



First Western Properties | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

20423 HIGHWAY 99 | LYNNWOOD, WA

RITZ FURNITURE GALLERY

BUILDING FOR SALE / FOR LEASE

LOCATION AERIAL



COSTCO
BUSINESS CENTER

Fred Meyer

RAIL STATION
55K DAILY RIDERS
EXPECTED 2026

HOBBY LOBBY



大統華
T&T



Pierre
FORD OF LYNNWOOD

TRADER JOE'S

AutoZone

AQUATICS
SWIM SCHOOLS

ACE

LEXUS
LEXUS OF SEATTLE

204TH STREET SW





First Western Properties is pleased to present the Ritz Furniture Gallery Building located at 20423 Highway 99 presents a rare opportunity for an owner/user to secure a large-format, highly visible commercial building along one of Snohomish County's primary retail corridors. The 25,476 SF two-story structure combines expansive showroom space with functional warehouse and dock-high loading, creating a versatile platform for retail, distribution, service, or specialty users.

Situated on ±53,579 SF with 255 feet of Highway 99 frontage and exposure to over 34,000 vehicles per day, the property offers both operational efficiency and brand visibility. Flexible Commercial General (CG) zoning further enhances usability, allowing a broad range of commercial applications.

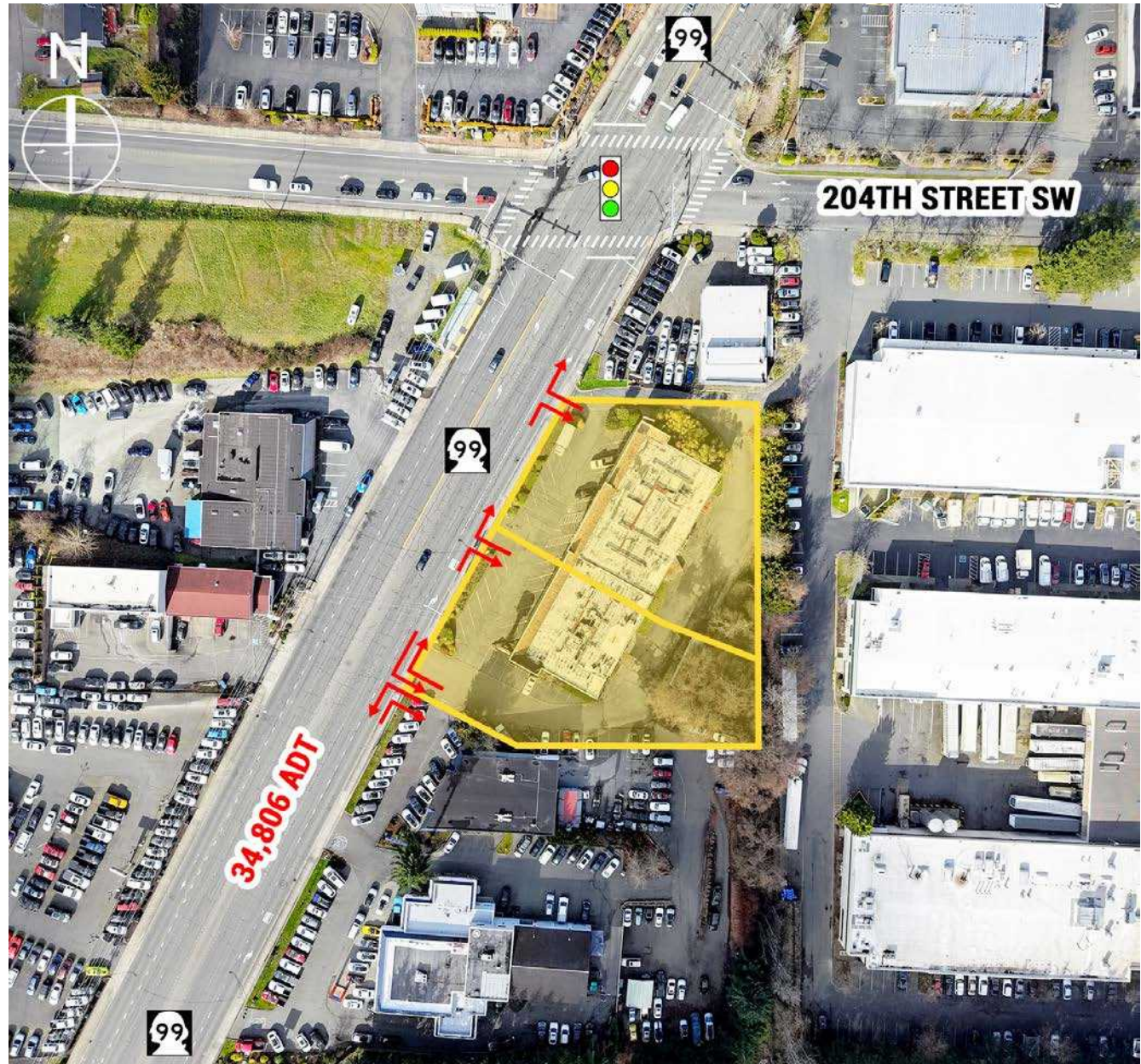
For businesses seeking long-term occupancy control, brand presence, and equity growth in a high-traffic corridor, this asset provides scale and flexibility rarely available in today's market.

