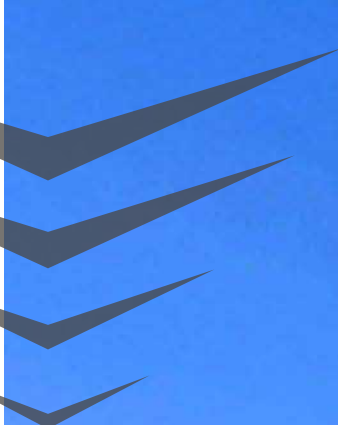




FOR LEASE

3611 196th Street SW
Lynnwood, WA 98036



SCHONER SQUARE

Kyle Nordby

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

AVAILABLE:

END CAP:12,002 SF

RATES: NEGOTIABLE

- Prime End Cap Space Available in the Commercial Core of Lynnwood
- Excellent Visibility and Access off Busy 196th Street SW
- Join: FedEx Office, SnoCo Team Sales, Voltage Espresso, and Liberty Tax Services
- Across 36th Avenue W from The District Lifestyle Center Opening 2030!
- Across 196th Street SW from Hilton Garden Inn with 155 Rooms
- Adjacent to City Center Lynnwood Apartment Building – 365 units.
- Traffic Count at Intersection: 99,606 ADT



Population



Average HH Income



Daytime Population

Regis - 2026

	Population	Average HH Income	Daytime Population
Mile 1	18,730	\$125,486	12,199
Mile 3	152,855	\$145,802	45,758
Mile 5	368,199	\$162,191	106,179





EVENT CENTER EXPANSION: NEW INDOOR AND OUTDOOR EVENT SPACES.
 HOUSING: 408-550 MULTIFAMILY UNITS IN TWO 5-STORY BUILDINGS.
 HOTEL: 312-412 ROOMS PLANNED.
 RETAIL/DINING: 91,000-121,000 SQ. FT. OF COMMERCIAL SPACE.
 PUBLIC SPACES: PLAZAS, OPEN AREAS, AND PEDESTRIAN-FRIENDLY "FESTIVAL STREETS."
 INFRASTRUCTURE: NEW "RING ROAD" WITH 194TH ST SW AND 38TH AVE W EXTENSIONS.
 PARKING: 550-STALL STRUCTURED GARAGE.



KIRKLAND | TACOMA | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KYLE NORDBY

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