

Mukilteo Speedway Center

13619 Mukilteo Speedway,
Lynnwood, WA 98087



Retail for Lease

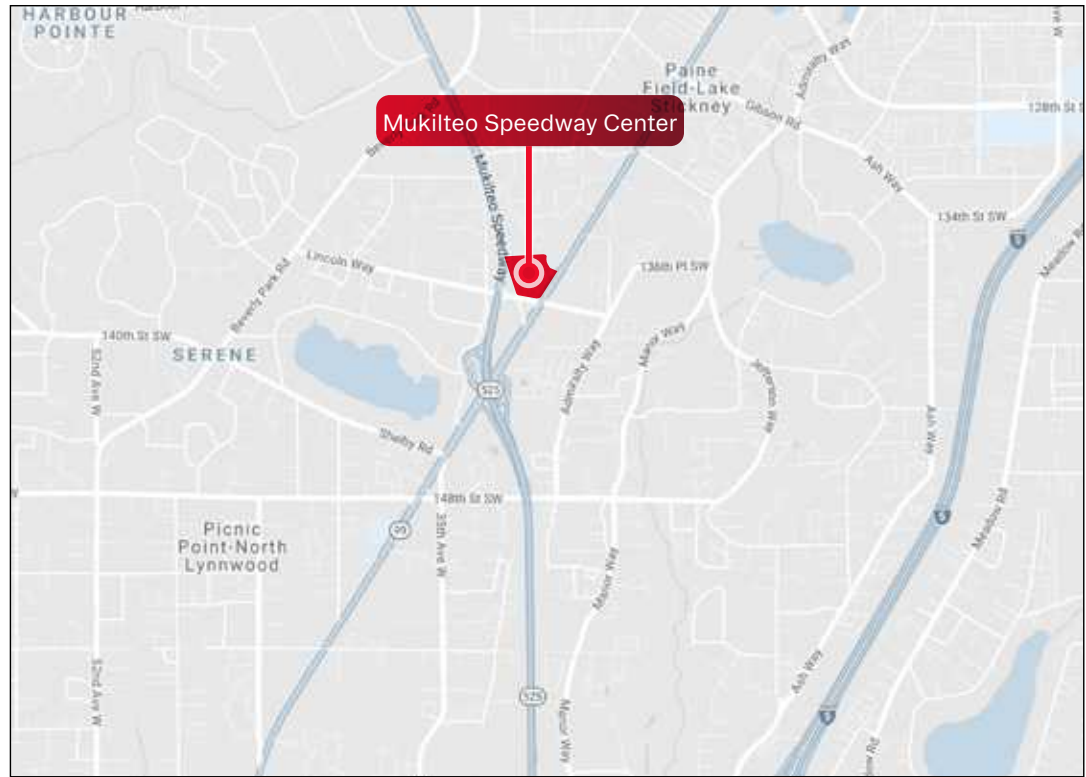
Seize the moment to become part of a thriving retail landscape at Mukilteo Speedway!

Positioned adjacent to esteemed anchors like LA Fitness, Dollar Tree, and Subway, and nestled amidst the vibrant community, Mukilteo Speedway offers an unparalleled opportunity for retail success. With prime visibility and accessibility, including strong daily traffic counts exceeding 50,000 VPD, and the flexibility to combine spaces to suit your needs, this is your chance to establish your business in a dynamic, growing environment. Join us and elevate your brand's presence in the heart of Mukilteo. Call now to learn more and secure the last remaining vacancies at Mukilteo Speedway!



LOCATION

Just north of the intersection of Highway 99 and Mukilteo Speedway/Highway 525 at Lincoln Way.



AREA RETAILERS AND RESTAURANTS



Traffic and Engagement

Total Volume: The property received 1.3 million visits

Engagement: The average dwell time for these visits was 51 minutes, with an average visit frequency of 5.71 times per visitor.

Growth Trends

The data indicates significant positive growth in visit volume over the last three years:

Year-over-Year (YoY): Visits increased by 4.3%.

Two-Year Growth (Yo2Y): Visits increased by 16%.

Three-Year Growth (Yo3Y): Visits saw a substantial increase of 56.9%.

Rankings (Strip/Convenience Category)

The property performs very well compared to peer properties in the “Strip/Convenience” category, particularly at the local level:

Local (10-mile radius): Ranked 3rd out of 41 properties, placing it in the 95th percentile.

State (Washington): Ranked 45th out of 362 properties, placing it in the 87th percentile.

Nationwide: Ranked 1,954th out of 19,331 properties, placing it in the 89th percentile.



