

# FOR LEASE

23805 Highway 99  
Edmonds, WA



11621 97th Lane NE, Kirkland, WA 98034  
425.822.5522 | fwp-inc.com

**KIM PLAZA**  
Steve Erickson | Dale Goong

© First Western Properties, Inc. **DISCLAIMER:**  
The above information has been secured  
from sources believed to be reliable, however,  
no representations are made to its accuracy.  
Prospective tenants or buyers should consult  
their professional advisors and conduct their  
own independent investigation. Properties  
are subject to change in price and/or  
availability without notice.



**AVAILABLE**  
 3,073 SF | \$25.00 PSF | \$9.50 PSF NNN | Former Dentist

### FEATURES

- Only one space remains!
- Located on Hwy 99 minutes from I-5
- Large pylon sign on Hwy 99 available
- Easy access on 4-way signalized intersection
- Shadow-anchored by Safeway and TJ Maxx
- 109,934 households within a 5-mile radius
- 32,366 ADT on Pacific Hwy

### DEMOGRAPHICS

	Population	Average HH Income	Daytime Population
Mile 1	17,939	\$144,392	4,275
Mile 3	128,147	\$154,252	43,399
Mile 5	258,945	\$155,151	85,194

Regis - 2024

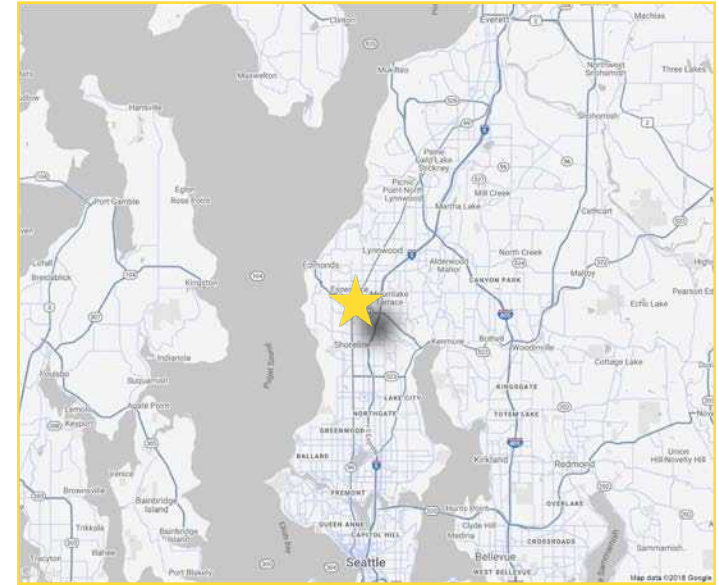
### CONTACTS

Steve Erickson  
 425-822-5522  
 serickson@fwp-inc.com

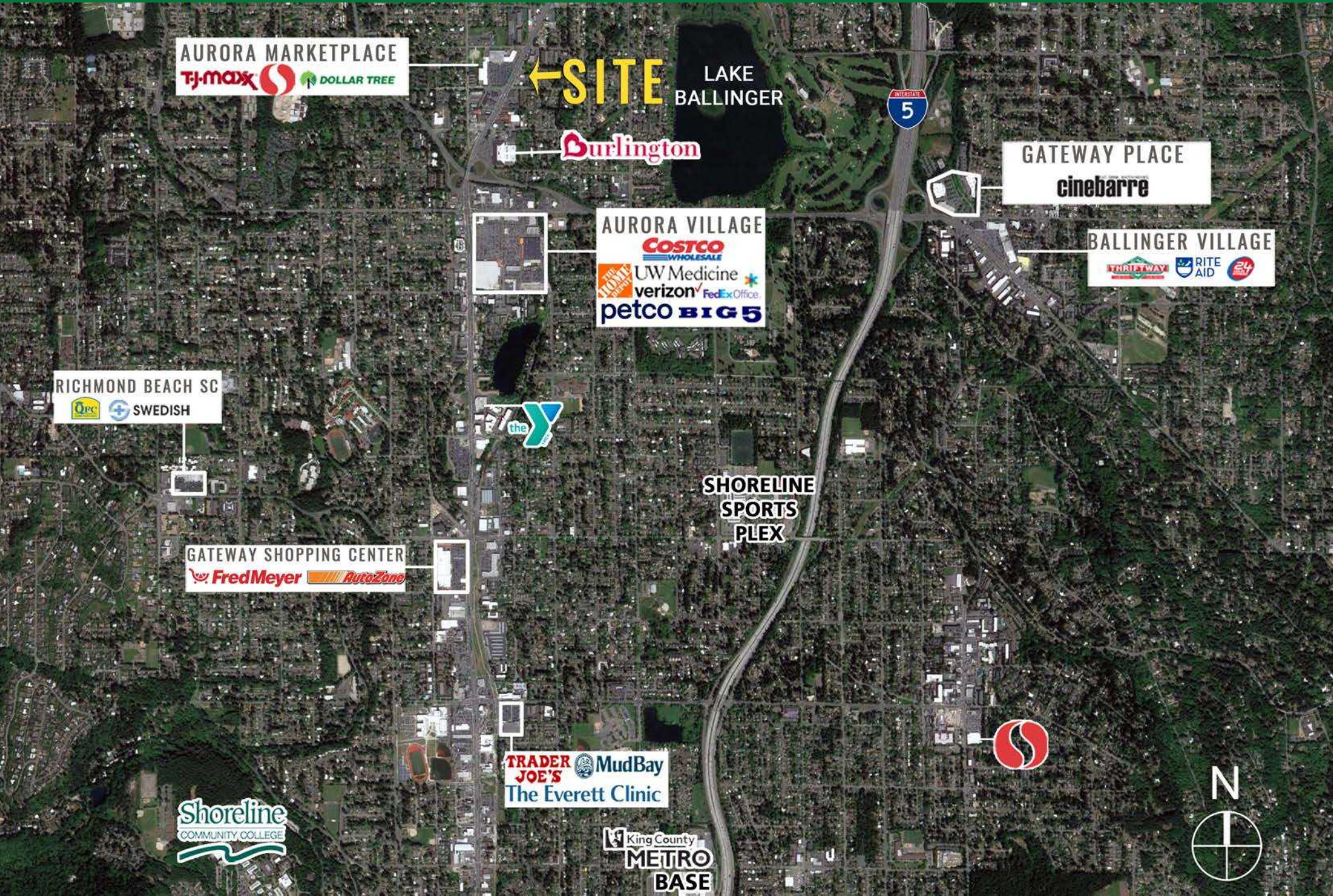
Dale Goong  
 425-250-3275  
 dale@fwp-inc.com

### CO-TENANTS

- Subway
- Club Pilates
- Manna Teriyaki
- Eduardo Jaimes Salon







AURORA MARKETPLACE  
TJ-maxx DOLLAR TREE

← **SITE**

LAKE BALLINGER



Burlington

GATEWAY PLACE  
cinebarre

AURORA VILLAGE  
COSTCO WHOLESALE  
UW Medicine  
verizon FedEx Office  
petco BIG 5

BALLINGER VILLAGE  
THRIFTWAY RITE AID 24 HOURS FITNESS

RICHMOND BEACH SC  
Qec SWEDISH



SHORELINE  
SPORTS  
PLEX

GATEWAY SHOPPING CENTER  
Fred Meyer AutoZone



TRADER JOE'S MudBay  
The Everett Clinic

King County  
METRO  
BASE

