

Alderwood Towne Center

3225 Alderwood Mall Boulevard | Lynnwood, WA 98036

RETAIL FOR LEASE

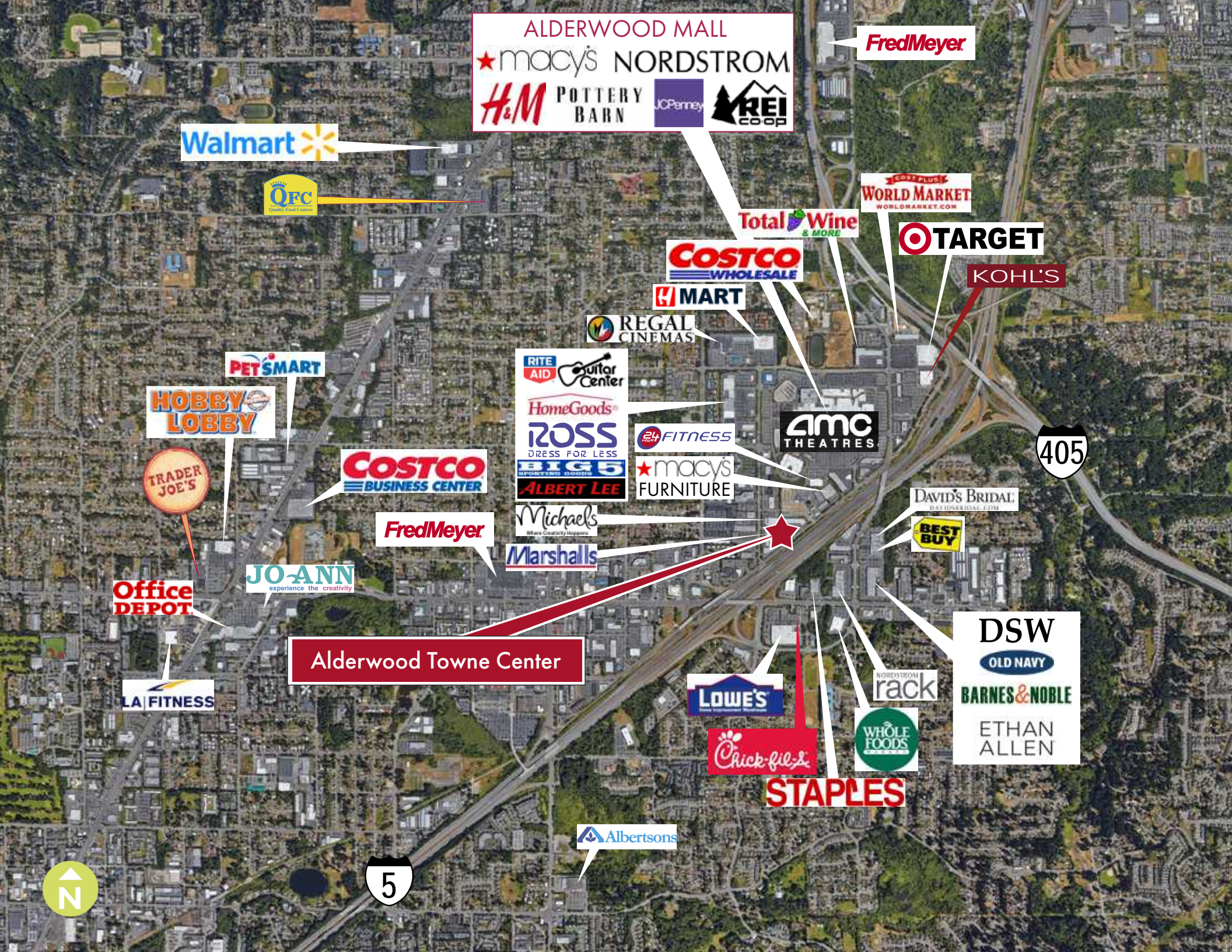




THE OPPORTUNITY

Prime location in one of Puget Sound's hottest retail markets! Alderwood Towne Center is located just in front of the Alderwood Mall and boasts I-5 visibility, easy multi-point access and ample parking. Join national retailers Marshalls, Michaels, Precor Home Fitness, Comcast/Xfinity and many more!

Prime trade retail space available NOW!



