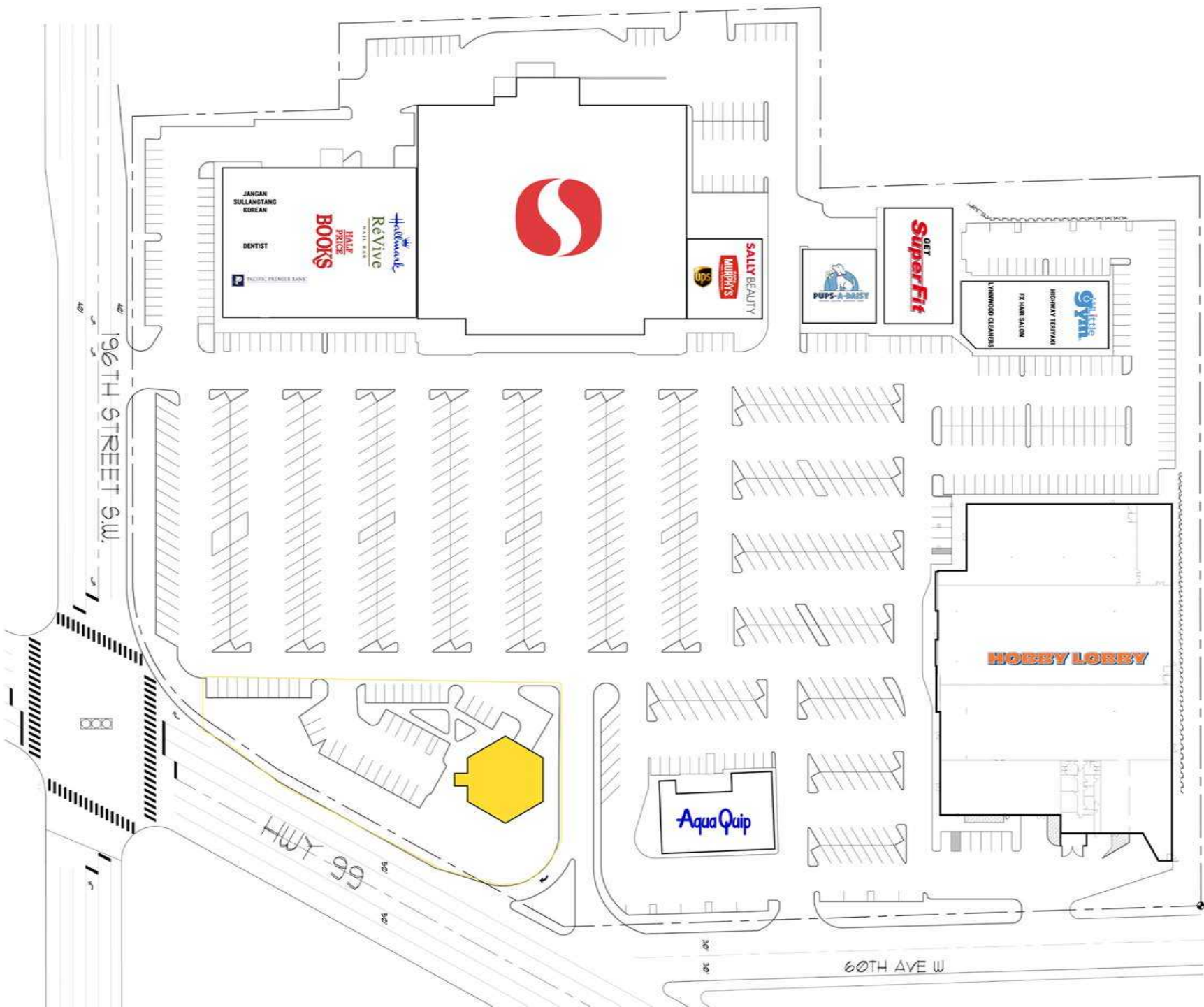
Daytime Population

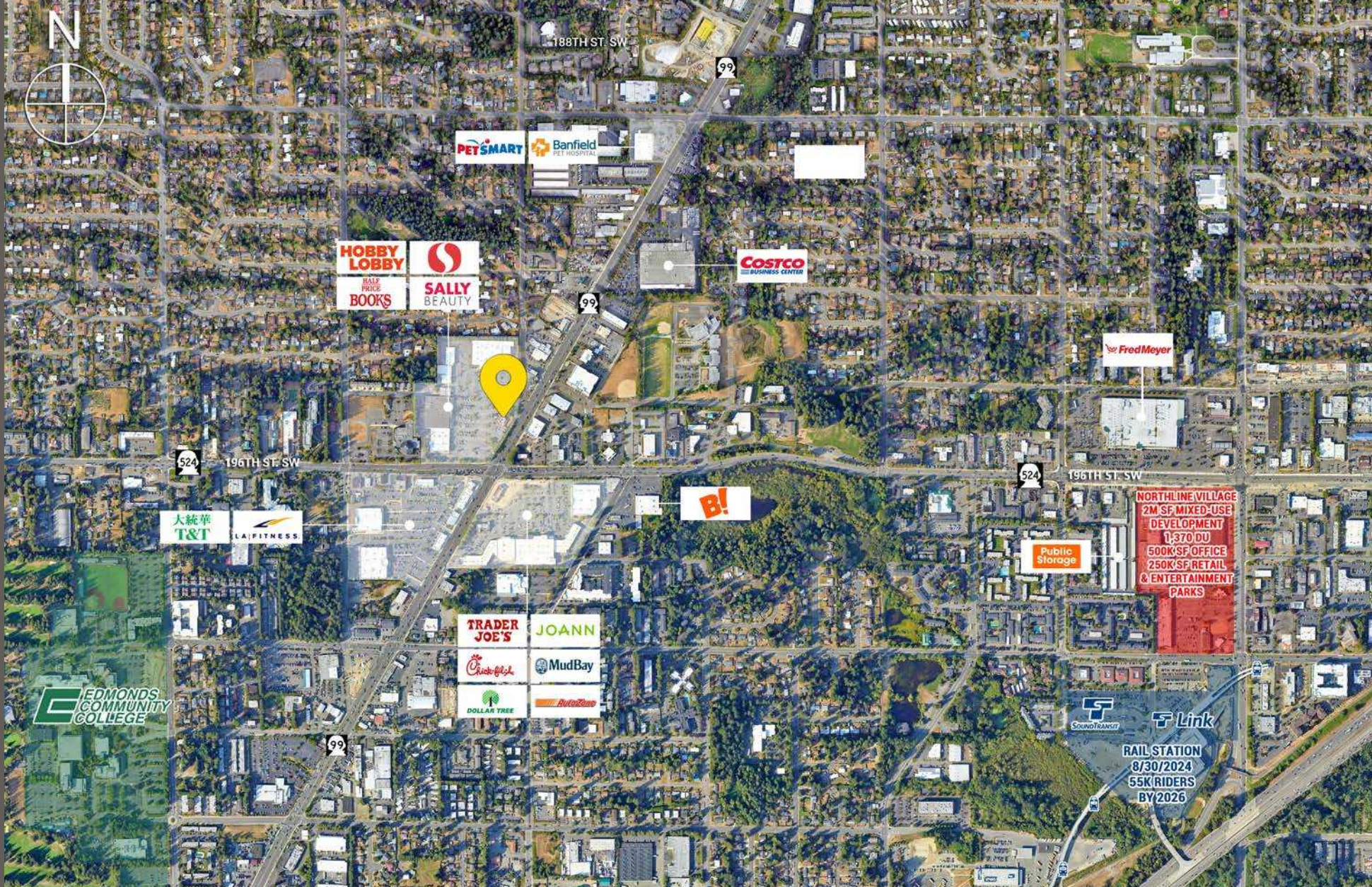
Regis - 2024

	Population	Average HH Income	Daytime Population
Mile 1	18,854	\$896,480	8,425
Mile 3	132,460	\$142,406	46,056
Mile 5	306,057	\$156,011	86,202



SITE PLAN





357,893 Households
in Trade Area



33,433 ADT
SR 99



21,897 ADT
196th St SW



Located on the NWC
of SR 99 & SR 524

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.



NICK BARBER

425.250.3271
nbarber@fwp-inc.com



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