



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.

SIGNAGE: 3,040 SF



SIGNAGE: 4,800 SF

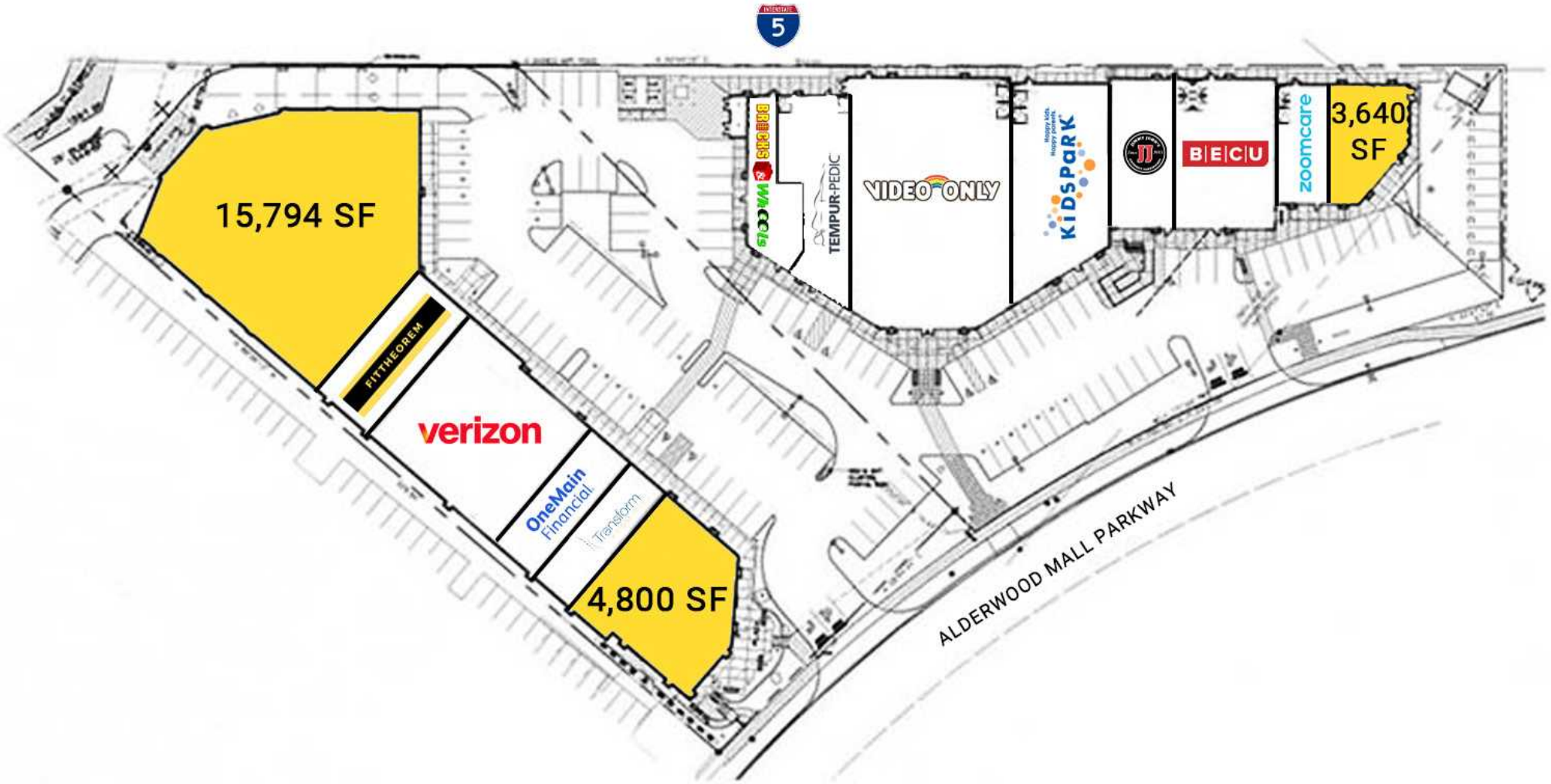


SIGNAGE: 15,794 SF



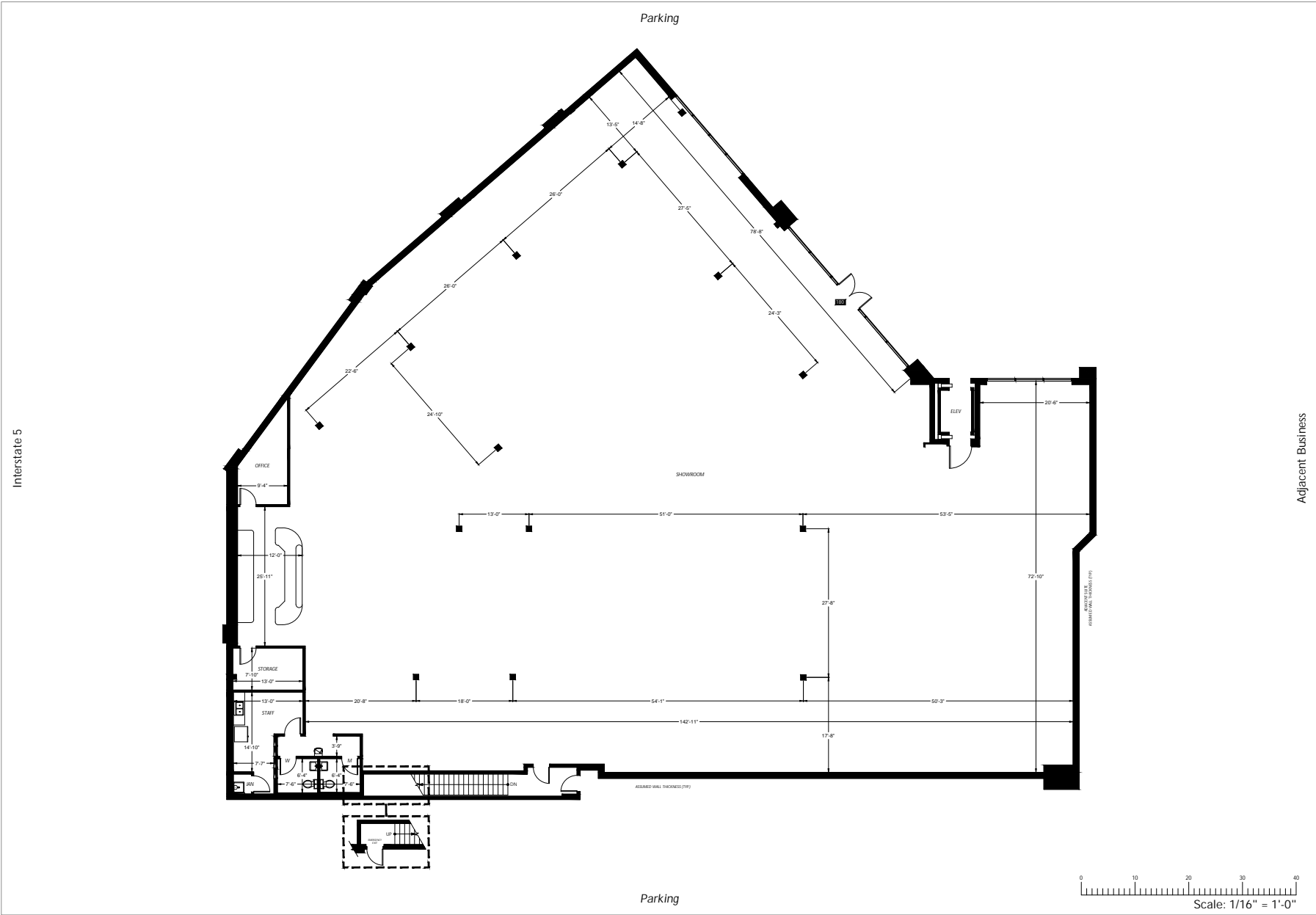
Former Bank Suite 110	Size: 4,800 SF Available: Now
La-Z-Boy Suite 180	Size: 15,794 SF Available: Now
Fitness Outlet	Size: 3,040 SF Available: 09/01/2026
Rate	Contact Broker for Details
NNN's	\$5.60 PSF
Parking	Surface-level & Garage
Signage	Monument & Building

