

RETAIL FOR LEASE

ENSO

4001 198TH ST SW, LYNNWOOD, WA 98036

AVAILABLE
Q2 2026



FOR MORE INFORMATION PLEASE CONTACT:

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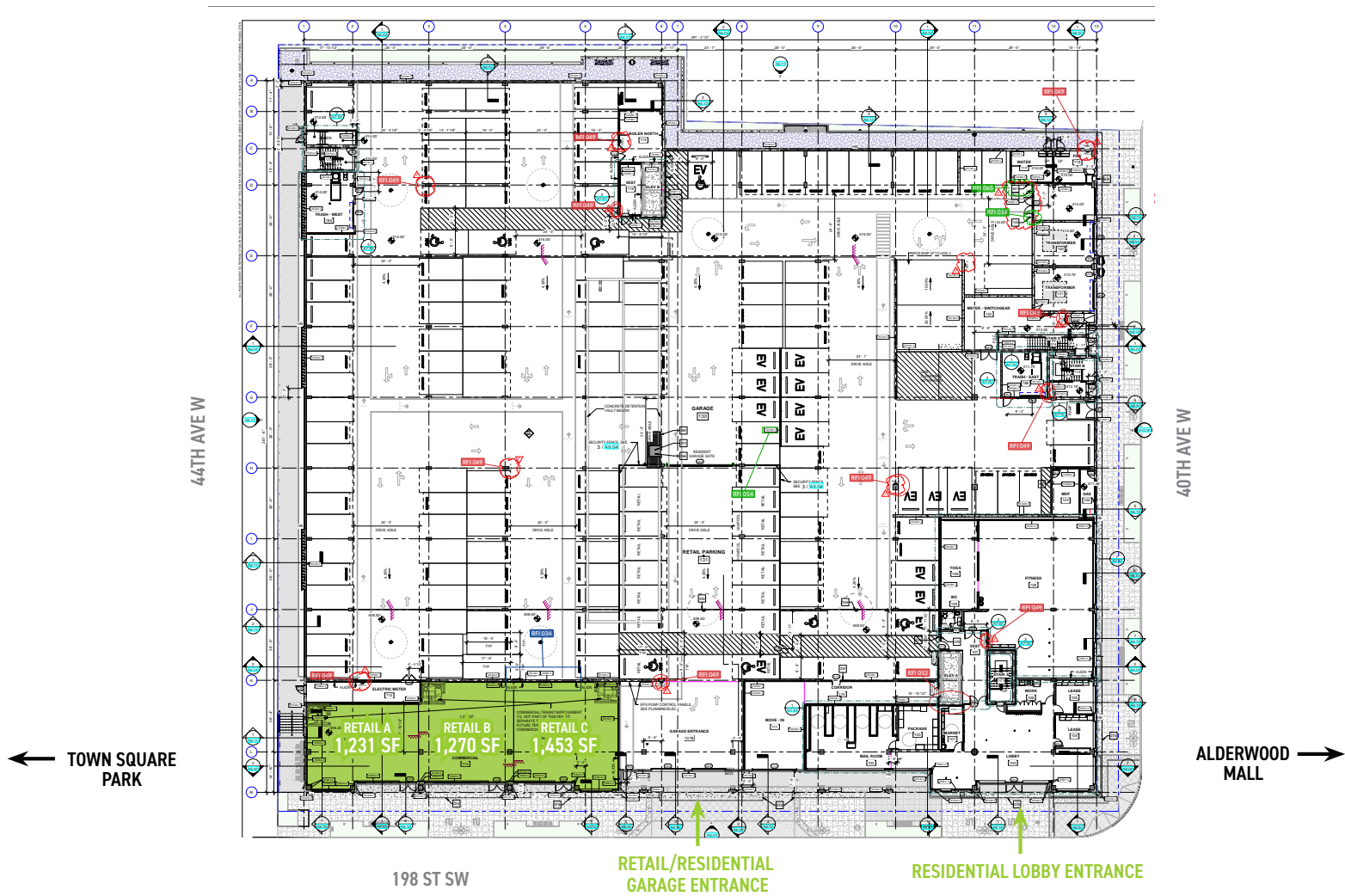
HIGHLIGHTS

- New mixed use development in the heart of the future Lynnwood downtown, referred to as Town Square
- One block from Lynnwood Convention/Event Center: 200+ events annually, over 50,000 attendees
- 12 parking stalls
- Located at the NW corner of 19th St. SW and 40th Ave W
- City of Lynnwood planned Town Square Park adjacent to the site (now Goodwill)
- Excellent access to freeway - one block west
- Minutes from Alderwood Mall and Lynnwood TOD
- Ideal for cafe, coffee, service retail, health/beauty, apparel, specialty
- Surrounding business include: Cut + Flow (yoga), Tokuni Restaurant, Hechalou Tea, Kona Kitchen, Ezell's Chicken and more!



CONCEPTUAL LYNNWOOD TOWN SQUARE PARK PLANS

	SIZE	RATE	NNN	CEILING HEIGHT
Retail A	1,231 SF	\$40	\$5.16	15'-7"
Retail B	1,270 SF	\$40	\$5.16	14'-7"
Retail C	1,453 SF	\$40	\$5.16	13'-10"





LYNNWOOD

DEMOGRAPHICS

TOTAL POPULATION	139,879
TOTAL DAYTIME EMPLOYEES	44,355
AVERAGE HH INCOME	\$93,669

* 2024 DEMOGRAPHICS BASED ON A 3-MILE RADIUS

78
WALK
SCORE

NEWLY OPENED TOD SITE ADDING FOUR
NEW STATIONS: SHORELINE NORTH,
SHORELINE SOUTH, MOUNTLAKE
TERRACE, AND LYNNWOOD CITY CENTER

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