Demographics:



Average Household Income:

1-Mile: \$99,601
 2-Mile: \$98,566
 3-Mile: \$105,336



Population:

1-Mile: 18,561
 2-Mile: 76,734
 3-Mile: 141,170



Households:

1-Mile: 7,205
 2-Mile: 29,980
 3-Mile: 55,454



SITE PLAN

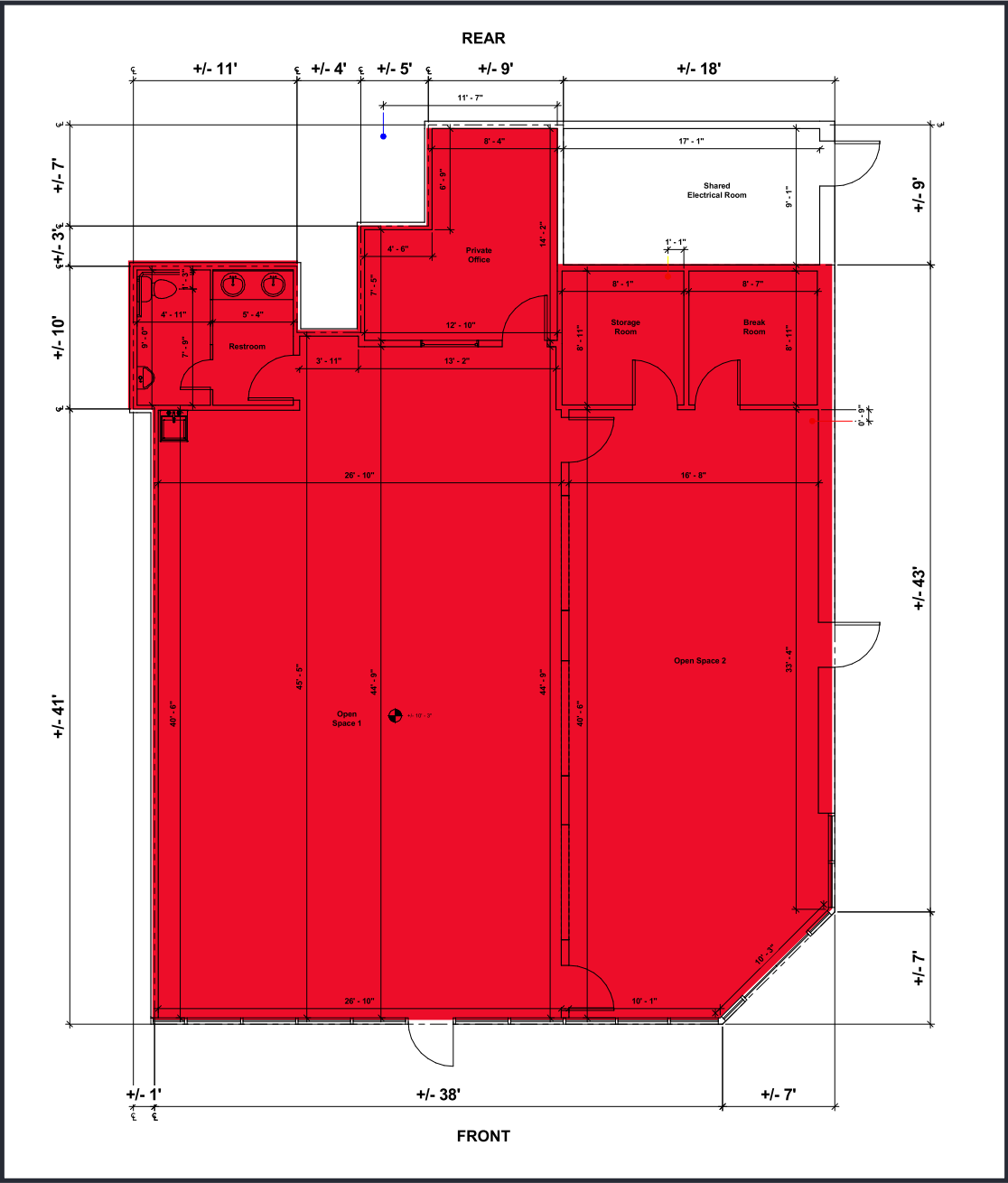
Suite#	Tenant	SF
02	Wells Fargo Bank - ATM	0
B1	T'Zen Nail Spa Lounge	2,425
B3	Senior Helpers	1,278
B4	Mukilteo Chiropractic Clinic	1,386
B5	Mustache Milktea	1,400
B6	Sara Market	1,495
B7	Happy Foot Spa	1,482
B8	Dollar Tree	14,449
D1	DaVita	6,950
D3	99 Barbershop	1,080
D4	Sushi Blue	1,080
D5	Sixela Beauty	1,080
D6	Subway	993
D8	AVAILABLE	2,355
D10	Edward Jones	1,200
D11	KJH Dental	1,495
PAD	Granite and Marble Specialties	6,808

AVAILABLE
OCCUPIED
NAP



SITE PLAN

2,355 SF Available





Mukilteo Speedway Center

13619 Mukilteo Speedway, Lynnwood, WA 98037

Kara Farley

karaf@wccommercialrealty.com
682 351 8844

Madeline Stutz

madelines@wccommercialrealty.com
206 422 7598

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

WCCR | West Coast
Commercial
Realty

owned/managed by

BRIDGE33

MEMBER OF
SITE SOURCE
THE REAL ESTATE SOURCE

CBA

ICSC

CoStar

206 283 5212

wccommercialrealty.com