ALDERWOOD MALL
★ macy's NORDSTROM
H&M POTTERY BARN JCPenney REI coop

FredMeyer

Walmart

QFC
Quality Food Centers

WORLD MARKET
WORLDMARKET.COM

Total Wine & MORE

TARGET

KOHL'S

COSTCO WHOLESALE

MART

REGAL CINEMAS

RITE AID Guitar Center

HomeGoods

ROSS DRESS FOR LESS

BIG 5 SPORTS GOODS

ALBERT LEE

24 FITNESS

★ macy's FURNITURE

amc THEATRES

PET SMART

HOBBY LOBBY

TRADER JOE'S

COSTCO BUSINESS CENTER

FredMeyer

Michaels
Where Creativity Happens

Marshall's

DAVID'S BRIDAL
DAVIDSBRIDAL.COM

BEST BUY

JO-ANN
experience the creativity

Office DEPOT

Alderwood Towne Center

LA FITNESS

BEST BUY

DSW
OLD NAVY
BARNES & NOBLE
ETHAN ALLEN

rack

WHOLE FOODS

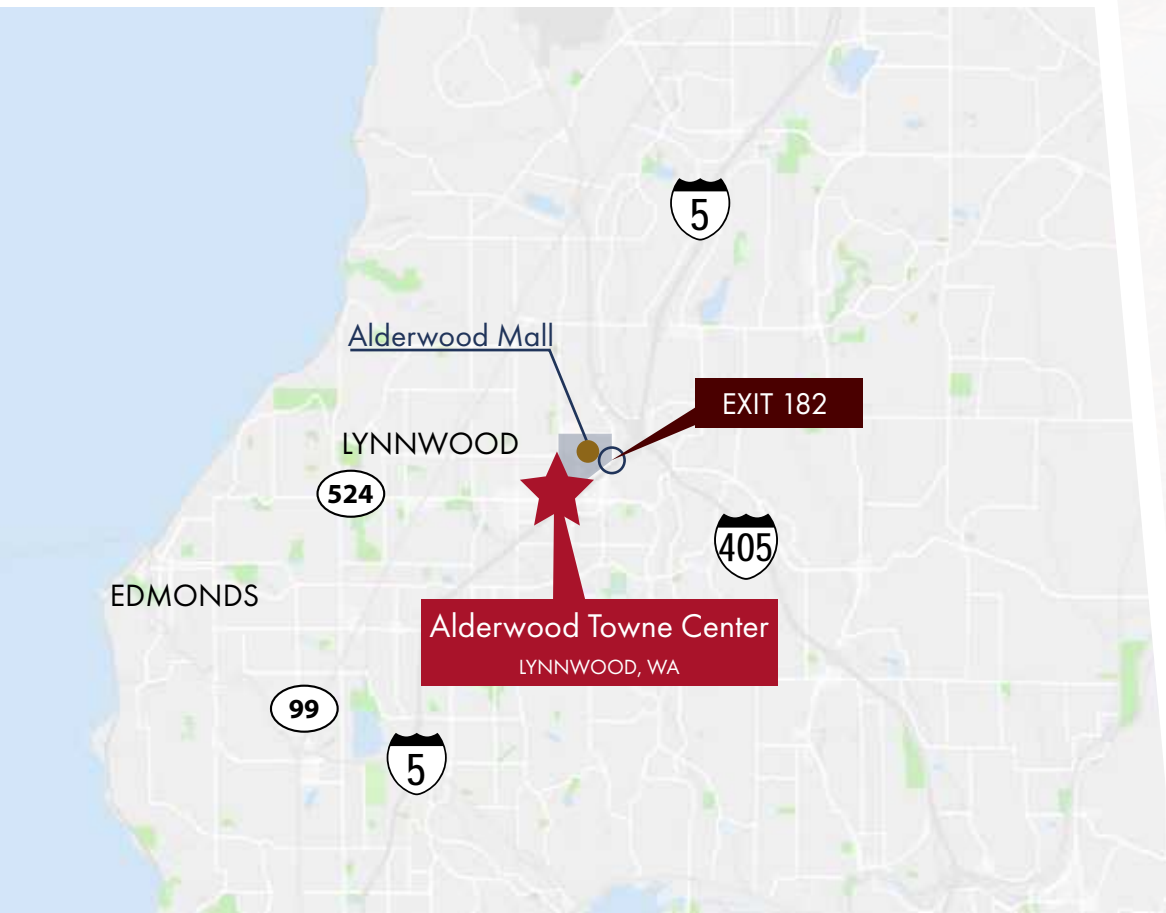
LOWE'S

Chick-fil-A

STAPLES

Albertsons





DEMOGRAPHICS

▶ AVERAGE HOUSEHOLD INCOME

1-Mile: \$85,608
 2-Mile: \$89,348
 3-Mile: \$93,669
 5-Mile: \$104,207

▶ TOTAL POPULATION

1-Mile: 13,513
 2-Mile: 58,141
 3-Mile: 139,879
 5-Mile: 335,913

▶ TOTAL DAYTIME EMPLOYEES

1-Mile: 13,301
 2-Mile: 25,566
 3-Mile: 44,355
 5-Mile: 102,854



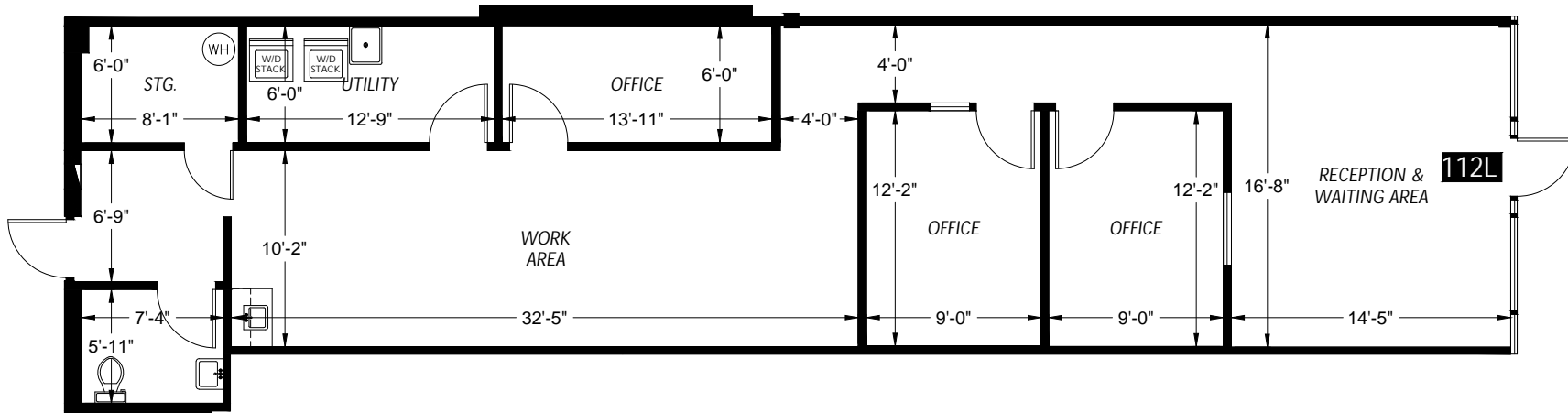
TRAFFIC COUNTS

42,000+ ADV
 at the intersection of 196th St & I-5
 (0.04 miles south of center)

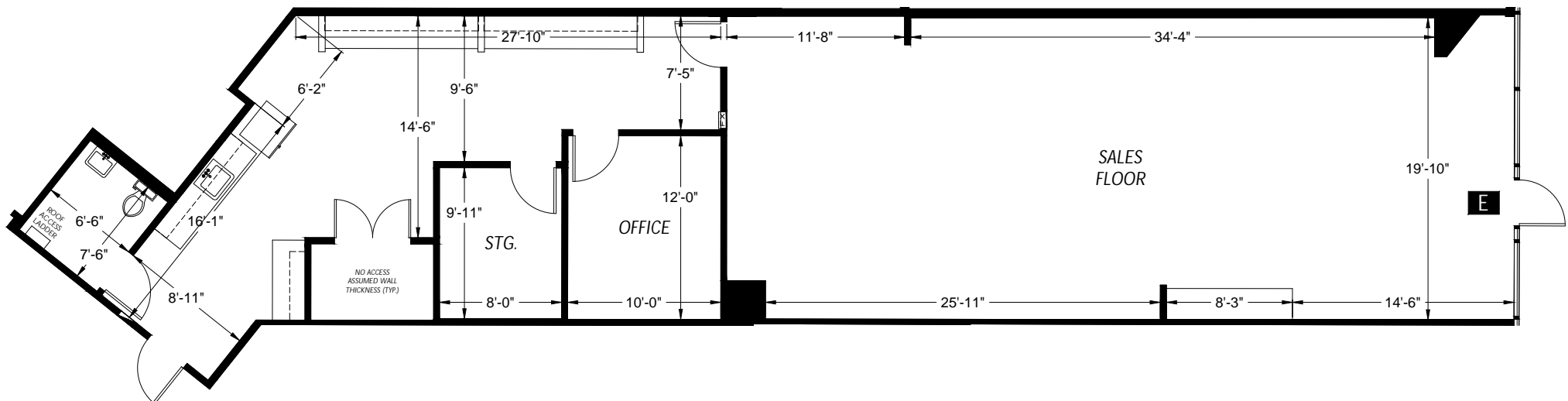
160,000+ ADV
 Interstate-5
 (at milepost 181.5)

