

# LEASE

## LANDMARK RETAIL/OFFICE 4,465-20,133 SF I-5 VISIBILITY

19320 33rd Ave W Lynnwood, WA 98036



### OFFERING SUMMARY

Lease Rate: Negotiable

Lease Type: Triple Net (NNN)

Building Size: 43,504 SF

Divisible SF: 4,465 - 16,500 SF

Lot Size: 1.34 Acres

Year Built: 1999

Zoning: CC-N

### PROPERTY OVERVIEW

Advertise your business to 165,000+ cars/day on this classic 3-story retail or office building. Located in Lynnwood's retail core, it features dock high and ground level loading. A planned I-5 overpass will bring additional easy access. Upgrade to this one-of-a-kind property with natural light, high ceilings and ample parking.

### PROPERTY HIGHLIGHTS

- Close to light rail Lynnwood, city center and Alderwood Mall
- Superior signage opportunity with I-5 visibility
- Dock high and grade level loading, warehouse and freight elevator
- Traffic Counts of 17,000+ VPD on 33rd, 165,000+ on I-5
- Ground floor - Twinkle Land indoor play park
- Main/1<sup>st</sup> Floor - 4,465 SF with entrance from parking lot
- Top/2<sup>nd</sup> Floor - 16,500 SF accessed by stairs/elevator from main floor
- Parking: 3.8/1,000 SF

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## KEY FEATURES



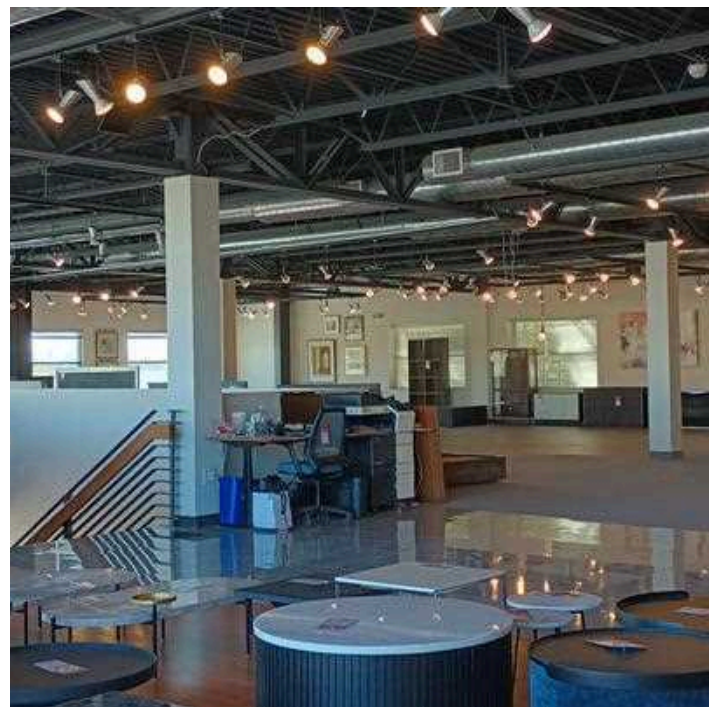
With the light rail comes new development. 10,000 + new units will be built by 2026 within a 1 mile radius



Currently 150,000+ people within 3 miles, with anticipated population growth of almost 5.8 million by 2050 (35% increase).



Average HH income of \$103,000+ within 1 miles, \$132,000 within 5 miles



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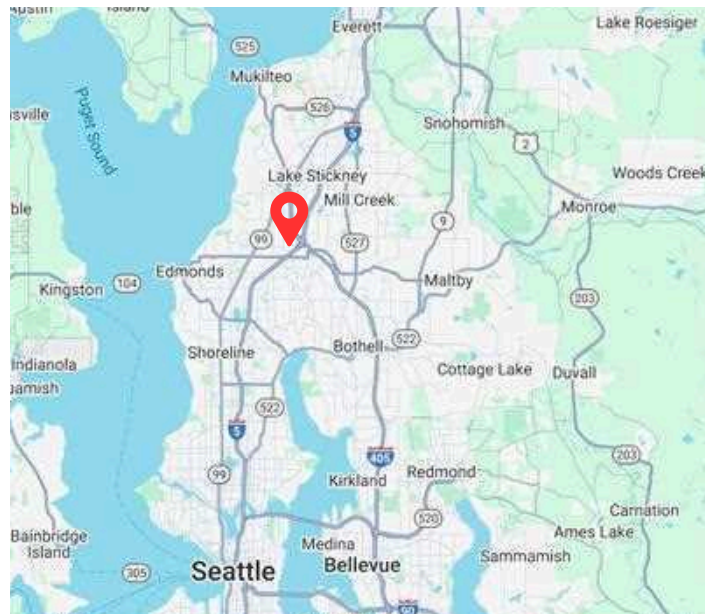
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### LOCATION HIGHLIGHTS

