

1,029 SF - \$1,550 GROSS PER MONTH RETAIL PROPERTY



FOR LEASE

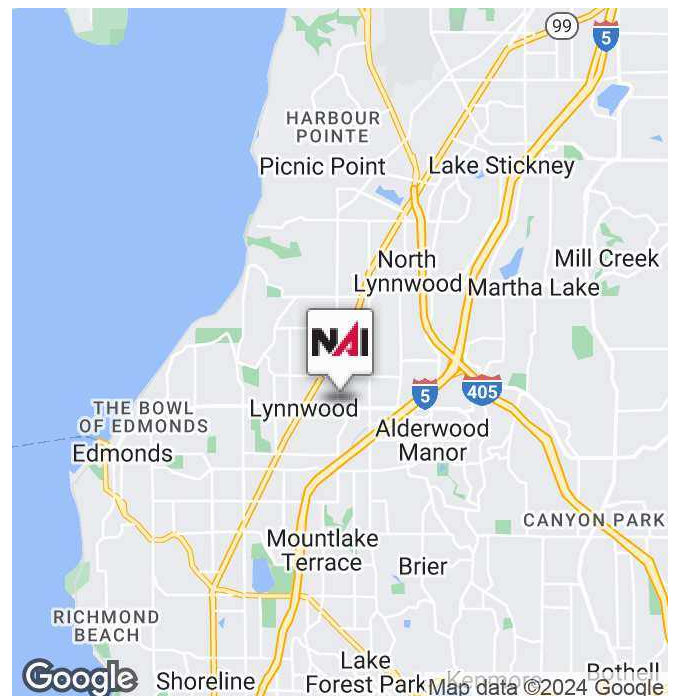


Glen Haven Retail Space

5108 - 196th St SW
Lynnwood, Washington 98036

Property Highlights

- Excellent access & visibility to 196th St SW
- Building in good condition with renovation plans in the works
- 3 per 1000 parking ratio
- 1,029 rsf of retail facing courtyard and water fountain, subject to verification
- Close to Lynnwood City Center and New Transit Center
- Strong Walk Score (67) and Transit Score (56)
- Exceptional 5 year growth projection. Up 8% 2017-2022



