

LYNNWOOD Crossroads

*1,405 SF prime retail in
T&T Supermarket / LA
Fitness Center in Lynnwood*

196TH ST SW & SR-99
LYNNWOOD, WA

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LYNNWOOD CROSSROADS

Highlights

1,405 SF retail available - Currently Total Nutrition

\$45.00/SF NNN

\$15.67, NNN (est. 2024)

6.25 per 1,000 parking ratio

Other tenants - LA Fitness, T&T Supermarkets, Starbucks, Nothing Bundt Cakes, MOD Pizza, and Dough Zone

Available 3/1/25

Please don't disturb existing tenant

\$45.00

LEASE RATE PSF/YR

\$15.67

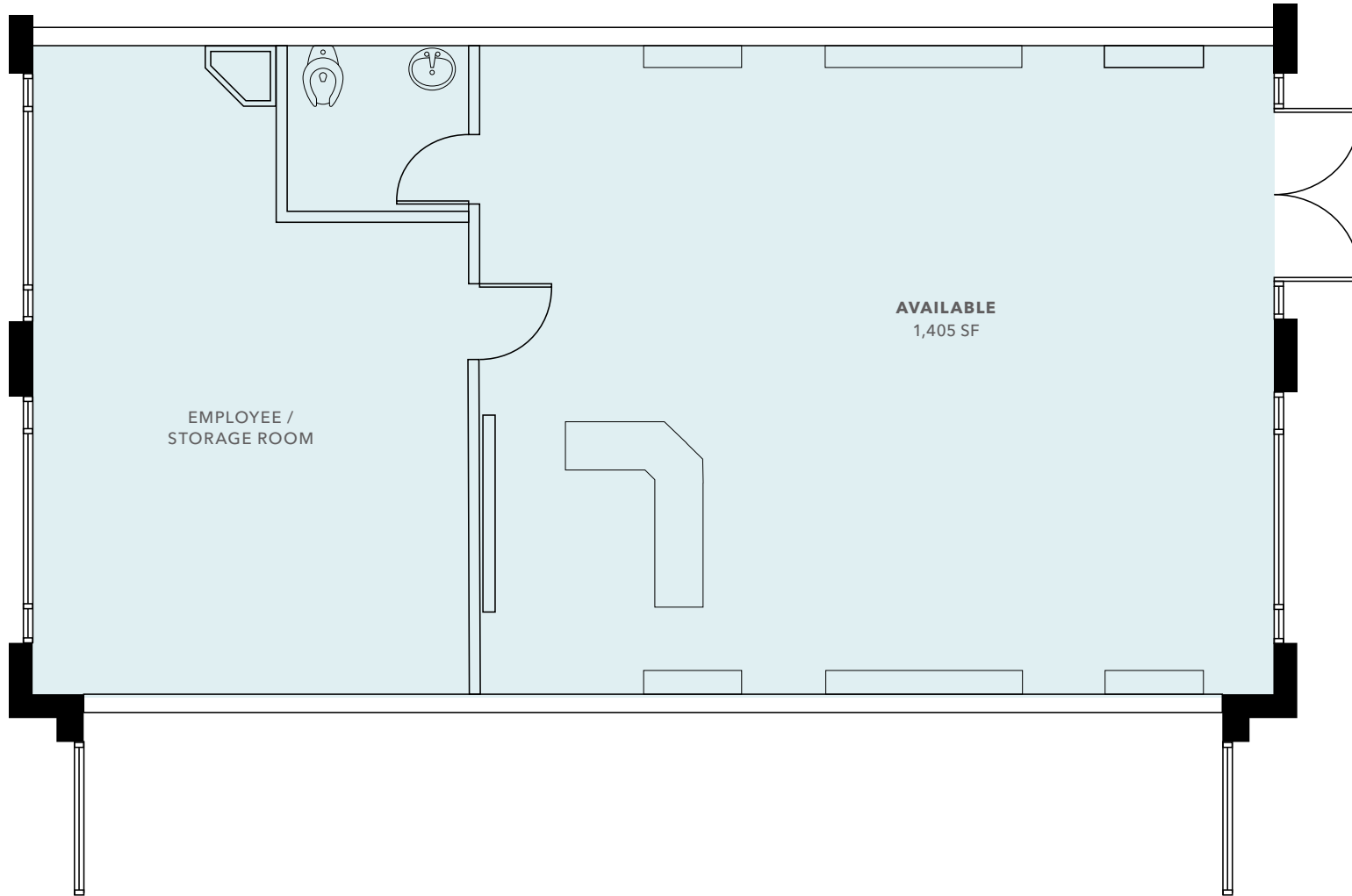
NNNS, PSF/YR (EST. 2024)



SITE PLAN



FLOOR PLAN



1,405 SF

AVAILABLE

\$15.67

NNN'S, PSF/YR
(EST. 2024)

03/01/25

AVAILABLE

Plan is for example purposes only and subject to tenant verification



HIGHLY- ACCESSIBLE LOCATION

Close proximity to Lynnwood
Light Rail Station

Minutes from I-405 & I-5 freeways

Intersection of 196th and Hwy 99 is one of
the most-trafficked in the state

Excellent visibility to Hwy 99 with
35k cars/day

24 MIN
DOWNTOWN SEATTLE

31 MIN
DOWNTOWN BELLEVUE



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2020 CENSUS	18,566	126,451	296,015
2023 ESTIMATED	19,854	135,799	304,430
2028 PROJECTED	20,264	139,001	322,643

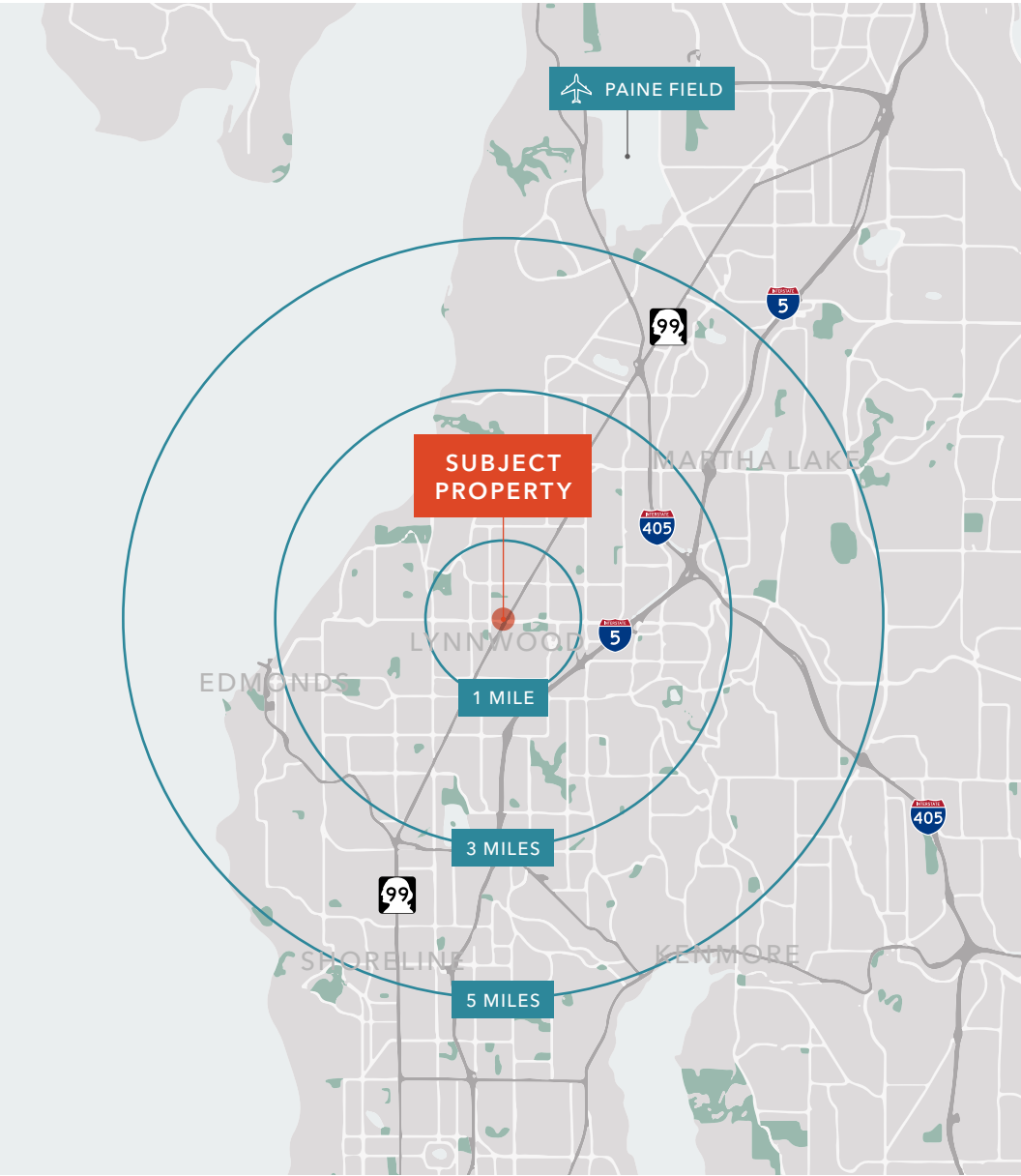
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	37.7	40.4	39.9
% FEMALE	50.6%	50.5%	50.1%
% MALE	49.4%	49.5%	49.9%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2023 AVERAGE	\$93,425	\$140,767	\$152,103
2028 AVERAGE PROJECTED	\$92,599	\$145,373	\$156,733

Data Source: ©2024, Sites USA, CoStar



Total Nutrition

Exclusively listed by

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