DRONE RETAIL AERIAL

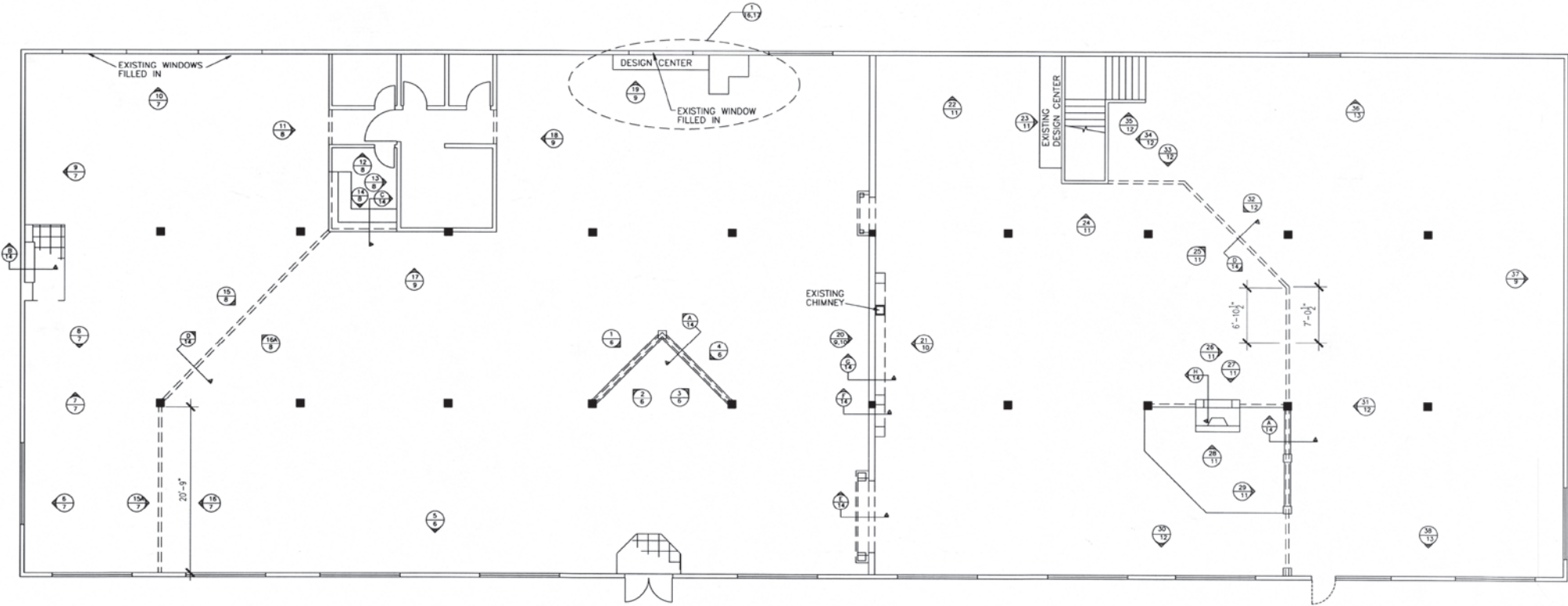


PROPERTY SUMMARY

Address	20423 Hwy 99, Lynnwood
Total Land Area	53,579 SF (1.23± Acres)
Zoning	Commercial General (CG) Click Here for Use
Jurisdiction	City of Lynnwood, WA
Building Size	25,476 SF
Floors	2: Ground Floor + Basement
Year Built	1976
Signage	Pylon
Parking	56 Stalls
Loading	3 Dock High Doors
Ceiling Height	10'
Parcel 1	Parcel: 00564100000606 Land Area: 27,439.55 SF
Parcel 2	Parcel: 00564100000603 Land Area: 27,435.43 SF
Price	For Sale: \$5.3M For Lease: \$15.00 PSF, NNN



FLOOR PLAN | MAIN FLOOR



INTERIOR PHOTOS

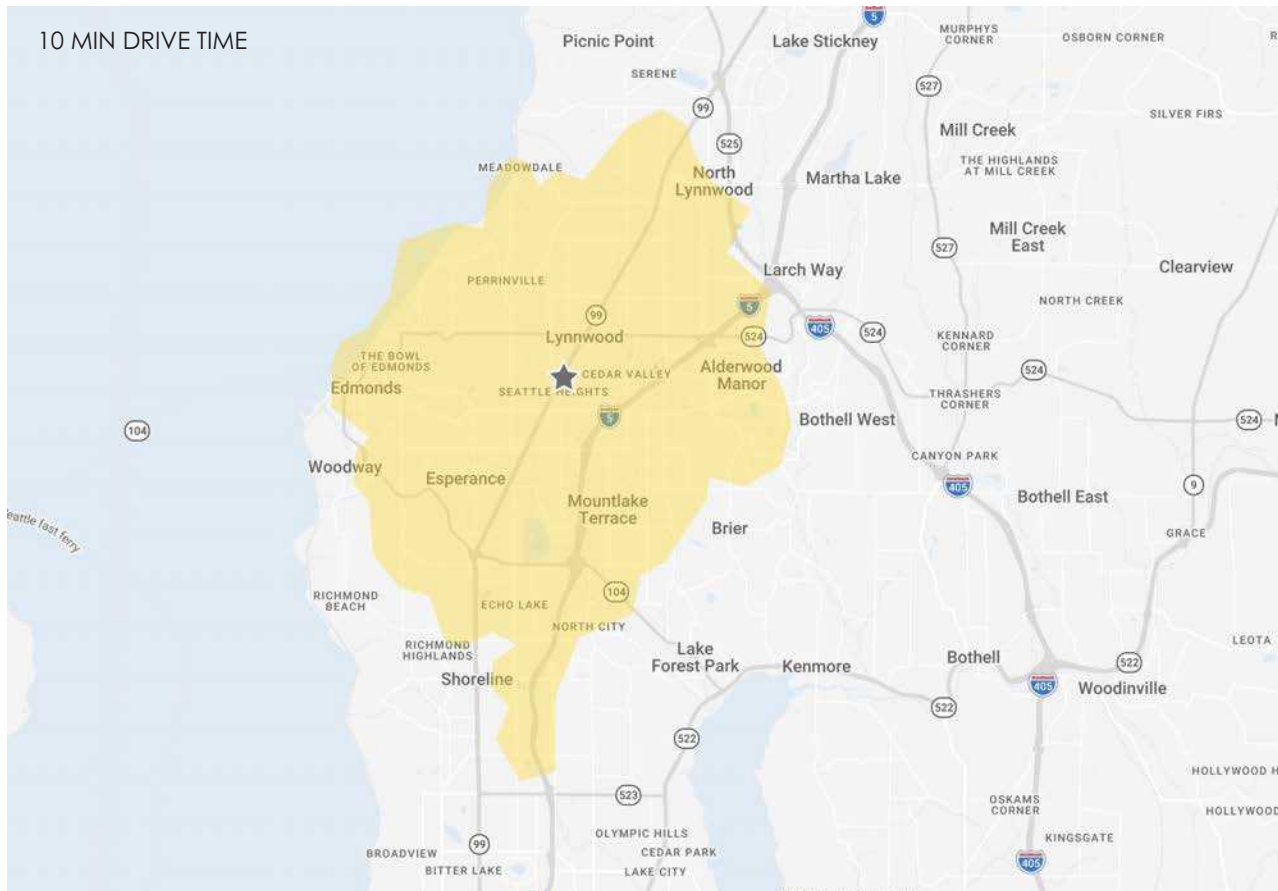


LOCATION AERIAL



DEMOGRAPHICS

Lynnwood, Washington, stands as a pivotal economic engine within Snohomish County. While it ranks as the fourth largest city by population, its strategic significance is primarily defined by its role as the region's preeminent commercial center. The economic landscape of Lynnwood is characterized by a vibrant and expansive business community. With a robust ecosystem supporting over 2,500 distinct businesses, the city generates a palpable energy. This commercial dynamism is underscored by a dramatic increase in its daytime population, which swells to over 150,000 individuals, comprising a diverse influx of dedicated workers, active consumers, and ambitious students. This substantial daily influx fuels the local economy and underscores Lynnwood's magnetic appeal as a hub for commerce and activity.



158,582

POPULATION
10 MIN DT



66,051

NO OF HOUSEHOLDS
10 MIN DT



\$150,121

AVERAGE HH INCOME
10 MIN DT



\$777,710

MEDIAN PROPERTY VALUE
10 MIN DT



40.1

YEARS OLD
MEDIAN AGE



\$3.85B

TOTAL NON-RETAIL
EXPENDITURE



104,941

DAYTIME ADJ. POPULATION
10 MIN DT



34,806

HIGHWAY 99
ADT



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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