

FOR SALE OR LEASE

5710 196TH ST SW | LYNNWOOD

Investment, Value-Add, or Owner-User



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First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

FORMER BIG LOTS | LYNNWOOD, WA

\$9M

SALE PRICE

\$24

LEASE RATE/SF

24,010

BUILDING SF

PROPERTY DETAILS

Address 5710 196th Street SW, Lynnwood, WA

Sale Price \$9,000,000

Price/SF \$375

Lease Price \$24 PSF

Building SF 24,010 SF

Year Built 1967

Lot SF 90,169 SF (2.07 Acres)

Parking Spaces 135 stalls

Parcel No. 005653-000-003-00

Zoning HMU (Highway Mixed Use)



INVESTMENT HIGHLIGHTS



PRIME LOCATION

Situated in the heart of Lynnwood, WA, the property offers excellent visibility and accessibility in a high-traffic area near Interstate 5, providing seamless access to surrounding retail, residential, and business hubs in the growing Lynnwood market.



VALUE-ADD OPPORTUNITY

This 24,010 SF former Big Lots building offers a blank canvas for value-add potential, appealing to a variety of retail or commercial tenants looking to establish a foothold in a thriving community, with flexibility for adaptive owner-user.



HIGH-GROWTH AREA

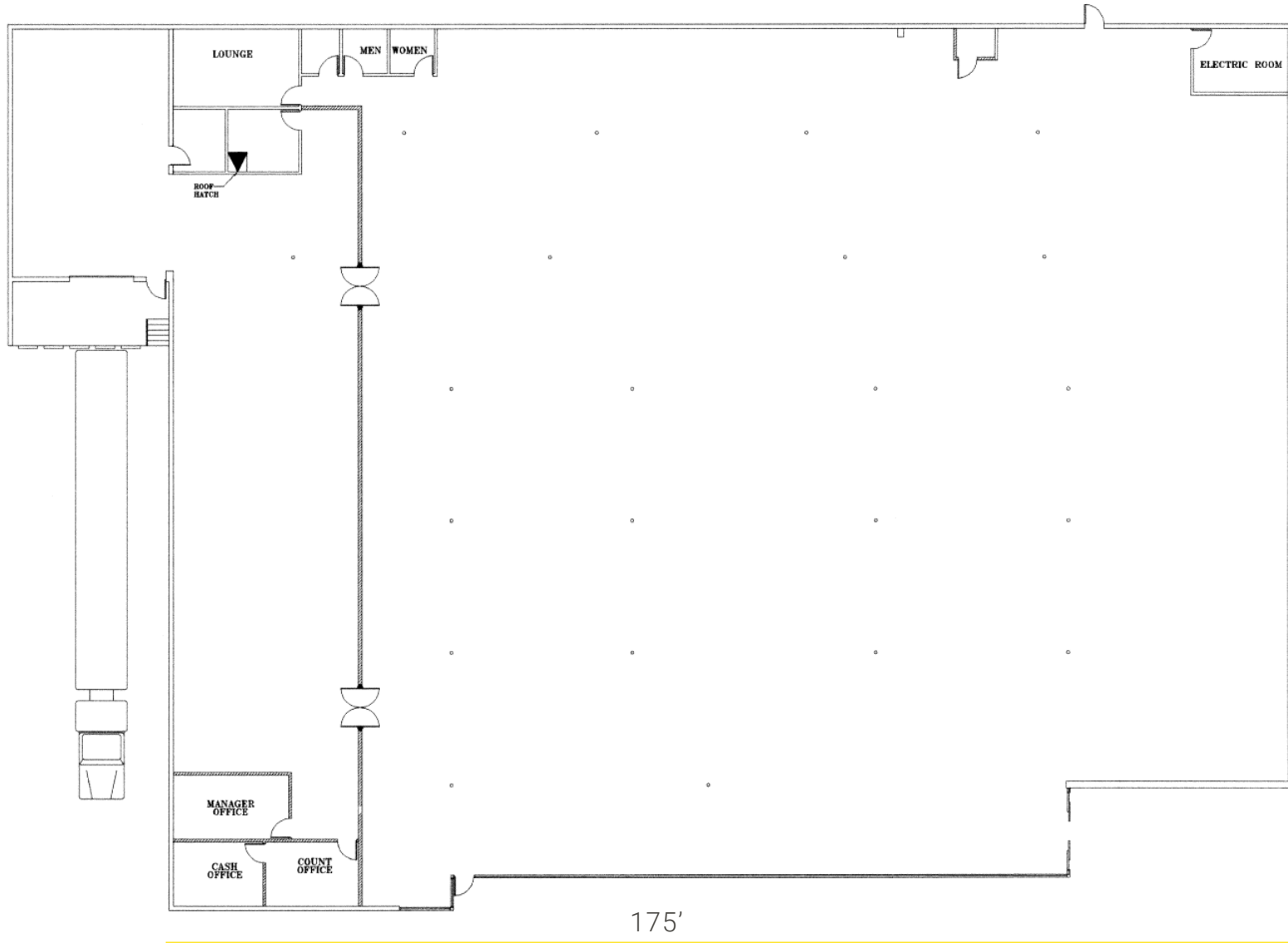
Lynnwood is experiencing rapid growth driven by new residential developments, infrastructure improvements (including Link Light Rail connecting to SeaTac), and increased consumer demand, making this property an ideal opportunity for investors seeking to capitalize on a strong, evolving market.