<https://www.nai-psp.com>

Blake Stedman
Senior Vice President | 425.652.1722
bstedman@nai-psp.com

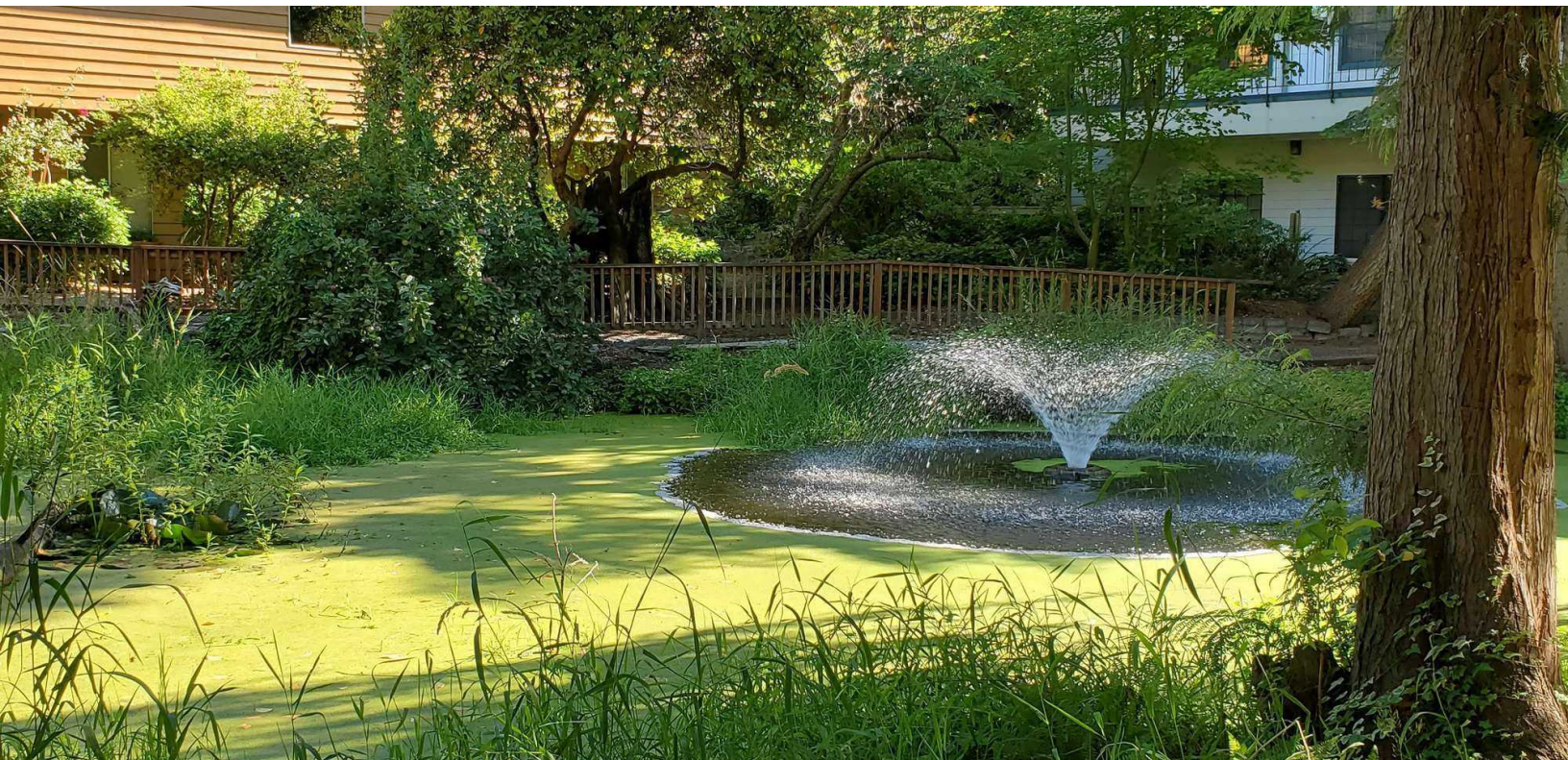
Richard Zhou
Associate | 425.586.5623
rzhou@nai-psp.com | WA #22007790

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES.