- Located less than 1 mile /5-minute drive away from the recently completed Lynnwood City Center Light Rail Station
- Nearby Alderwood Mall is one of the largest malls in WA with 1.5 million square feet of retail space in 170 stores
- Easy access from I-5 and I-405 and Mukilteo Speedway
- The Poplar Way Extension will extend over I-5 right in front of the building
- The City of Lynnwood has a \$420 million budget, and they are investing in infrastructure (such as widening 196th, and 33rd, the street in front of the premises) to accommodate the increase in population growth and economic expansion.



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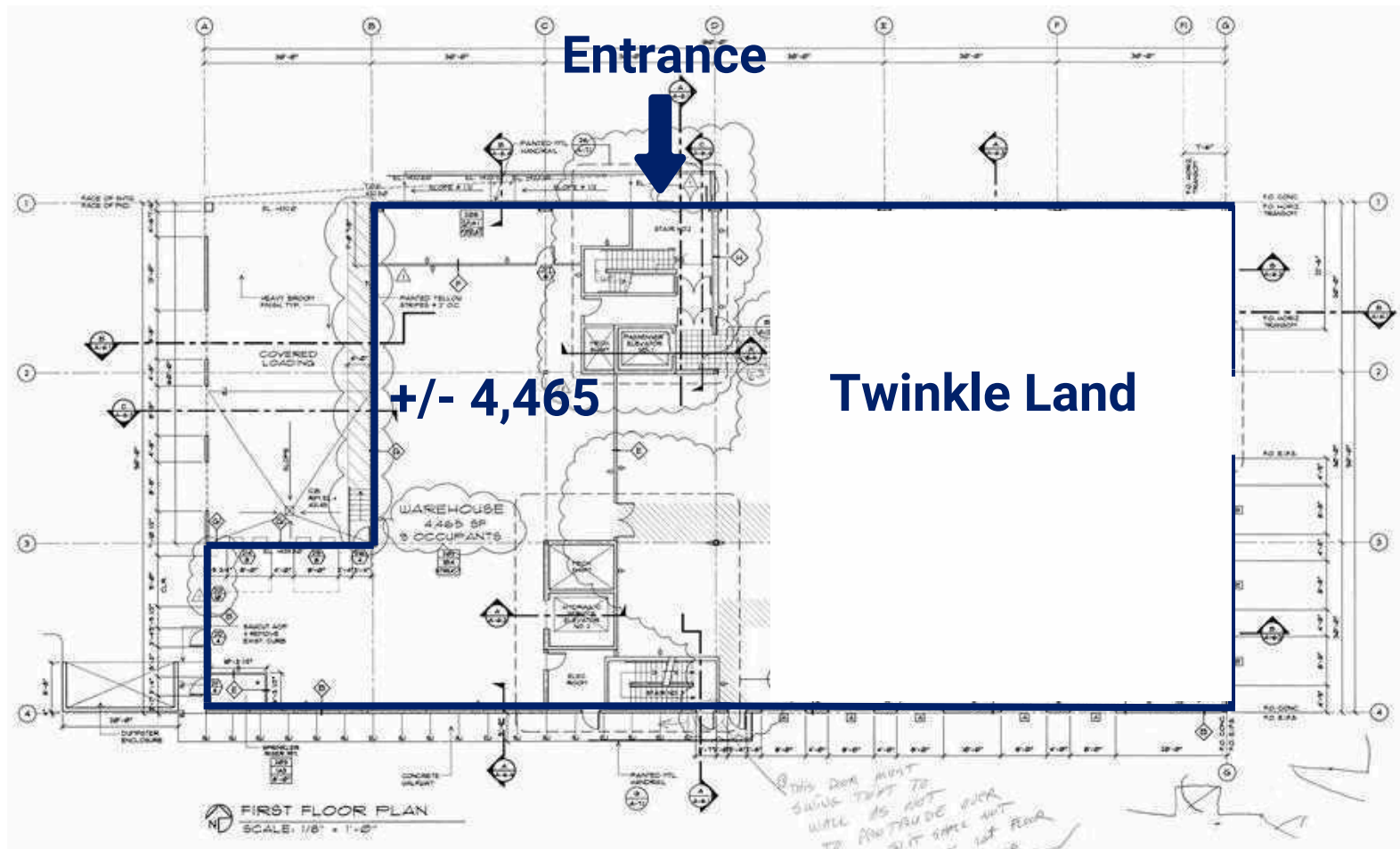
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## Middle Floor



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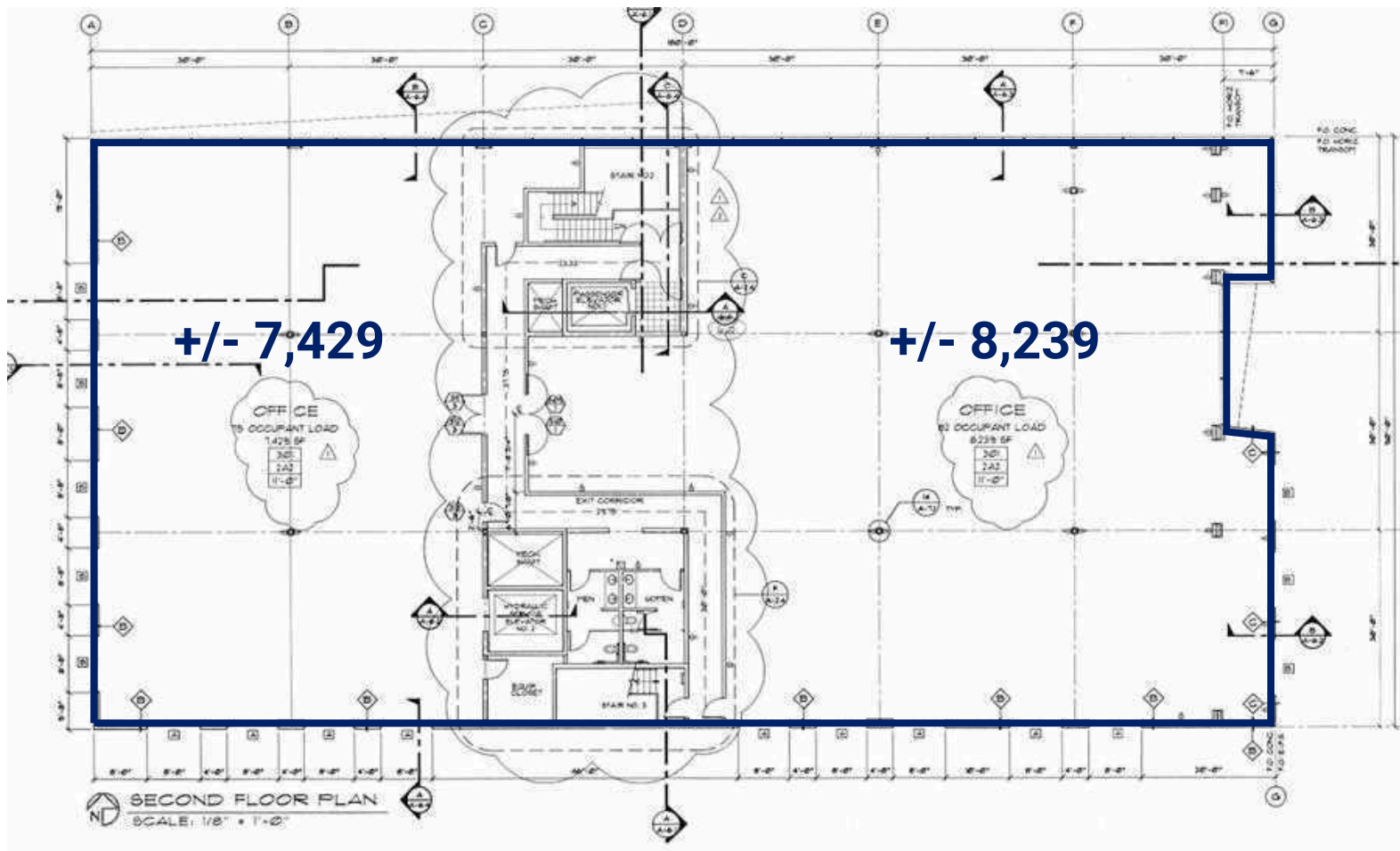
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## Top Floor



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