



19220 ALDERWOOD MALL PARKWAY | LYNNWOOD, WA



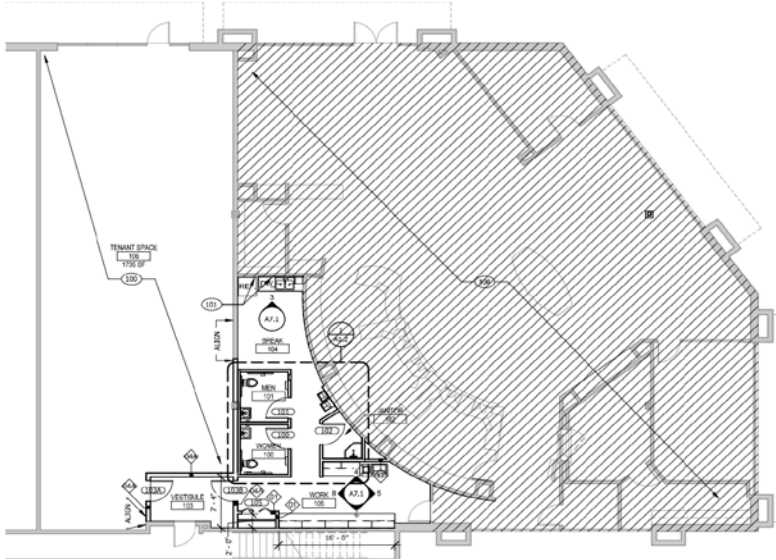
First Western Properties | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

ALDERWOOD PARKWAY END CAP | FOR LEASE

SITE SUMMARY

Located moments from I-5 and I-405, the **Alderwood Parkway Retail Center** offers excellent visibility, strong demographics, and high traffic counts. This is a rare opportunity within a busy center that provides ample parking, including a surface-level lot and an underground parking garage.

