

BEST IN CLASS TRADER JOE'S ANCHORED CENTER

LYNNWOOD CENTER

LYNNWOOD, WASHINGTON



Strong Roster Of Co-Tenants:

CHICK-FIL-A | MUDBAY | PURE BARRE | KINWELL CLINICS | ORANGETHEORY | ACE HARDWARE | AUTOZONE

19709 HIGHWAY 99 LYNNWOOD, WA 98036

 JSH | PROPERTIES, INC.

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AVAILABLE Call for rates.

5824	Joann Fabric - Available	42,583*
709-A	Available End Cap	3,900*
709-DEF	Mud Bay Pet Supply	5,544
709-K	Dollar Tree	9,957
19715-101	Trader Joe's	12,425
19715-102	Aqua Tots	11,490
19715-103	Autozone	30,085
19719	Ace Hardware	21,636
723-A	Gentle Dental	3,682
723-B	Pure Barre	1,700
723-C	Shift Set Go - Available	1,605
723-D	Kung Fu Tea	1,030
723-E	H&R Block	1,320
723-F	Puget Sound Blood Center	4,824
723-GH	KINWELL	4,456
723-I	Orangetheory Fitness	3,549
19705	Mountain Pacific Bank	3,985

*Can be demised.



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GREAT VISIBILITY AT INTERSECTION OF 196TH STREET SW AND HIGHWAY 99!

Traffic counts over 38,000 cars per day on Hwy 99 and over 23,500 cars on 196th Street

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	18,479	131,608	310,430
Daytime Population	19,622	138,447	326,747
Households	7,518	52,954	120,560
Avg. Household Income	\$98,494	\$137,934	\$154,111



ALDERWOOD

- Nordstrom
- Macy's
- Ann Taylor
- American Eagle
- Abercrombie & Fitch
- Evereve
- Forever 21
- H&M
- Hollister
- francesca's
- J.Crew
- J.Jill
- Pink
- Soma
- Talbots
- Urban Outfitter's
- Victoria's Secret
- WHBM

JAMES VILLAGE

The UPS Store
SAFeway
HOBBY LOBBY

COSTCO BUSINESS CENTER

EDMONDS
COMMUNITY COLLEGE

LYNNWOOD CROSSROADS

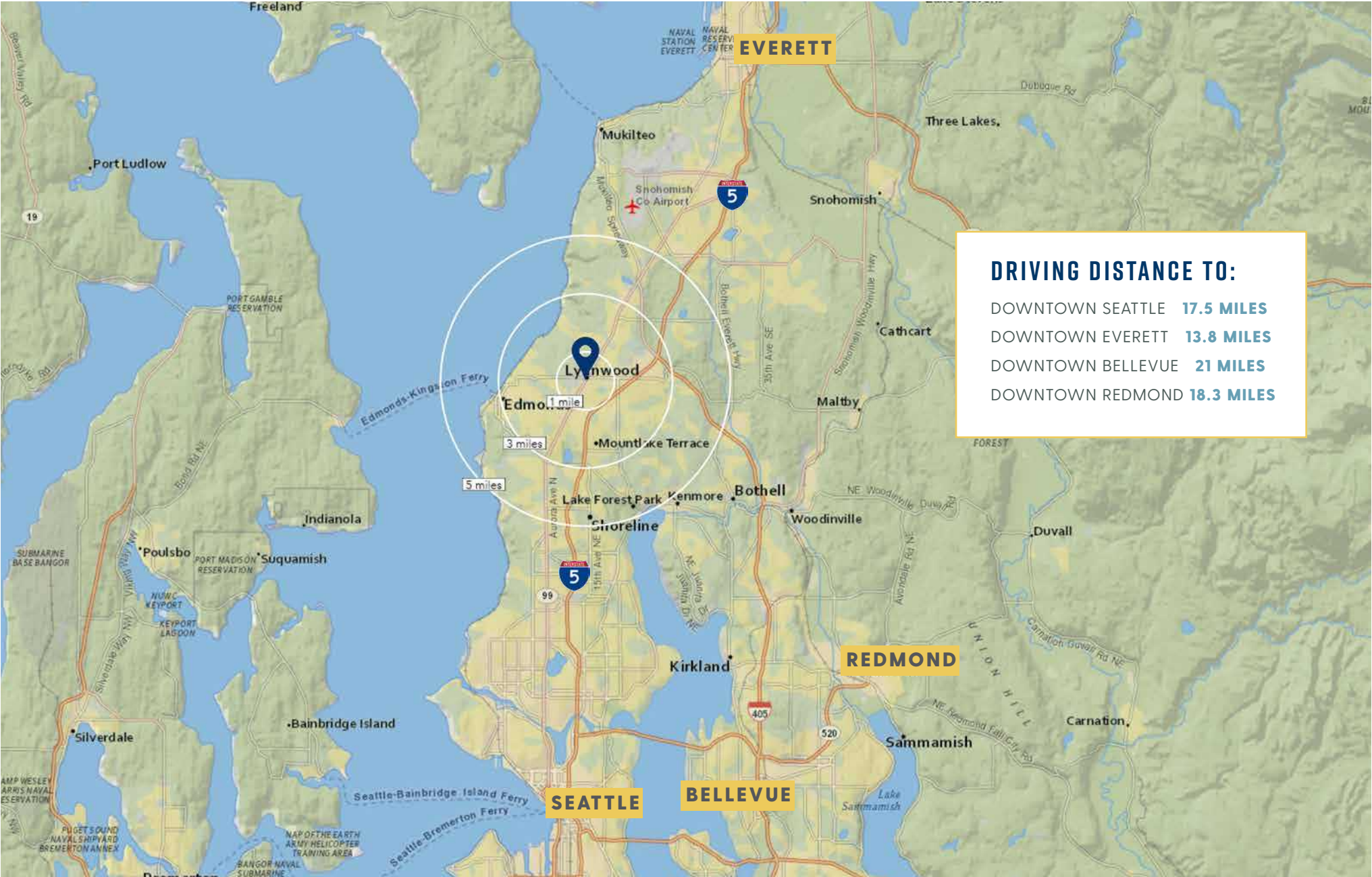
LAIFITNESS S.
MOD
FIVE GUYS
T&T Supermarket

LYNNWOOD CENTER

TRADER JOE'S
MUD BAY
ACE Hardware
DOLLAR TREE
Chick-fil-A
pure barre
H&R BLOCK
Orangetheory FITNESS
Auto Zone
Gentle Dental

NORDSTROM
rack
ULTA BEAUTY
OLD NAVY
BEST BUY
DSW
WHOLE FOODS
PETCO

LYNNWOOD WA: Regional Trade Area along the I-5 Corridor



DEMOGRAPHICS

KEY FACTS



131,608

Population



41.1

Median Age



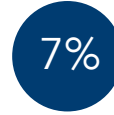
2.5

Average Household Size



\$137,934

2023 Average Household Income (Esri)



7%

No High School Diploma



20%

High School Graduate



30%

Some College



44%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



70%

White Collar



17%

Blue Collar



13%

Services



4,637

Total Businesses



49,659

Total Employees

BUSINESS

ANNUAL HOUSEHOLD SPENDING



\$2,861

Apparel & Services



\$343

Computers & Hardware



\$4,827

Eating Out



\$3,767

Travel



\$100

Theatre/Operas/Concerts



\$79

Movies/Museums/Parks



\$8,795

Groceries



\$8,513

Health Care



\$84

Sports Events



\$12

Online Games

ANNUAL LIFESTYLE SPENDING