# SITE PLAN

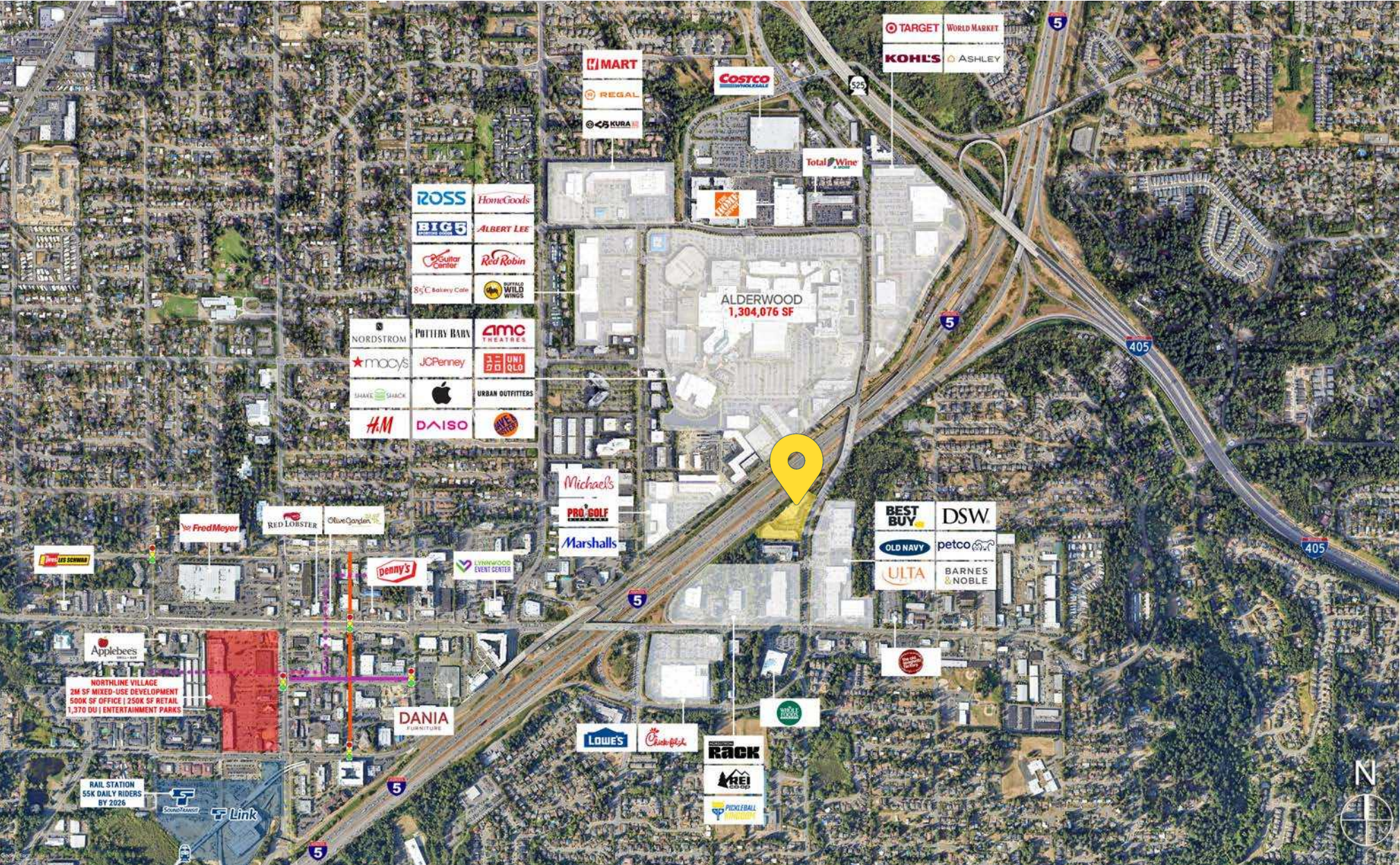




# FLOOR PLAN - SUITE 180 - 15,794 SF

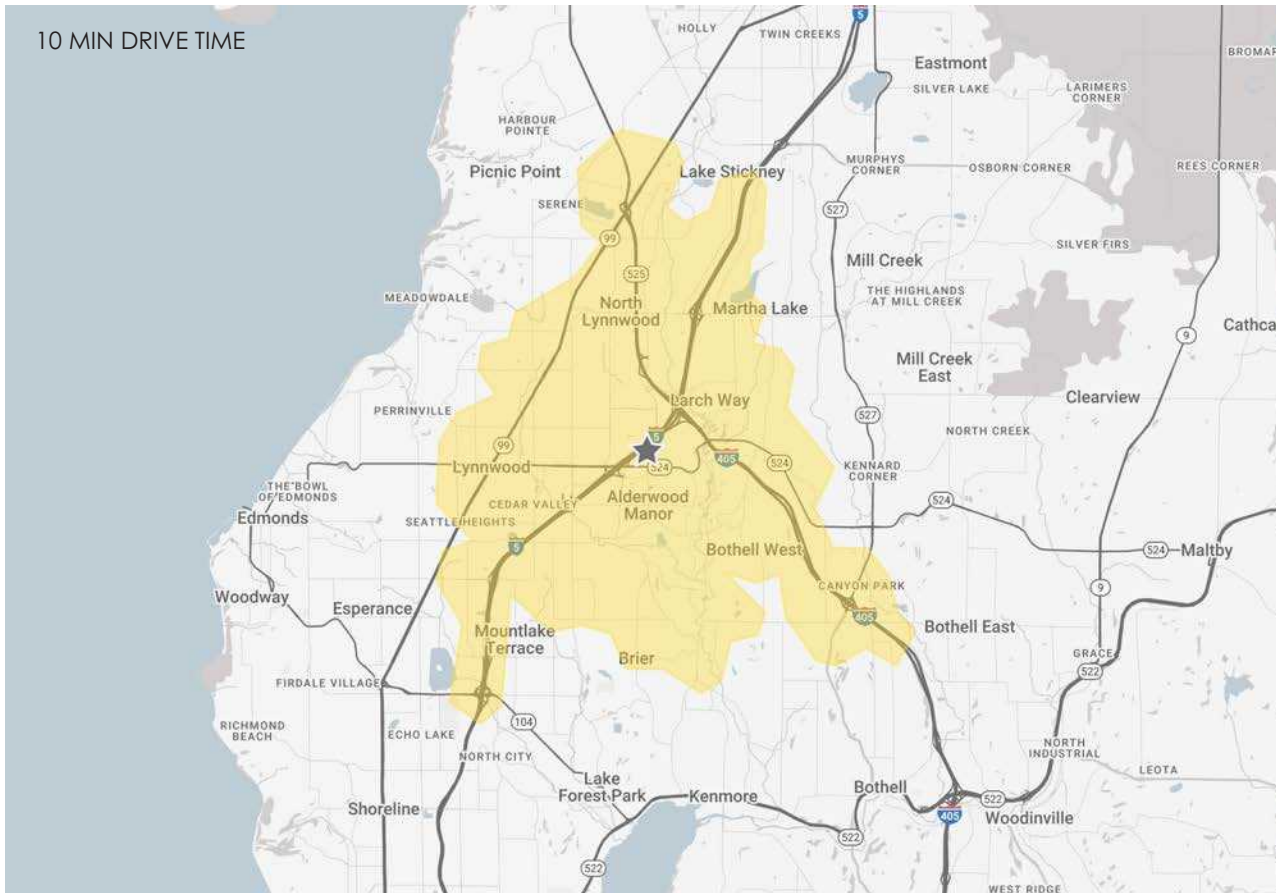



# LOCATION AERIAL



# 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.



  
**144,589**  
 POPULATION  
 10 MIN DT

  
**58,048**  
 NO OF HOUSEHOLDS  
 10 MIN DT

  
**\$152,256**  
 AVERAGE HH INCOME  
 10 MIN DT

  
**\$764,162**  
 MEDIAN PROPERTY VALUE  
 10 MIN DT

  
**36.3**  
 YEARS OLD  
 MEDIAN AGE

  
**\$3.42B**  
 TOTAL NON-RETAIL  
 EXPENDITURE

  
**97,986**  
 DAYTIME ADJ. POPULATION  
 10 MIN DT

  
**15,278**  
 ALDERWOOD MALL PKWY  
 ADT



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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