



19220 ALDERWOOD MALL PARKWAY | LYNNWOOD, WA



ALDERWOOD PARKWAY END CAP | FOR LEASE

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

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: 3,640 SF



SIGNAGE: 4,800 SF



SIGNAGE: 15,794 SF

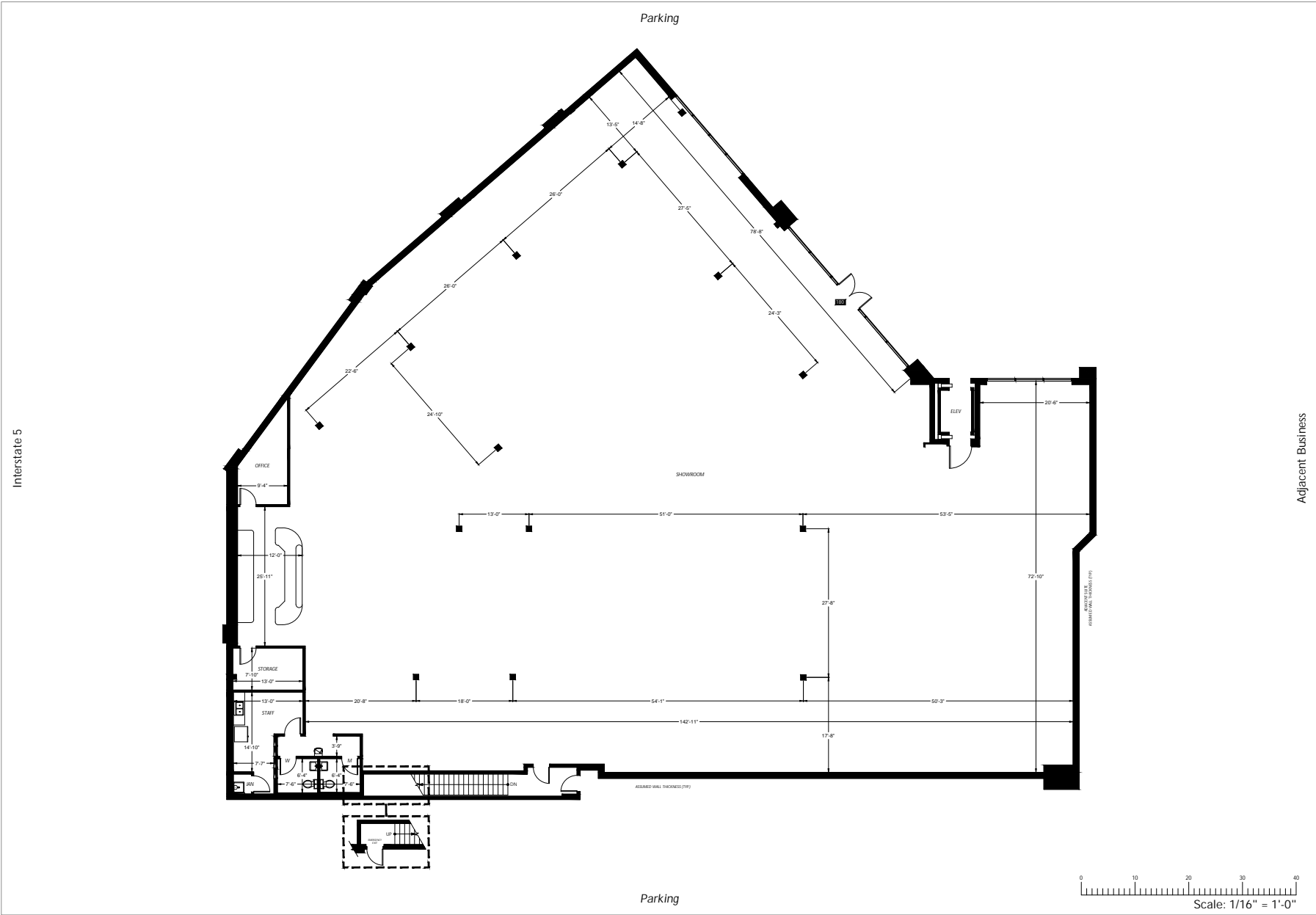


Suite 110	Size: 4,800 SF Available: Now
Suite 180	Size: 15,794 SF Available: Now
Suite 150	Size: 3,640 SF Available: 09/01/2026
Rate	Contact Broker for Details
NNN's	\$5.60 PSF
Parking	Surface-level & Garage
Signage	Monument & Building

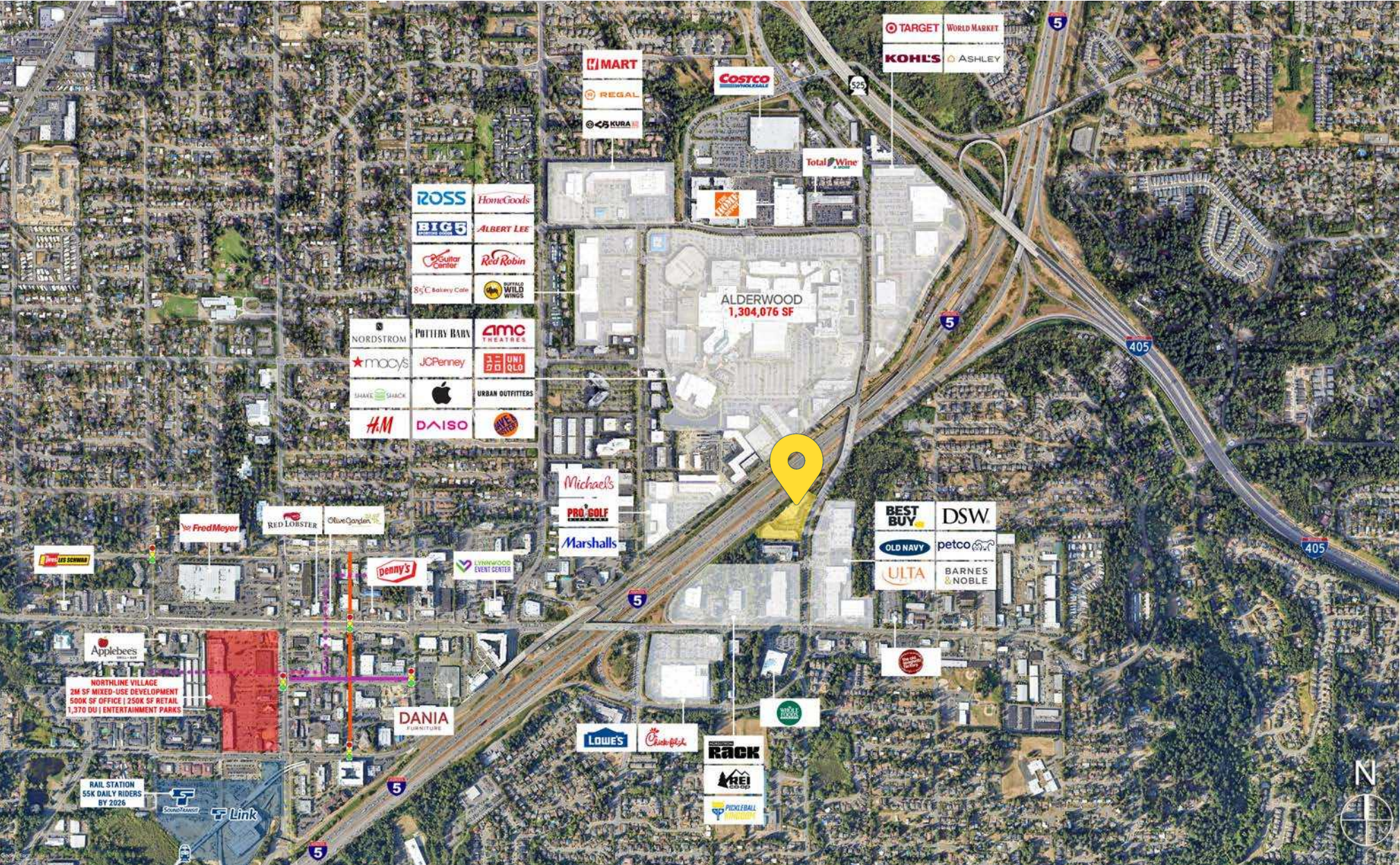
SITE PLAN



FLOOR PLAN - SUITE 180 - 15,794 SF

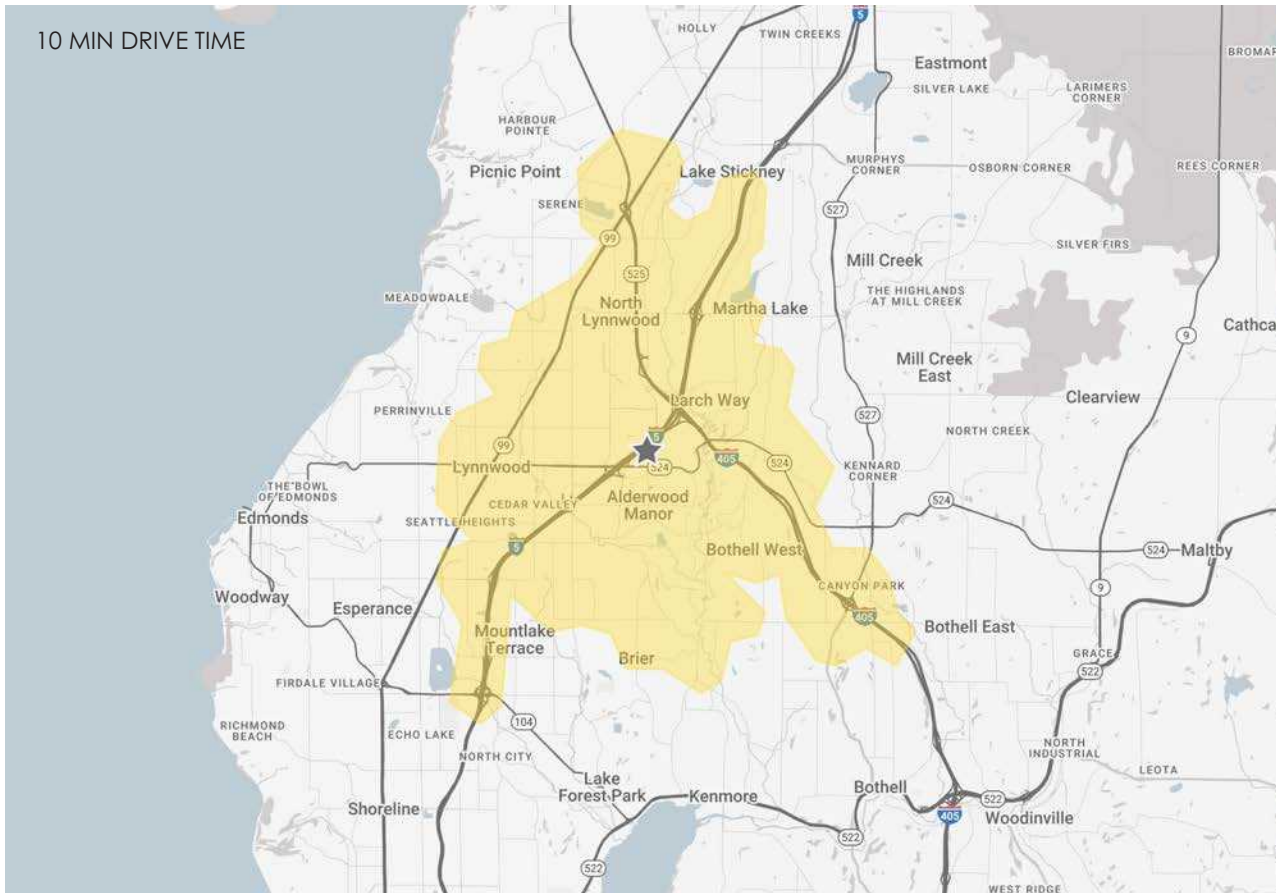


LOCATION AERIAL



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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