1,029 SF - \$1,550 GROSS PER MONTH
RETAIL PROPERTY



FOR LEASE



NAI Puget Sound
Properties

<https://www.nai-pp.com>

Blake Stedman
Senior Vice President | 425.652.1722
bstedman@nai-pp.com

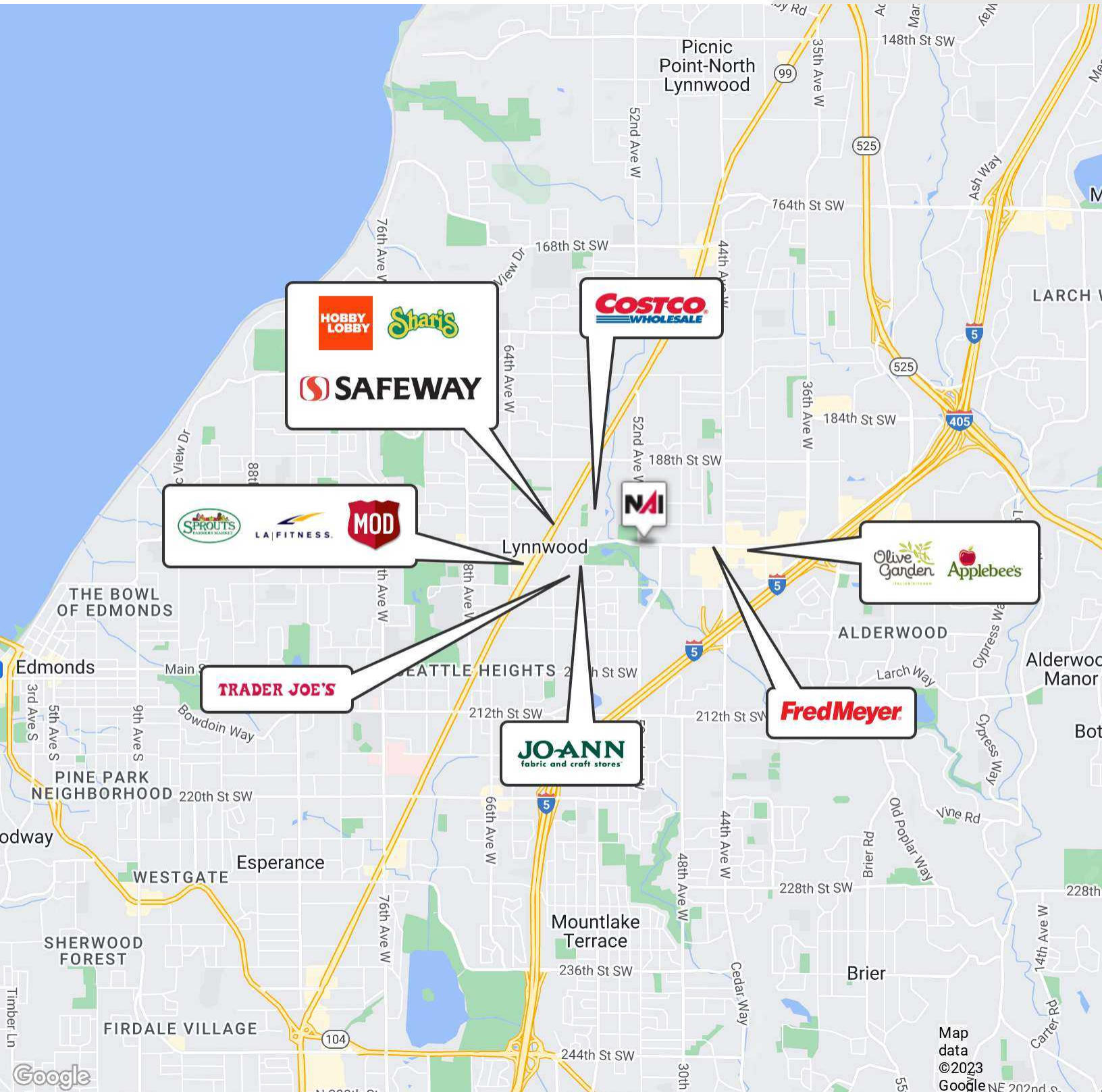
Richard Zhou
Associate | 425.586.5623
rzhou@nai-pp.com | WA #22007790

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES.

