

7510 196th St SW

FOR LEASE | ±18,125 SF



Property Highlights

SUITABLE USES:

Daycare/Schools, Medical Clinics, Fitness & Indoor Sports, Furniture, Home Improvement, Soft Goods & Speciality Retail, Entertainment & Event Hall

- Space Available: ±18,125 SF
- Former Rite Aid featuring an open floor plan, a dedicated loading area and roll up doors
- Strategically located on a major line of sight arterial connecting Edmonds to Lynnwood
- Prominent monument signage
- Ample parking
- 33,888 cars per day on the intersection of 196th St SW + 76th Ave W
- Rent/NNN (\$6.00 psf) – Please call broker
- Co-tenancy:
 - QFC
 - American Family Insurance
 - Pacific Veterinary Clinic
 - Neighborhood Service Tenants



Rare junior anchor opportunity in a freshly repainted center



Benefit from the strong draw of a newly remodeled QFC

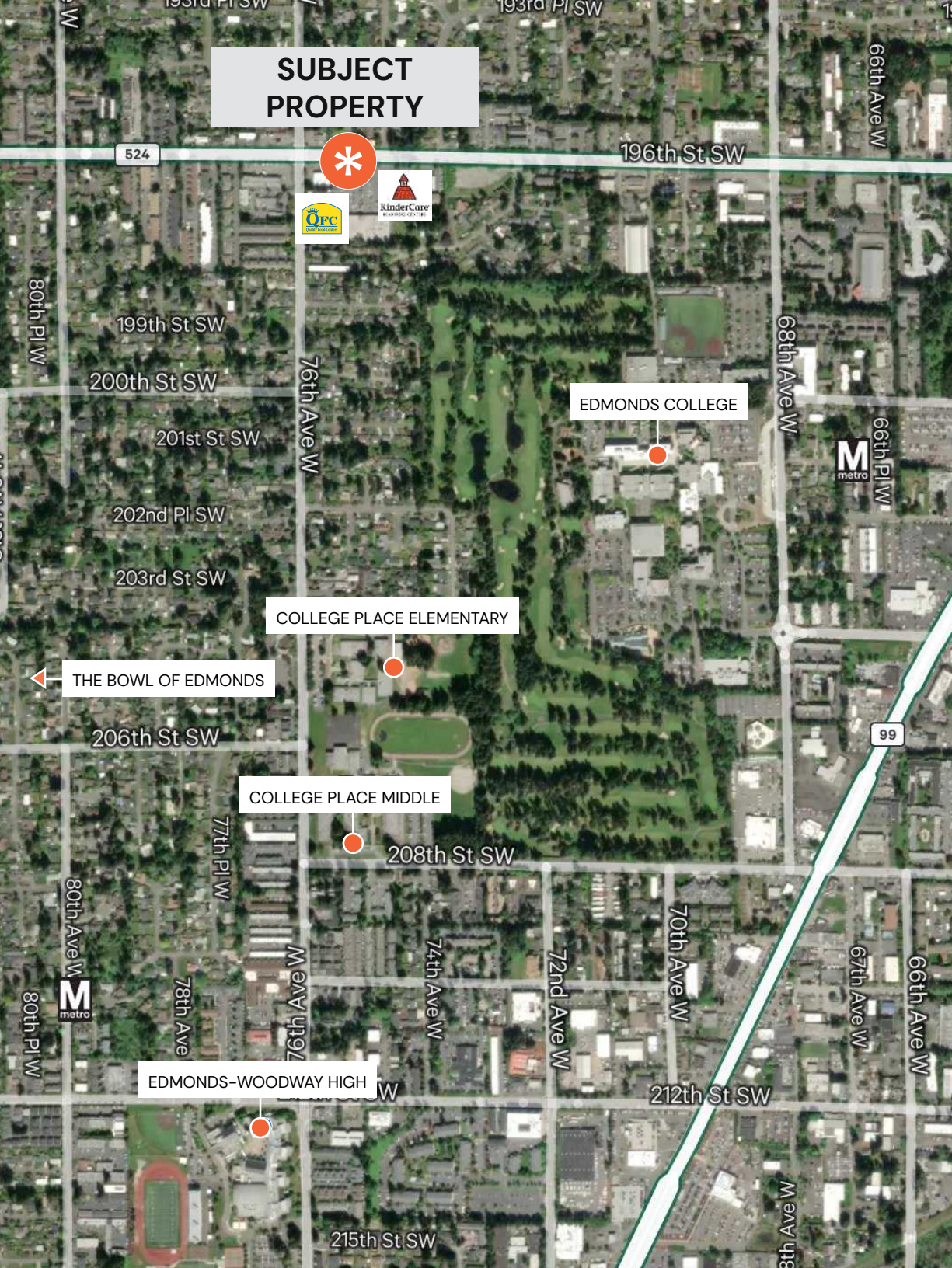
Location

STRATEGICALLY LOCATED ON A HIGH-VOLUME TRAFFIC THOROUGHFARE CONNECTING EDMONDS TO LYNNWOOD, SURROUNDED BY A STRONG RESIDENTIAL POPULATION.

	1 MILE	3 MILES	5 MILES
Population	17,805	115,970	274,223
Average Household Income	\$143,461	\$140,318	\$153,546
Daytime Population	16,496	114,569	228,982
Employees	8,193	60,326	103,506

**Demographics by CBRE Fast Report*





**SUBJECT
PROPERTY**

Area Schools

SCHOOL	ENROLLMENT
College Place Elementary	476
College Place Middle	480
Edmonds-Woodway High	1,578
Edmonds College	6,549

Retail Neighbors

76th Ave W

SUBJECT SITE



524

Vaughan Village Center



Edmonds College

Lynwood Golf Course

THE BOWL OF EDMONDS

212th St SW

99

99

PETSMART

James Village
HOBBY LOBBY
SAFeway

CVS
pharmacy

Lynnwood Crossroads



COSTCO
BUSINESS CENTER

Fred Meyer

Alderwood Plaza



Alderwood



NORDSTROM SEPHORA

525

The Woods
At Alderwood

COSTCO
WHOLESALE

HMart Plaza

5

OVERLAKE
MultiCare

524

WHOLE
FOODS
MARKET

Alderwood Parkway Plaza



Larch Way



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CBRE