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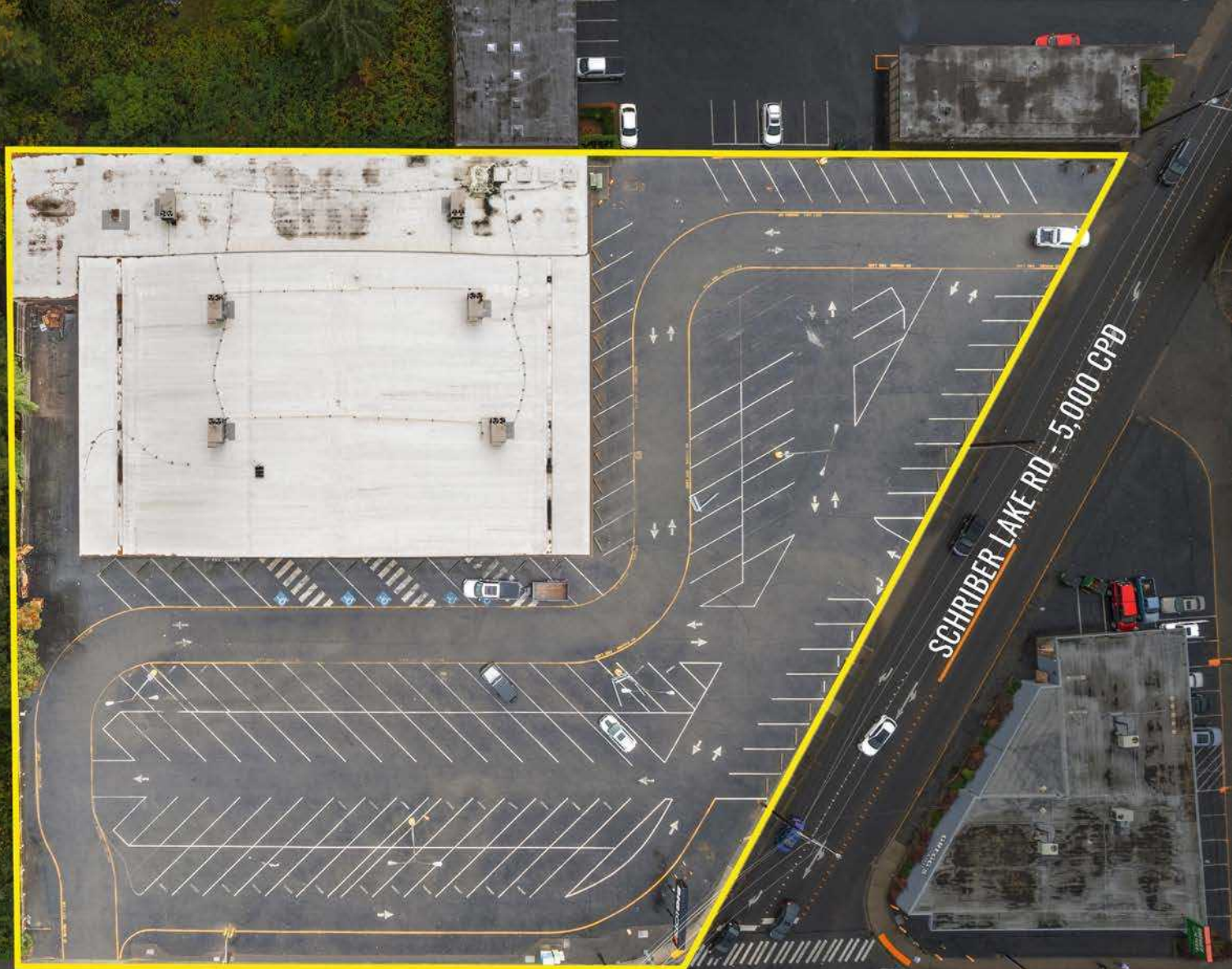


Ceiling heights up to 20'





Frontage facing 196th St SW - 28,443 CPD



PARCEL NO.

005653-000-003-00



LOT SIZE

2.07 Acres

BUILDING SIZE

24,010 SF



PROPERTY TAXES

2024 - \$33,843.86 (\$1.41 PSF)

[CLICK HERE TO VIEW
CITY OF LYNNWOOD
PERMITTED USES](#) 

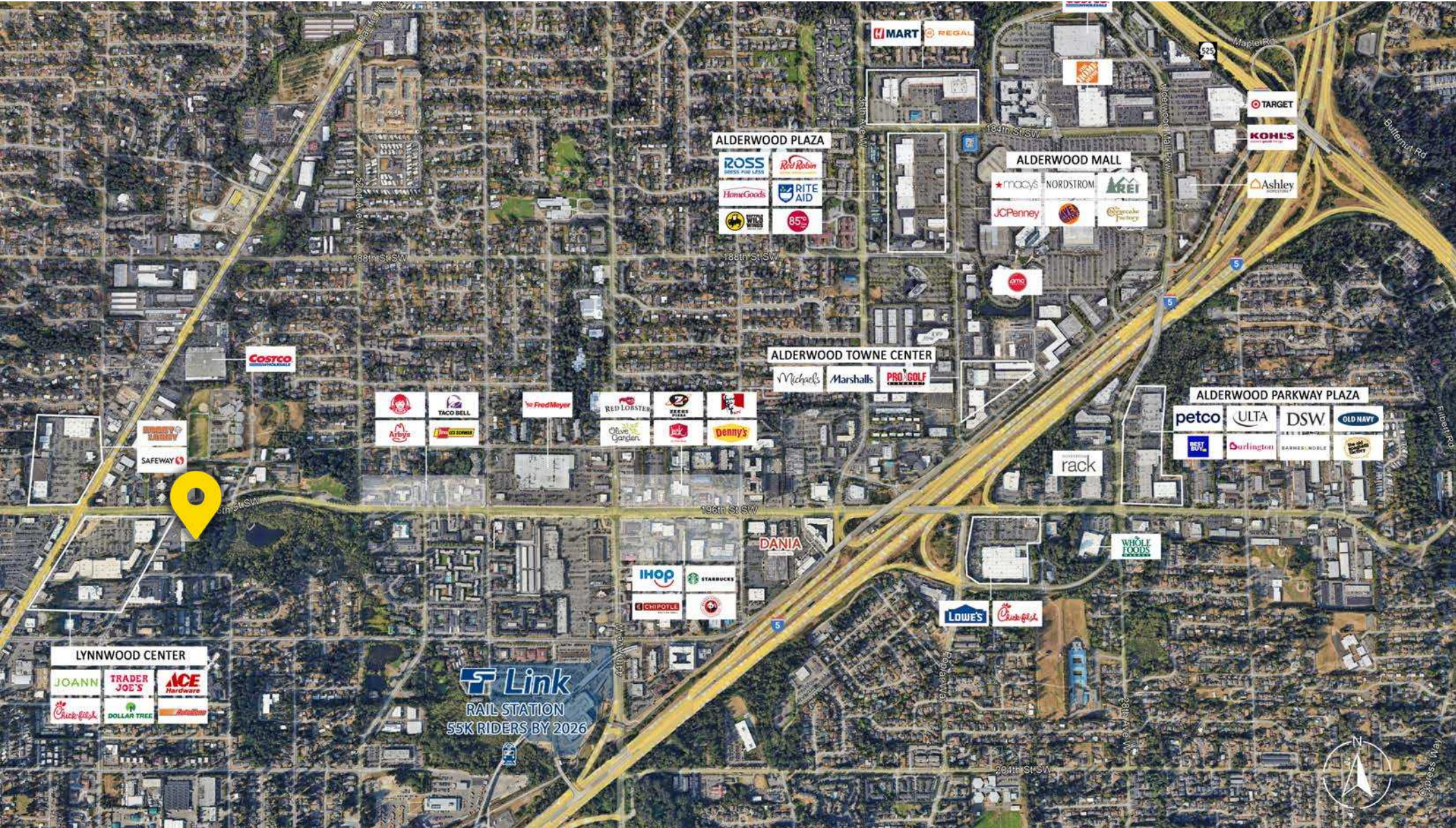
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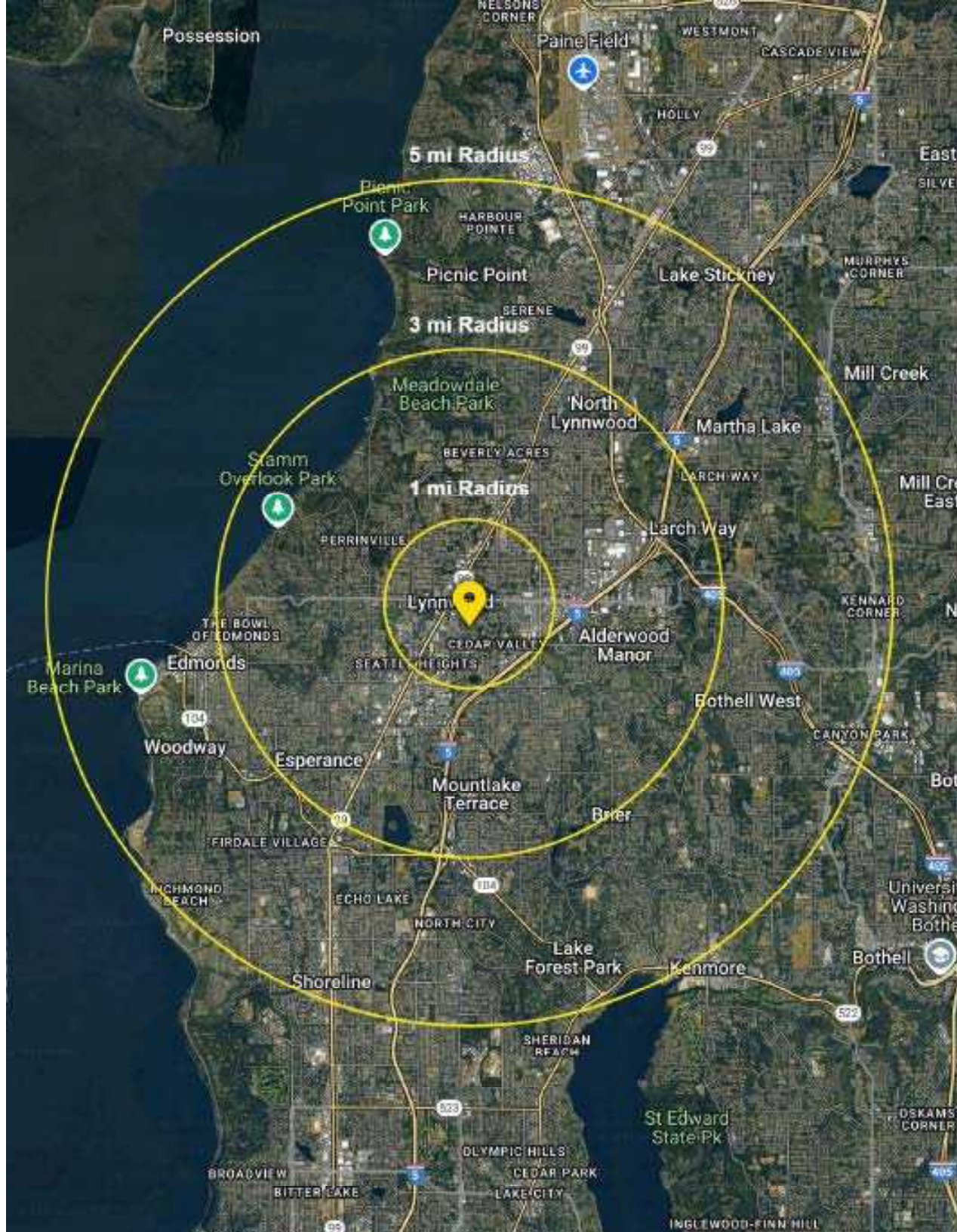


TRADE AREA DESCRIPTION

The trade area is a dynamic and rapidly growing commercial hub. Situated near the bustling Alderwood Mall and major retailers, the area benefits from strong consumer traffic and excellent visibility. With easy access to I-5 and Highway 99, it attracts shoppers and commuters from Lynnwood, Edmonds, and nearby communities. The trade area is home to a diverse mix of retail, dining, and service businesses, making it a prime location for companies looking to tap into a well-established and vibrant market.

TRADE AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	17,957	133,558	312,806
DAYTIME POP.	16,605	83,730	178,307
AVG HOUSEHOLD INCOME	\$92,918	\$148,659	\$161,202
NO. OF HOUSEHOLDS	7,965	55,630	125,625
LABOR FORCE	14,813	110,961	257,119
COLLEGE EDUCATION +	3,790	41,572	107,437



**RELATIONSHIP FOCUSED.
RESULTS DRIVEN.**




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