AVAILABLE SPACES

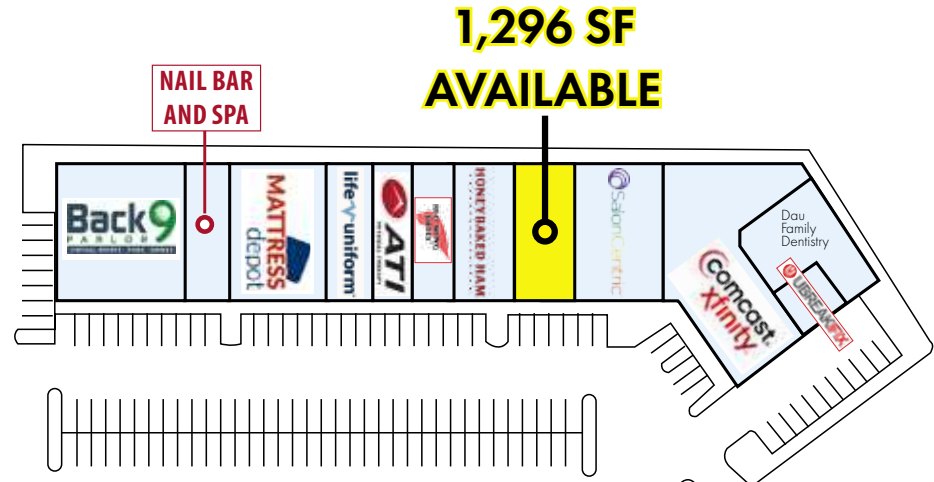
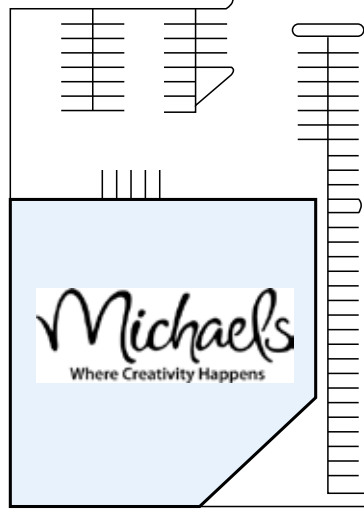
SUITE 112L - 1,296 SF AVAILABLE



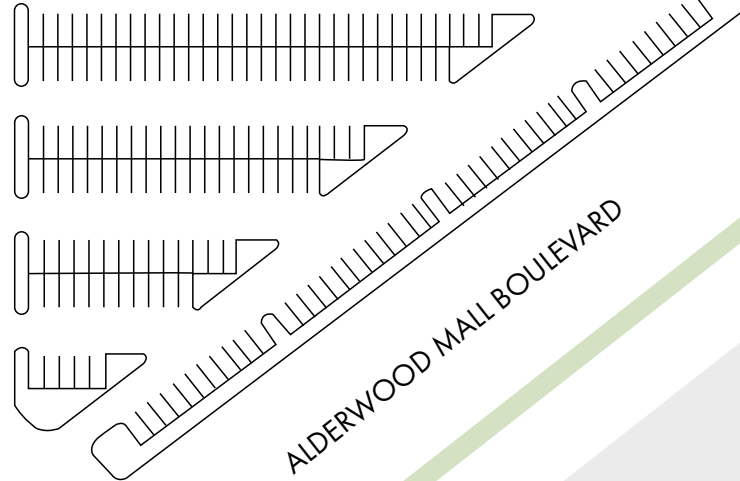
SUITE E - **2,021 SF AVAILABLE**



SITE PLAN



33RD AVENUE N



160,000+ VEHICLES PER DAY





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FOR MORE INFORMATION

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WCCR

West Coast Commercial Realty

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SITE SOURCE
REAL ESTATE NETWORK

CBA

ICSC

CoStar
POWERBROKER