1,029 SF - \$1,550 GROSS PER MONTH RETAIL PROPERTY



FOR LEASE



<https://www.nai-psp.com>

Blake Stedman
Senior Vice President | 425.652.1722
bstedman@nai-psp.com

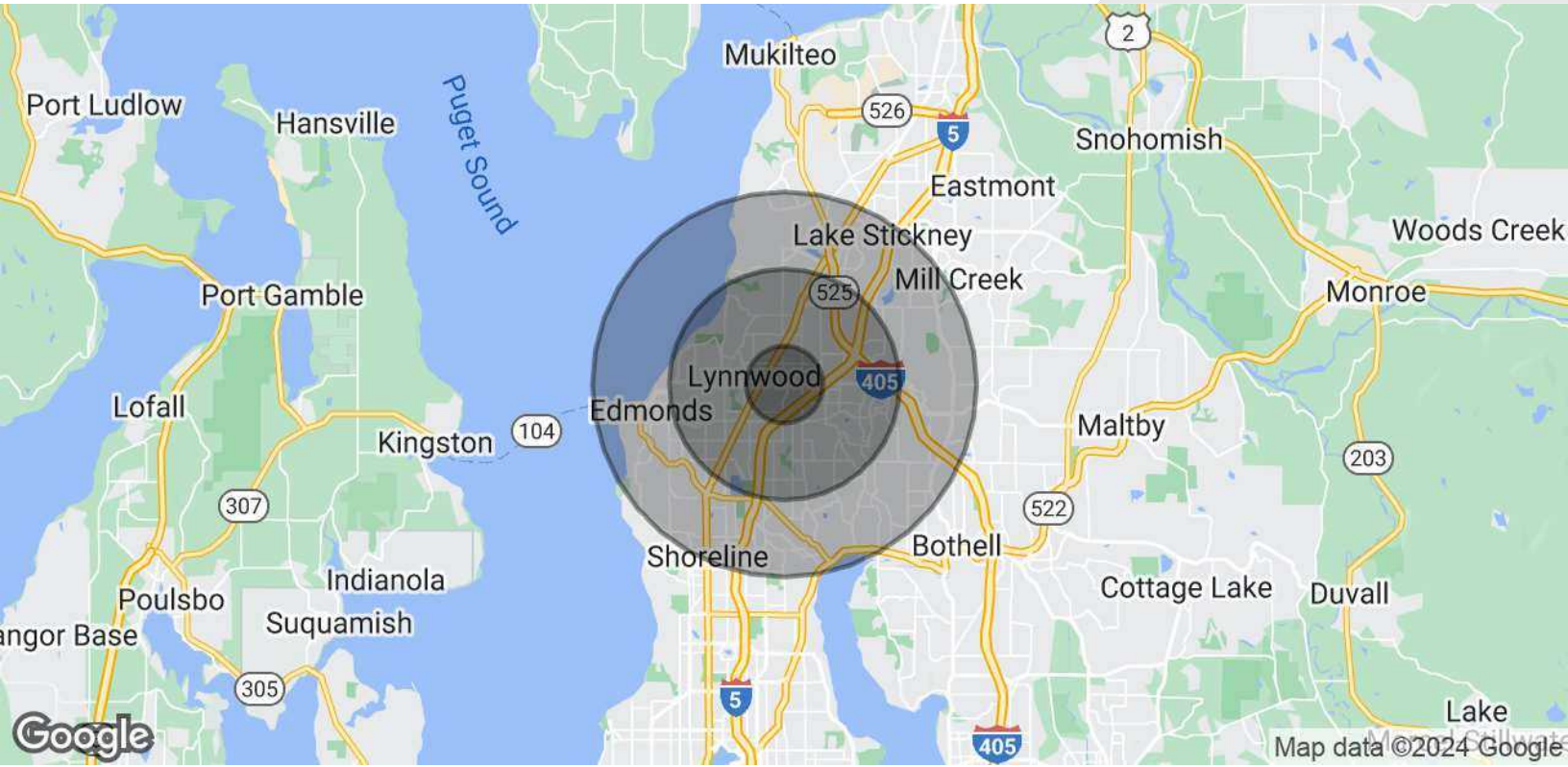
Richard Zhou
Associate | 425.586.5623
rzhou@nai-psp.com | WA #22007790

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES.

1,029 SF - \$1,550 GROSS PER MONTH RETAIL PROPERTY



FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,199	131,558	310,749
Average Age	39.5	39.9	40.0
Average Age (Male)	37.9	39.1	38.9
Average Age (Female)	41.0	40.8	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,330	51,799	123,175
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$71,648	\$104,144	\$110,192
Average House Value	\$319,975	\$438,225	\$485,358

2020 American Community Survey (ACS)



<https://www.nai-pp.com>

Blake Stedman
Senior Vice President | 425.652.1722
bstedman@nai-pp.com

Richard Zhou
Associate | 425.586.5623
rzhou@nai-pp.com | WA #22007790

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES.