

FOR SALE OR LEASE

# LYNNWOOD STAND-ALONE BUILDING

*Rare Owner/User Or Lease  
Opportunity Directly On 196th,  
A Main Lynnwood Thoroughfare*

3000 196TH STREET SW, LYNNWOOD, WA



# 13,440 SF STAND-ALONE BUILDING WITH 57 PARKING STALLS SERVING THE PROPERTY



## HIGHLIGHTS

13,440 SF building area

1.30 AC (56,628 SF) land area

PCD (Planned Commercial Development) zoning

Flexible zoning allows for multiple uses

Directly off I-5 and adjacent to major retailers including Whole Foods, Lowe's, and Chick-fil-A

Generous parking - 57 stalls exclusively serving property

Easy Access from North and West side of property

High visibility with over 31k cars per day on 196th St SW

For sale or for lease

Call brokers for more information

## GARY GUENTHER

Executive Vice President

Managing Director

425.450.1154

[gary.guenther@kidder.com](mailto:gary.guenther@kidder.com)

## MONICA WALLACE

Executive Vice President

425.753.4121

[monica.wallace@kidder.com](mailto:monica.wallace@kidder.com)

# FLOOR PLAN

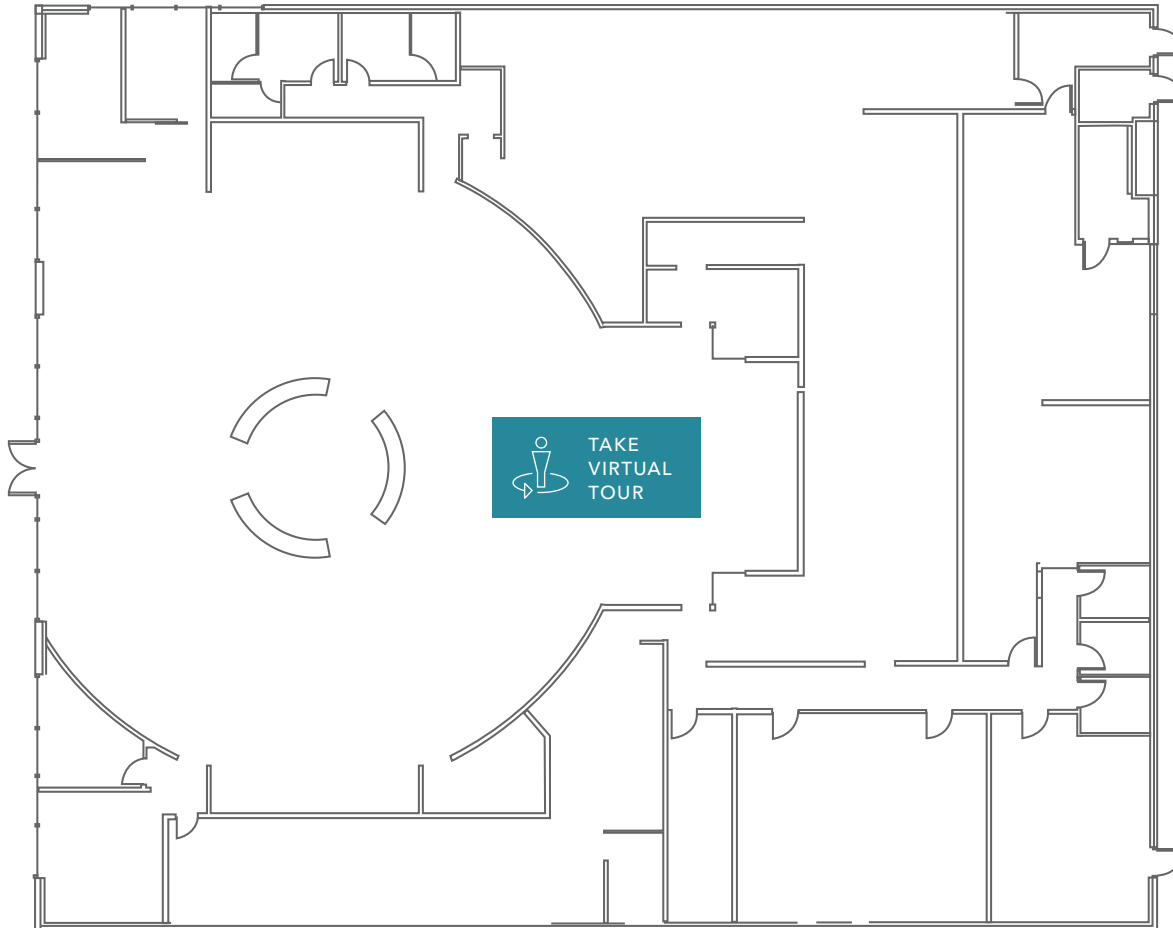
13,440 SF

AVAILABLE

CALL  
BROKERS

TO TOUR

31,988+ VPD  
196 ST SW





# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	15,536	151,960	367,993
2029 PROJECTION	16,948	160,667	380,873
2020 CENSUS	13,812	146,226	360,186
PROJECTED GROWTH 2024 - 2029	1,412	8,707	12,880

## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	37.7	36.9	38.2
% FEMALE	49.9%	50.1%	50.3%
% MALE	50.1%	49.9%	49.7%

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	7,185	61,094	145,871
2029 PROJECTED	8,096	65,138	151,402
2020 CENSUS	5,328	56,005	138,344
GROWTH 2024 - 2029	911	4,044	5,530
OWNER-OCCUPIED	46.8%	56.9%	61.8%
RENTER-OCCUPIED	53.2%	43.1%	38.2%

## INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	\$134,101	\$145,237	\$164,616
2029 PROJECTED HH INCOME	\$137,140	\$150,829	\$171,954
ANNUAL CHANGE 2024 - 2029	\$3,039	\$5,592	\$7,338

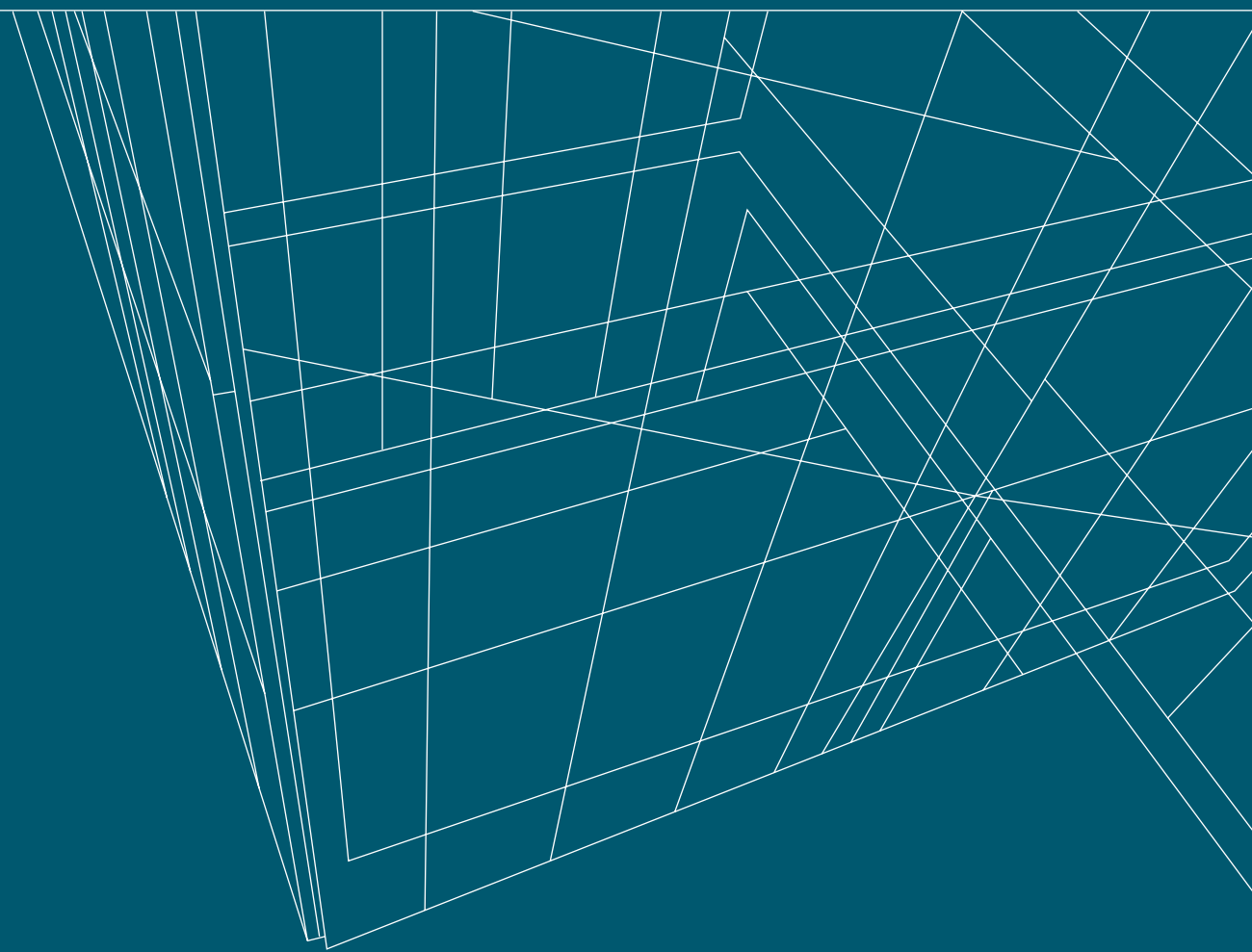
## EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,258	5,593	14,200
TOTAL EMPLOYEES	11,715	43,576	101,235
WHITE COLLAR WORKERS	64.5%	66.6%	70.7%
BLUE COLLAR WORKERS	35.5%	33.4%	29.3%

## EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	4.9%	4.4%	3.4%
HIGH SCHOOL DIPLOMA	19.5%	18.2%	16.6%
SOME COLLEGE	22.3%	20.9%	19.5%
ASSOCIATE	8.7%	10.4%	9.9%
BACHELOR'S	26.4%	28.1%	30.0%
GRADUATE	12.9%	14.1%	17.9%

# LYNNWOOD STAND-ALONE BUILDING



*For more information on this  
property, please contact*

**GARY GUENTHER**

Executive Vice President  
Managing Director  
425.450.1154  
gary.guenther@kidder.com

**MONICA WALLACE**

Executive Vice President  
425.753.4121  
monica.wallace@kidder.com

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