FLOOR PLAN: 4,800 SF



SIGNAGE: 4,800 SF



Former Bank Suite 110

Size: 4,800 SF
Available: April 2026
Rate: \$40 PSF, NNN

La-Z-Boy Suite 180

Size: 15,794 SF
Available: June 2026
Rate: Call for Rates

NNN's

\$5.60 PSF

Parking

Surface-level & Garage

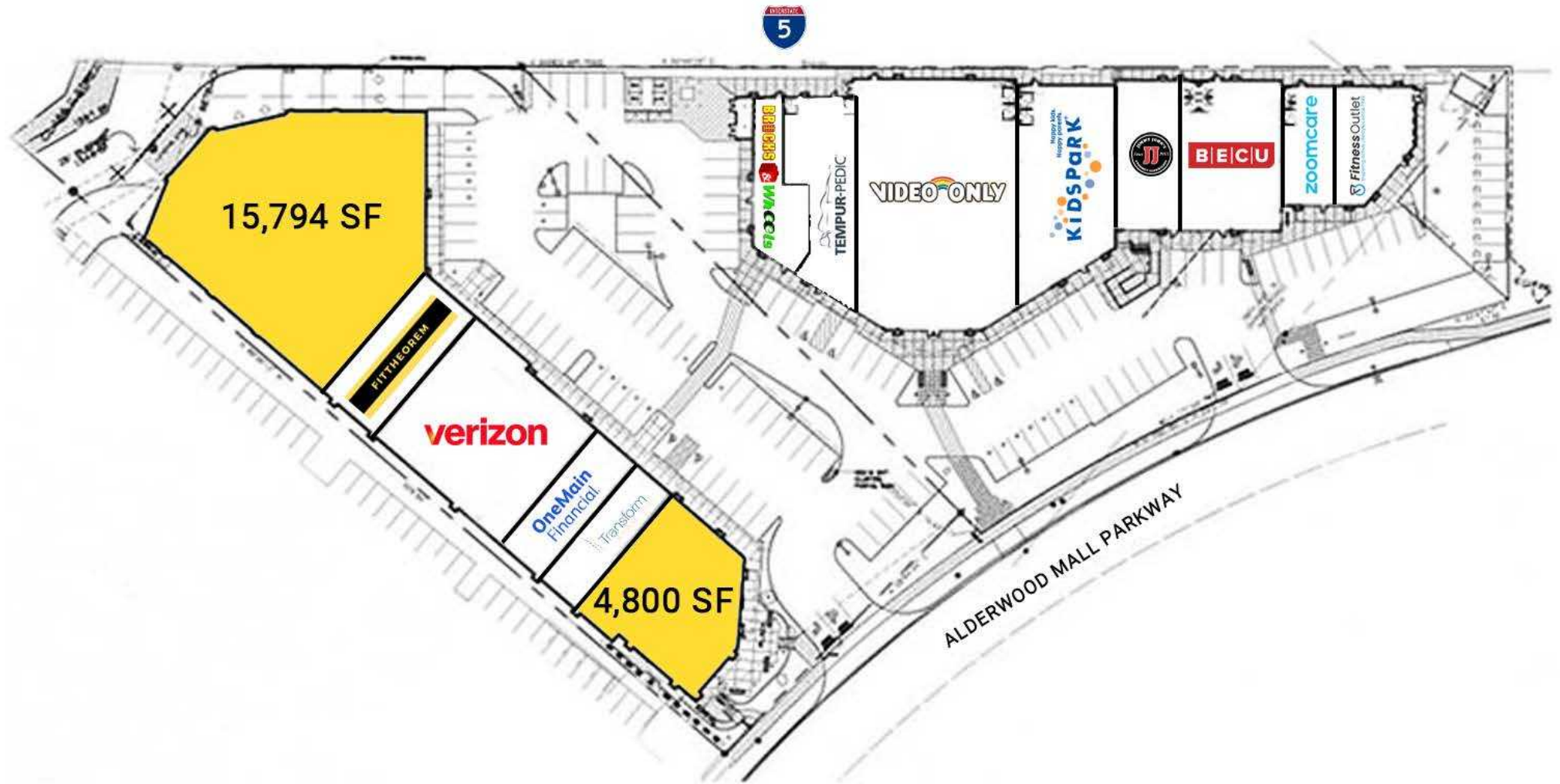
Signage

Monument & Building

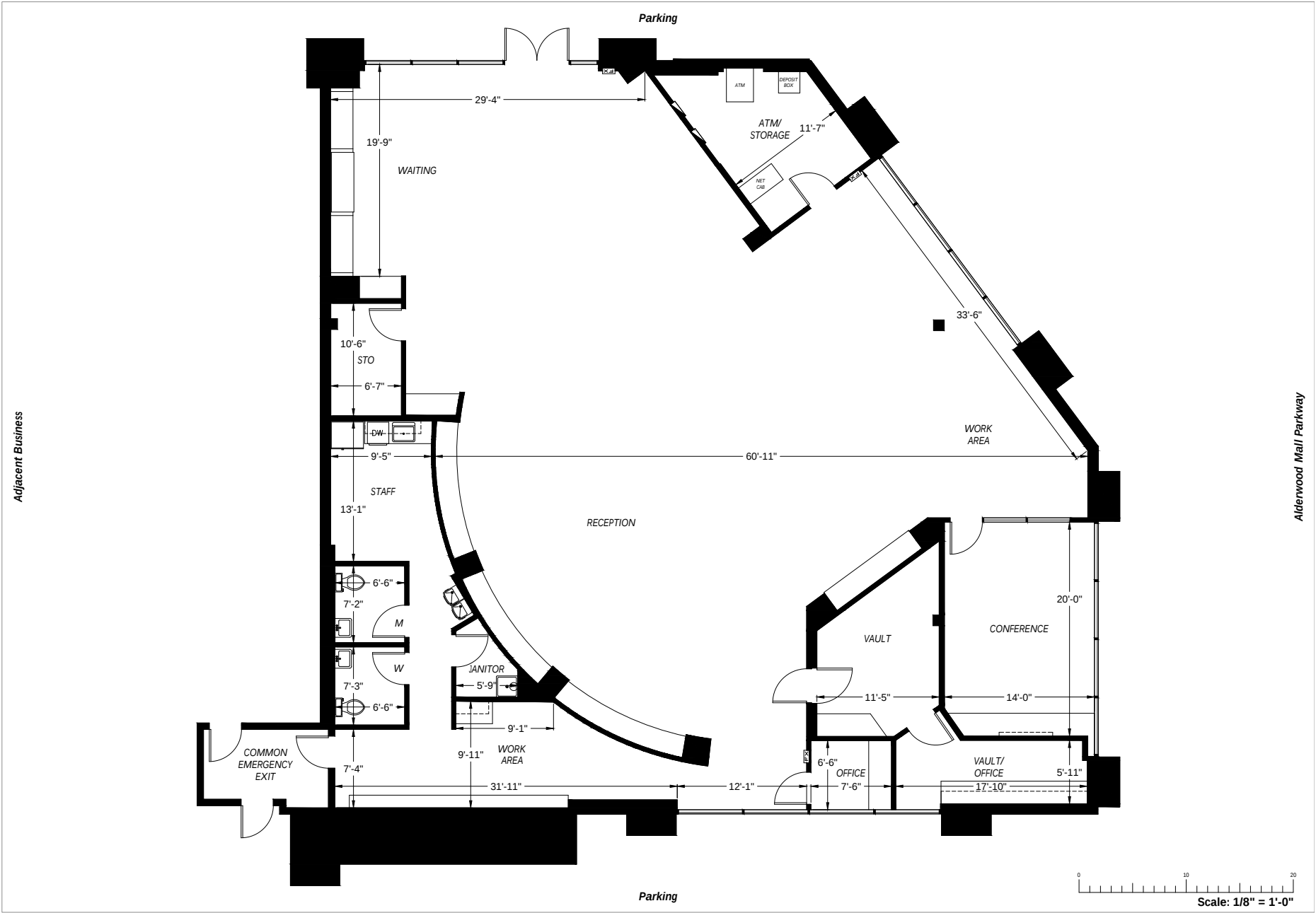
SIGNAGE: 15,794 SF



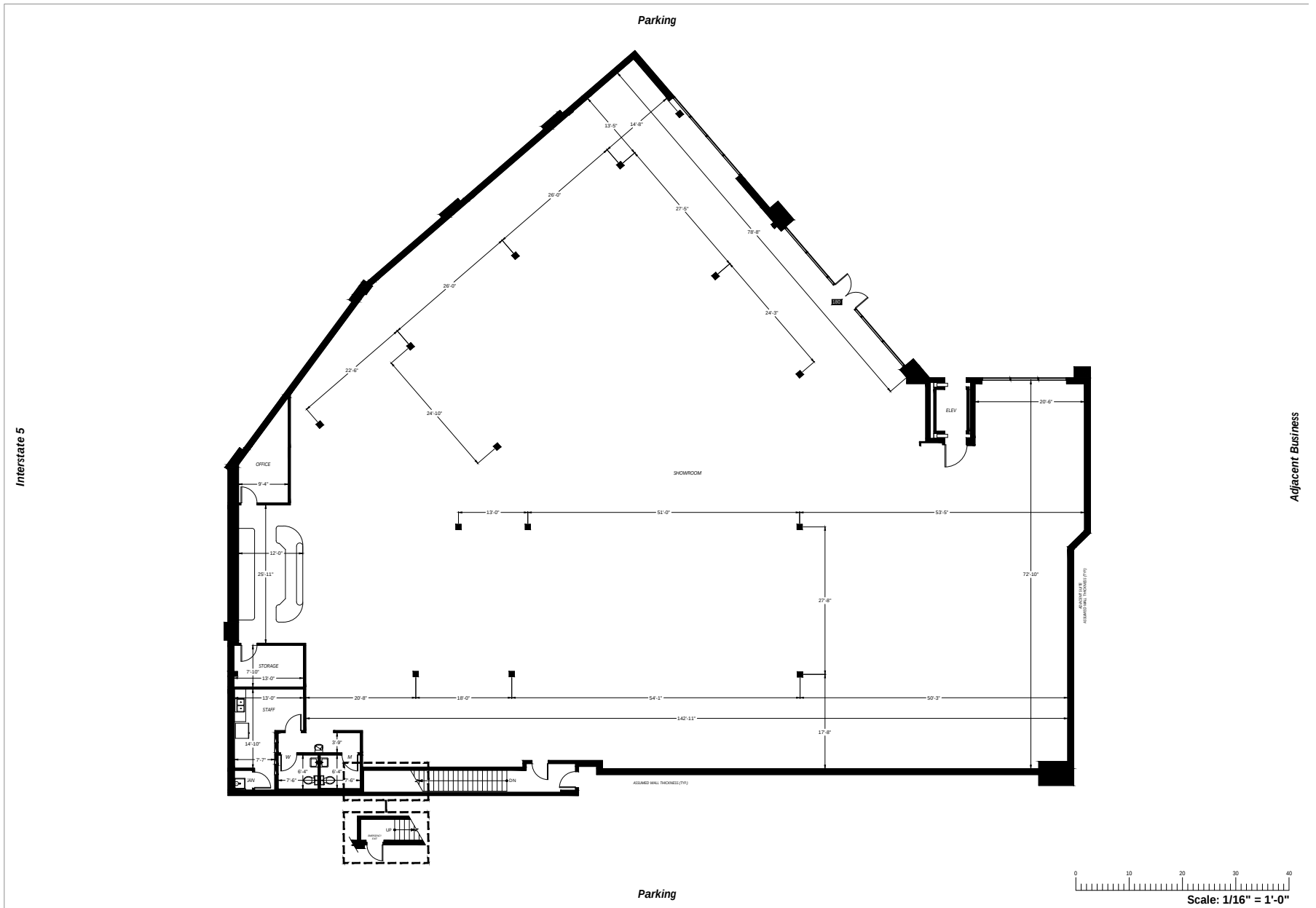
SITE PLAN



FLOOR PLAN - SUITE 110 - 4,800 SF



FLOOR PLAN - SUITE 180 - 15,794 SF

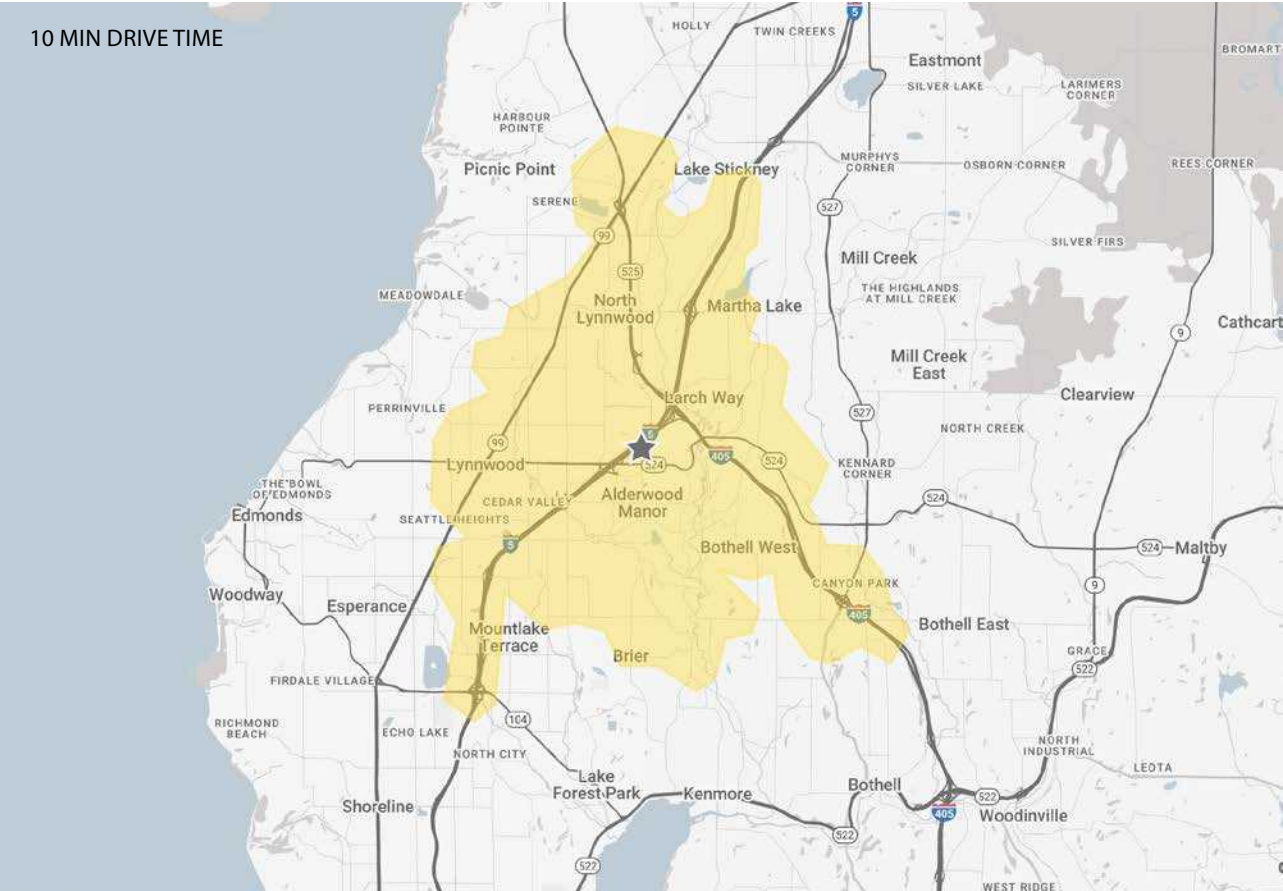


LOCATION AERIAL



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.



 142,295 POPULATION 10 MIN DT	 55,823 NO OF HOUSEHOLDS 10 MIN DT
 \$142,840 AVERAGE HH INCOME 10 MIN DT	 \$724,715 MEDIAN PROPERTY VALUE 10 MIN DT
 36.3 YEARS OLD MEDIAN AGE	 \$3.63B TOTAL NON-RETAIL EXPENDITURE
 87,337 DAYTIME ADJ. POPULATION 10 MIN DT	 16,247 ALDERWOOD MALL PKWY ADT



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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